

# Brookhollow Office/Warehouse Available

## 2515 Manana Dr, Dallas



**Great Location at the corner of Manana Dr & Electronic Ln**  
**Currently Leased until July 2027**

**CANDACE RUBIN**      214-522-8811; 214-384-3536 CELL  
**[CANDACE@CANDACERUBIN.COM](mailto:CANDACE@CANDACERUBIN.COM)**

The information provided in this presentation has been obtained from various sources which include personal observation of the property, data from the owner and his employees and/or other reliable sources. Our best efforts have been utilized to verify and document all outside material. However, we do not assume any responsibility whatsoever for change in price, corrections, errors and omissions, prior sales or withdrawal without notice. All information is subject to verification by tenant/buyer. In accordance with the law, this property is offered without respect to race, color, creed, or national origin.

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**BUILDING SIZE: ± 4,250 SQ FT**

**LAND SIZE: ± 20,050 SQ FT (PER SURVEY)**

## DESCRIPTION:

- GREAT LOCATION AND JUST 1/4 MILE FROM IH 35E. THE PROPERTY IS APPROXIMATELY 8 1/2 MILES FROM DOWNTOWN CBD. IT HAS EASY ACCESS TO IH 635, LOOP 12, AND HWY 114/183.
- GREAT OPPORTUNITY FOR INVESTOR OR OWNER OCCUPANT!
- FENCED PARKING LOT
- ROOF AND HVAC ARE UNDER 10 YEARS OLD; NEWER HOT WATER HEATER; NEW SEWER LINES
- TWO 10' GRADE LEVEL DOORS
- APPROXIMATELY 65% OFFICE & 35% WAREHOUSE



THE BUILDING CONTAINS APPROXIMATELY 4,250 SF FLEX SPACE. CURRENTLY OCCUPIED BY LONG TERM TENANT (SMART DRYWALL) ON AN INDUSTRIAL GROSS LEASE THROUGH JULY 2027. \*GROSS RENT IS \$4,331 MONTHLY

BUILDING IS APPROXIMATELY 50% AC AND SHOP HEAT IN WAREHOUSE AREA. THERE ARE TWO RESTROOMS (ONE WITH A SHOWER) IN THE OFFICE AREA AND ONE RESTROOM IN THE WAREHOUSE AREA.

**TOURS SHOULD BE SCHEDULED THRU BROKER.**

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## LOCATION

2515 Manana Drive, Dallas, TX

## PROPERTY INFORMATION

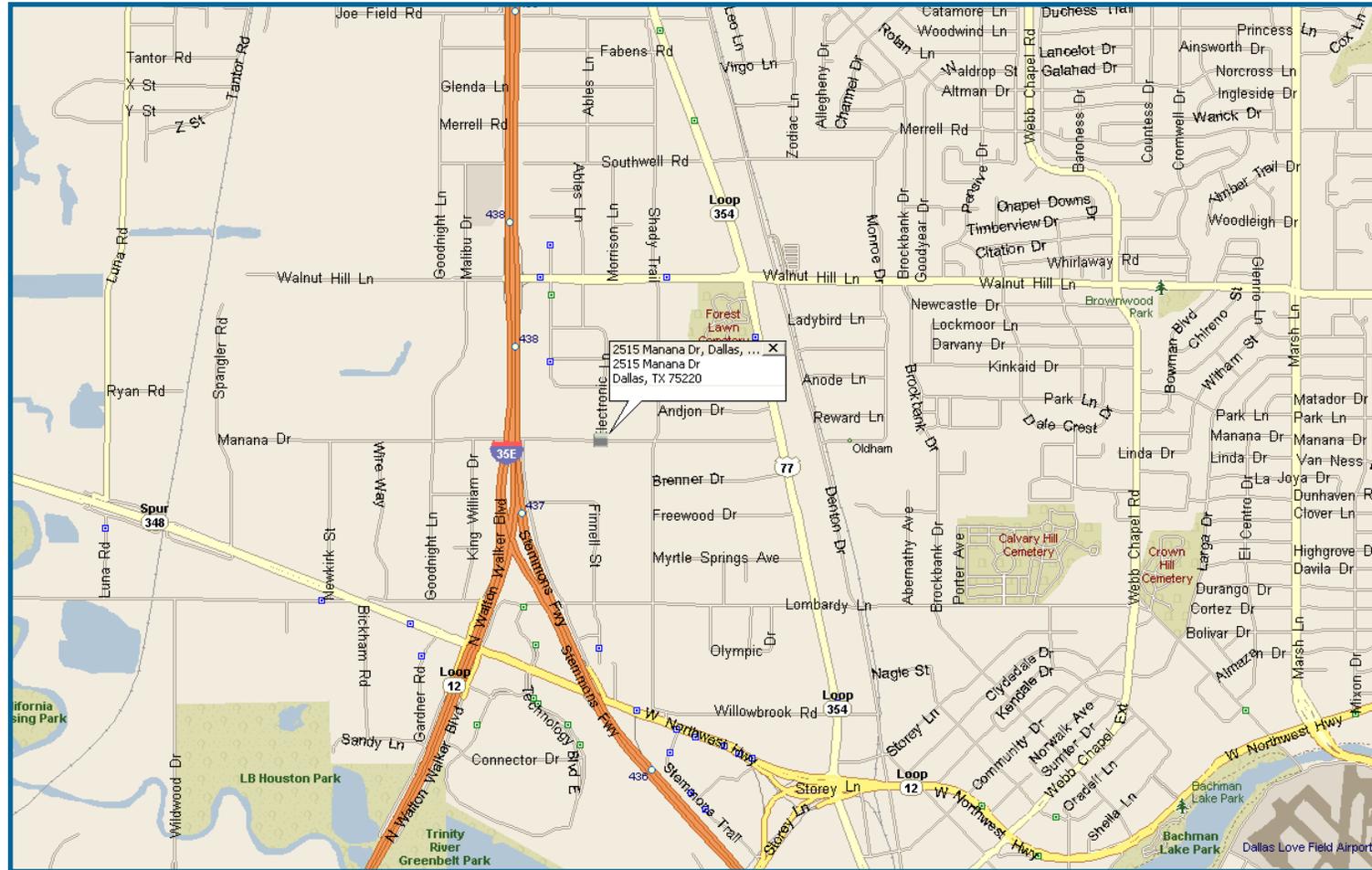
UNIQUE CORNER PROPERTY IN A HEAVY INDUSTRIAL AREA OFF OF IH 35E.

INCOME PRODUCING SITE THRU JULY

## PROPERTY HIGHLIGHTS

- Great Location on Corner of Manana & Electronic Lane
- Centrally Located to Highways and Interstates
- Easy Access

## TRAFFIC COUNTS



Street	Cross Street	Traffic Volume	Year	Distance
Manana Dr	Electronic Ln	6,628	2025	0.01 miles
Manana Dr	Harry Hines Blvd	3,681	2025	0.36 miles
Stemmons Fwy	Walnut Hill Ln	204,823	2025	0.35 miles

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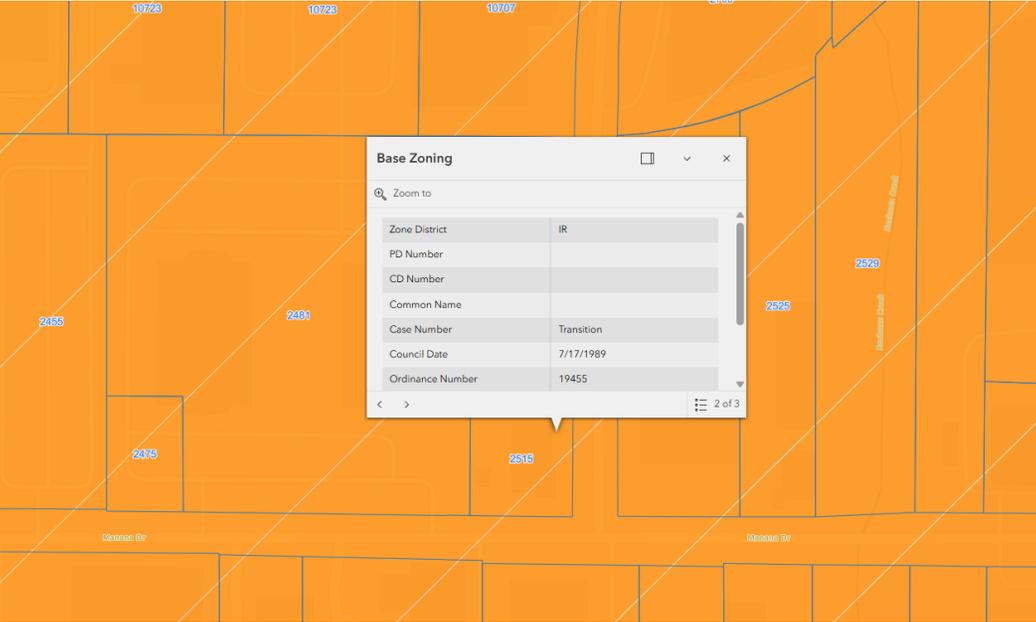
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## EXECUTIVE SUMMARY

FINANCIAL	Monthly	Annual	OPERATIONAL	
Listing Price	Please Call for Asking Price		Building SF;	4,250 NLA
Gross Rent (currently)	\$4,331 (monthly)	\$51,972 (annual)	Land SF:	20,052 APX
Rent escalates 8/2026	\$4,374 (beginning 8/26)	\$52,496 (annual)	Year Built/Renovated:	1973/Meticulously Maintained
Annual Taxes (based on Commercial Cap)		\$9,059	Number of Suites:	1
Annual Insurance (est)		\$4,675	Occupancy:	100%
Avg. Rent/SF		\$12.23 psf		

## ZONING INFORMATION



**Zoning: "IR" - Industrial Research**

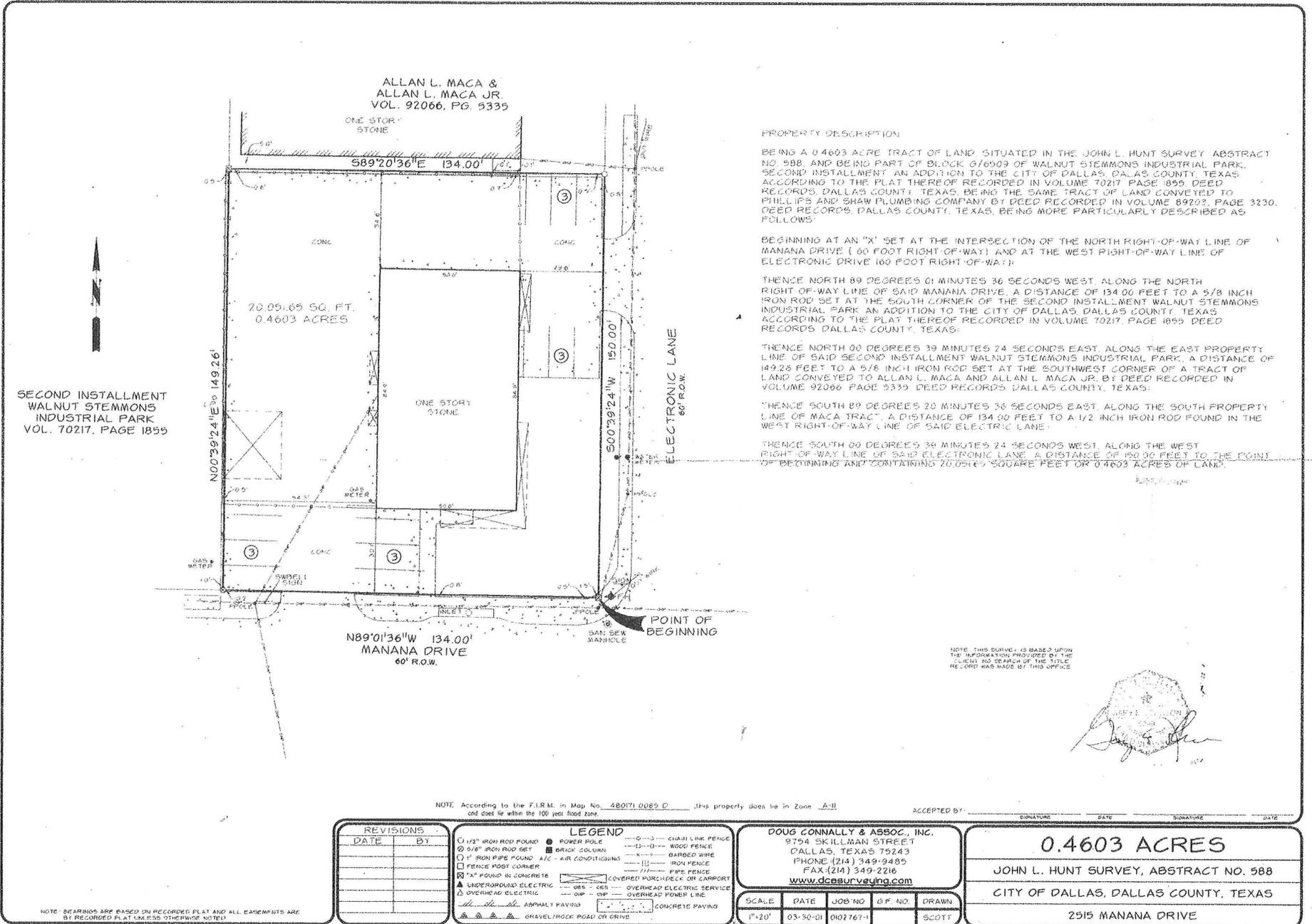
**Uses include a variety of industrial and re-search based uses, light industrial, office and supporting commercial uses.**

**All zoning should be verified with the City of Dallas.**

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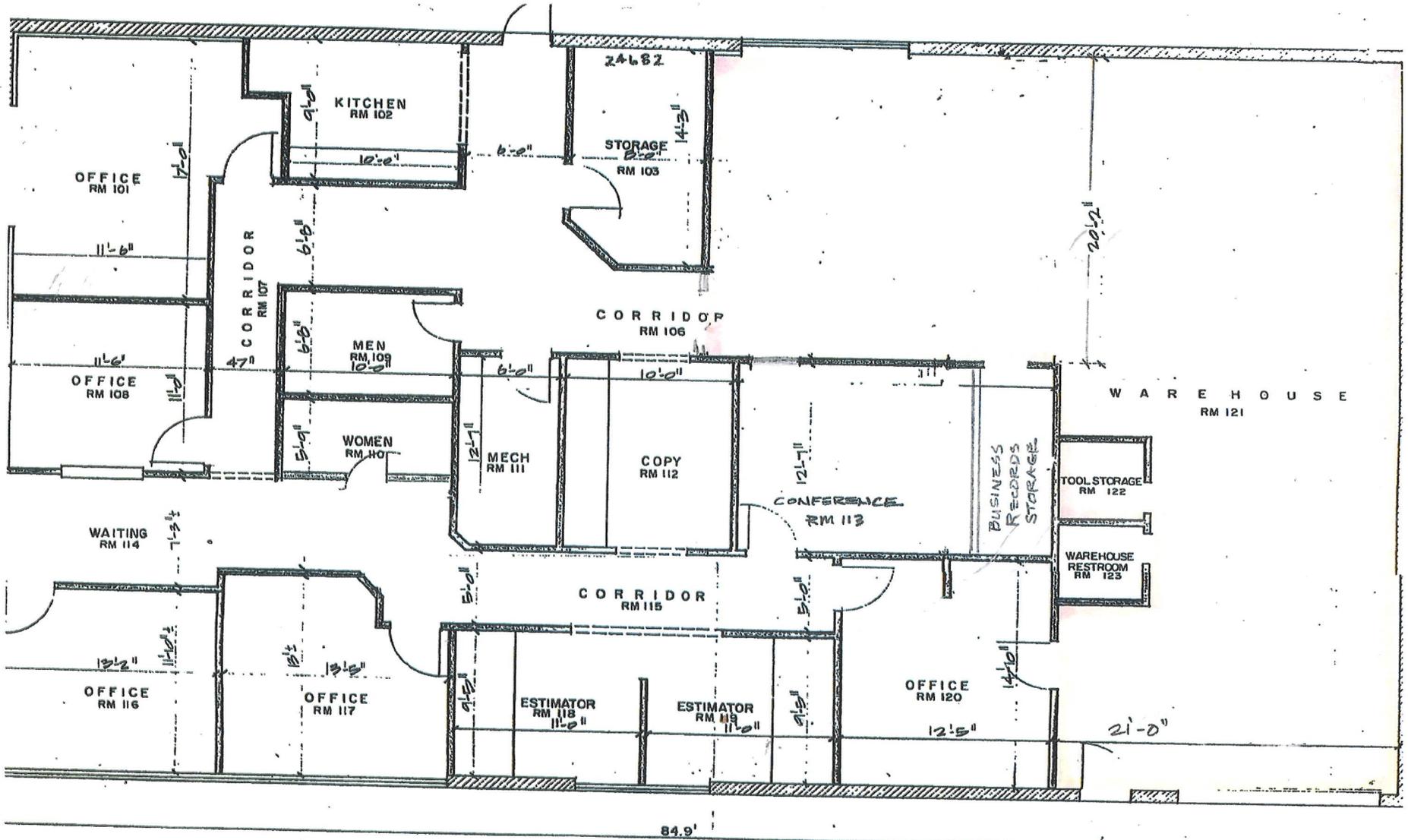
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**SMART DRYWALL COMPANY**  
2515 MANANA DRIVE

WAREHOUSE 1,466 # 35%  
OFFICE 2,767 # 65%  
TOTAL 4,233 #

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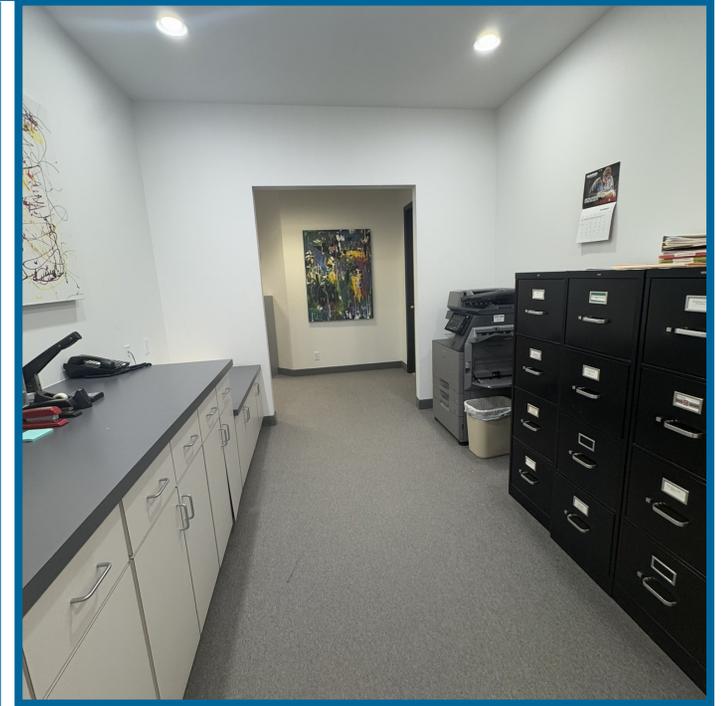
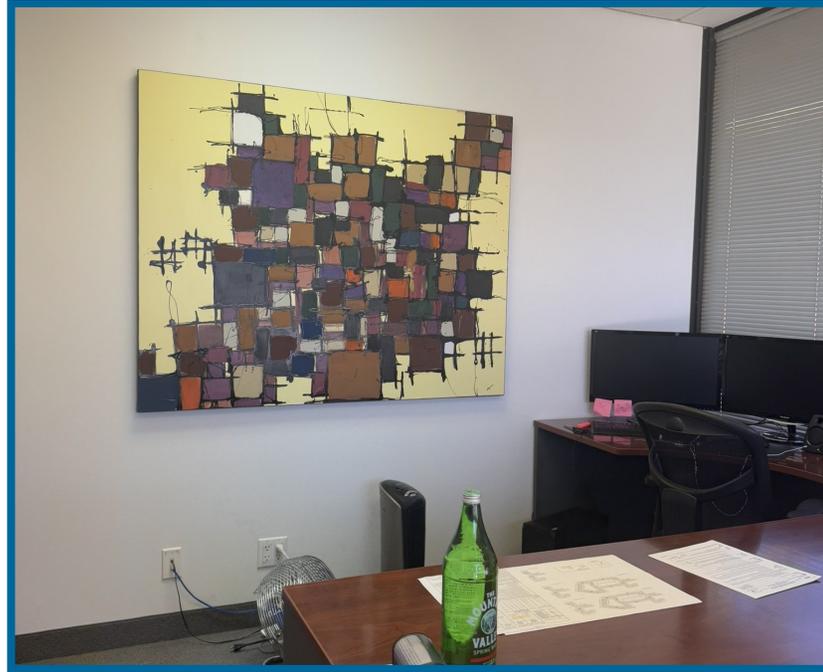
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TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<b>Candace Rubin</b> Designated Broker of Firm	<b>0265315</b> License No.	<b>candace@cantadacerubin.com</b> Email	<b>(214)384-3536</b> Phone
<b>Candace Rubin</b> Licensed Supervisor of Sales Agent/ Associate	<b>0265315</b> License No.	<b>candace@cantadacerubin.com</b> Email	<b>(214)522-8811</b> Phone
<b>Adem Sumer</b> Sales Agent/Associate's Name	<b>0683161</b> License No.	<b>adem@cantadacerubin.com</b> Email	<b>(843)338-6556</b> Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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