

# For sale

Former T-Mobile Switch Facility  
4939 Reading Street  
Dallas, TX 75247

Building Size: 19,990 SF  
Site Size: 0.83 Acres



**JLL Portfolio Disposition Services**

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Former T-Mobile Switch Facility

4939 Reading Street  
Dallas, TX 75247

List Price: \$2,898,500



## Building Specifications:

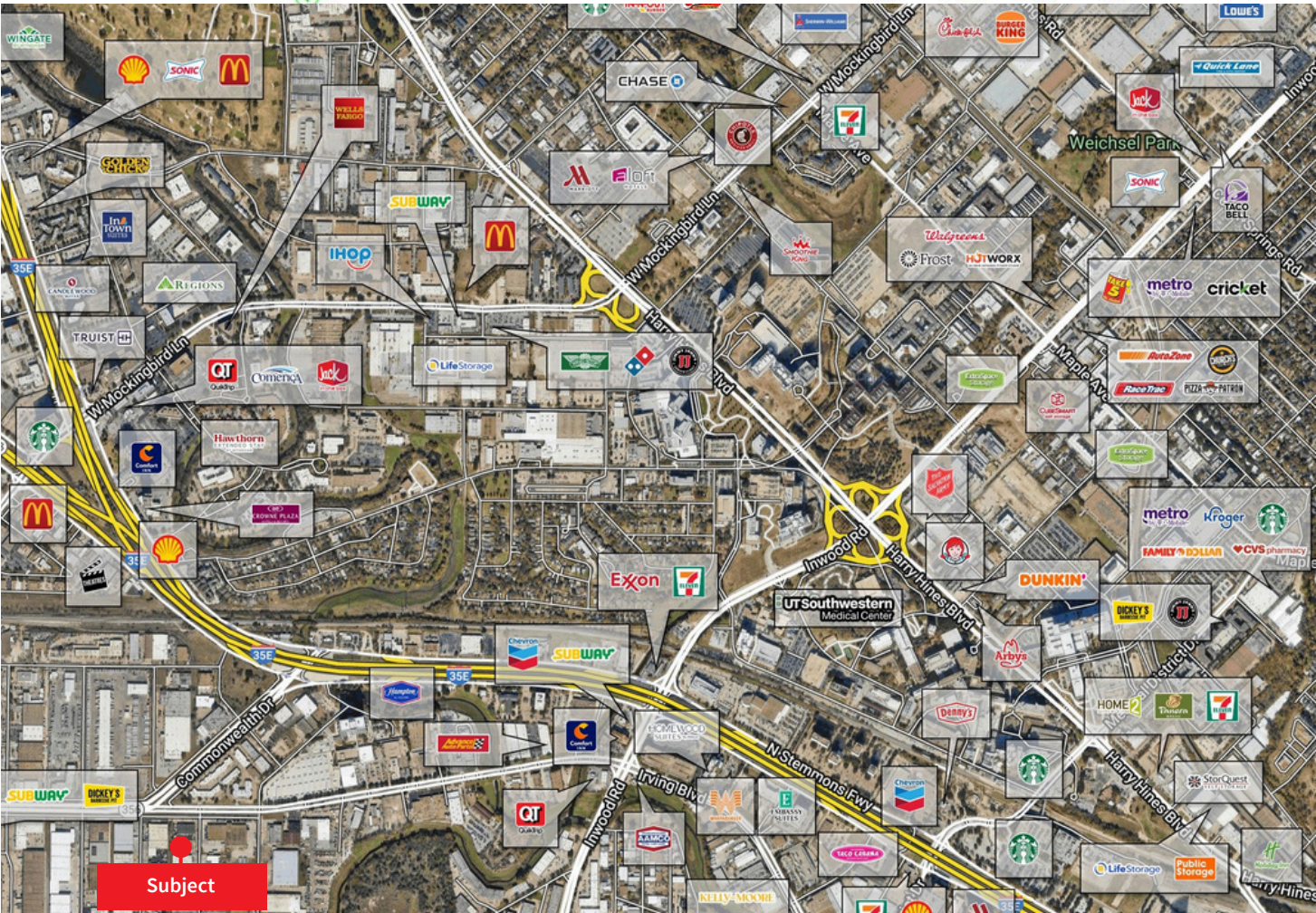
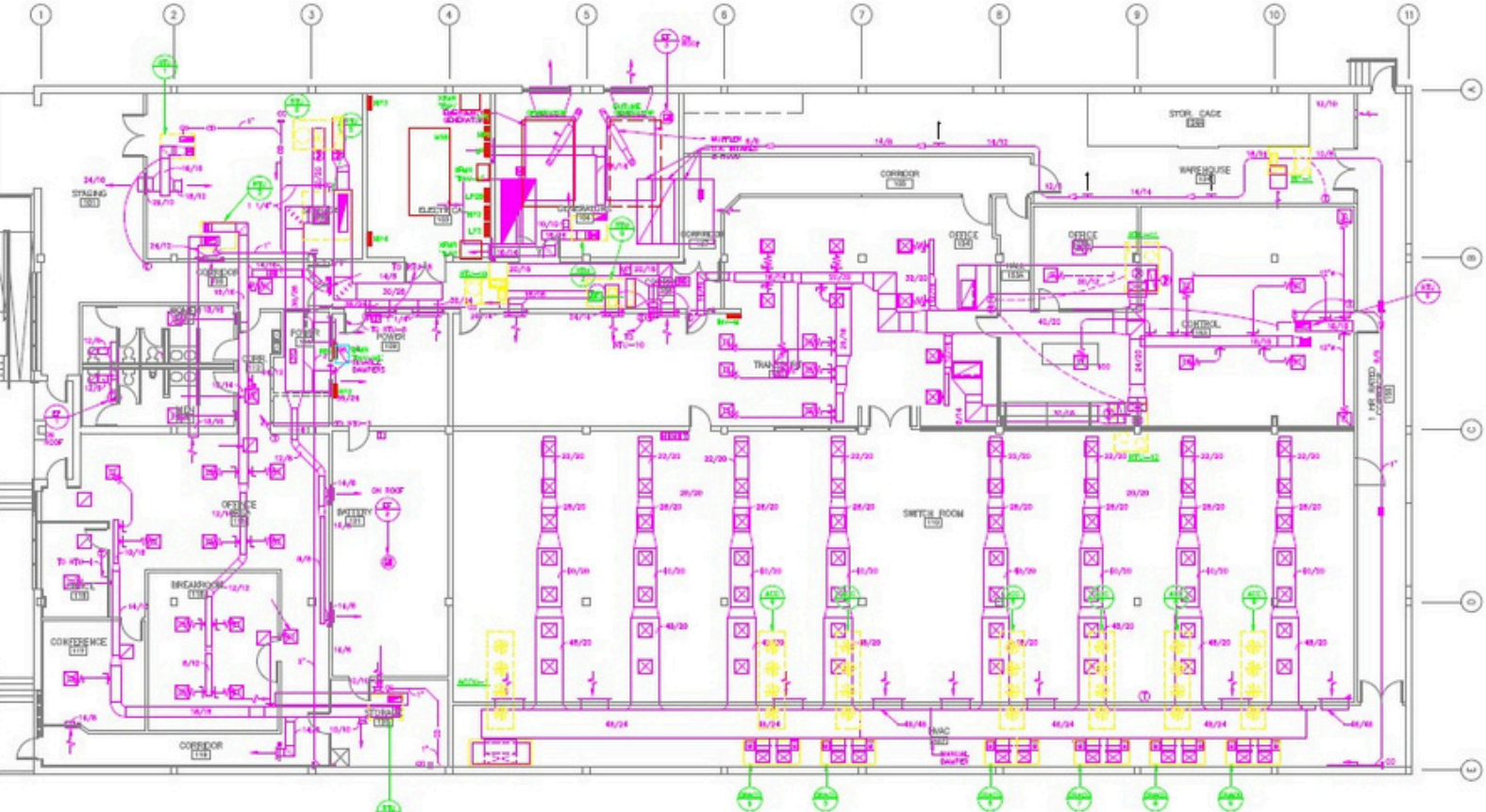
- Building SF: +/- 19,990 SF
- Site Size: 0.83 Acres
- Parking: +/- 25 Spaces
- Year Built: 1956
- Type Construction: Concrete
- Maximum Ceiling Height: +/- 16'
- Number of Docks: 1
- Number of Overhead Doors: 1
- Number of Ramps: None
- Zoning Designation: IR, Industrial Research District
- Sprinkler System: Wet Pipe
- Condition: Seller to remove servers, racks, batteries, and cabinets, otherwise "As-Is"
- Decommission Date: 9/1/2024
- Personal Property to Remain: Generators, HVAC, ATS, Fire Safety

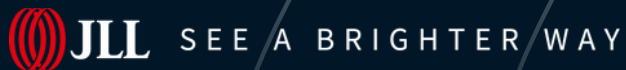
## Electrical and Cooling Specifications:

- # of Cabinet Positions Possible: 372
- Commercial AC Capacity from Utility to Main Service Board: 1200 Amps, single 480V line
- Generator Capacity: 1000 KW, N Redundancy
- HVAC: Condenser based
- Cooling Capacity: 182 gross tons, N+1 configuration
- # LTE enodeB Connections Terminating at Site: +/- 338
- Property is expandable from a server space, power and cooling perspective.

## Property Highlights:

- Subject property is well located in an industrial-oriented submarket near Irvington Blvd and Commonwealth Drive.
- Fully fenced property with keypad lock on gated entrance, ensuring controlled access by authorized personnel.
- Generous land size of 0.89 acres is ideal for expansion or conversion to alternative industrial uses.





### About JLL

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