

# MONROE INDUSTRIAL PARK



CENTRAL. ACCESSIBLE. ADAPTABLE.

AVAILABLE | 10031 MONROE DR. DALLAS, TX 75229  
1,000SF – 5,200FT RANGE

## ADAPTABLE SPACE THAT GROWS WITH YOUR BUSINESS

Give your business an advantage of a prime location at BaySpace Monroe Industrial Park, an ideally located, multi-tenant industrial business park in the heart of Dallas. With 64,611 SF across three buildings and 20 units, this site delivers the versatility, accessibility and infrastructure flex and light industrial businesses require.



### PROPERTY BENEFITS

**14–22 ft clear heights**, accommodating a wide range of operational needs.

**Grade-level buildings** with drive-up ramps, plus drive-in and dock-high doors.

**Ample parking for customers**, employees and visitors with 1 spot per 1000 SF.

**Easy access to I 35 and LBJ Freeway** enhances connectivity and logistics.

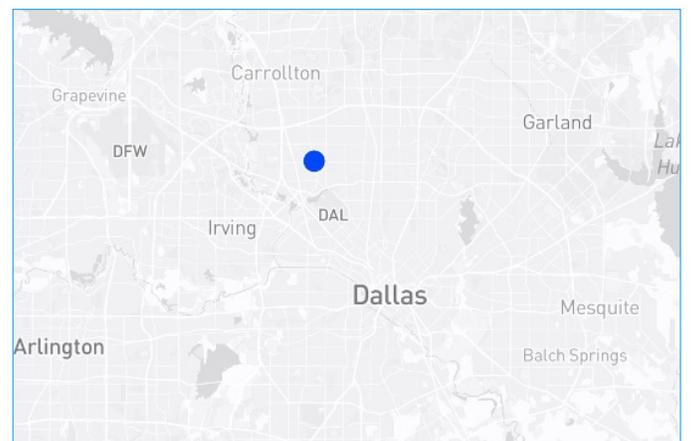
**Responsive management team** ensures operational readiness and support.

**Proximity to Lombardy Rail Yard** for logistical options

## STRATEGIC LOCATION, BUILT FOR BUSINESS

BaySpace Monroe Industrial Park is designed for efficiency. Its direct access to Dallas' major transportation corridors streamlines distribution, simplifies employee commutes and puts your business within minutes of the city's broader economic network.

BaySpace Monroe Industrial Park is a compelling option for growing industrial and flex users in Dallas. Schedule a tour today.



LEARN MORE ABOUT THIS PROPERTY AND  
VIEW MORE PHOTOS HERE 

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