



CITADEL PARTNERS

Real Estate Advisors

15770 North Dallas Parkway, Suite 800
Dallas, Texas 75248
(972) 980-2800

300 Throckmorton Street, Suite 560
Fort Worth, Texas 76102
(817) 840-7200

CitadelPartnersUS.com



2009 McKenzie Drive

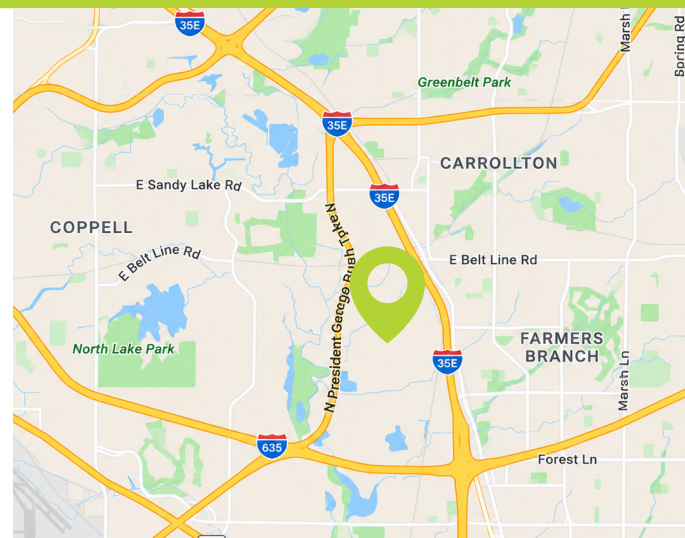
Carrollton, TX 75006

VALWOOD INDUSTRIAL SUBMARKET

For Sublease

PROPERTY HIGHLIGHTS

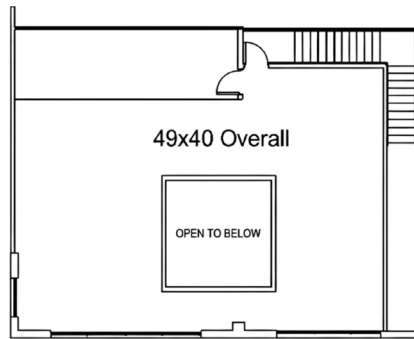
- Total Building Size: 66,112 SF
- 2,000 SF Office Space
- 9,259 SF Available
- 7,259 SF Warehouse Space
- Year Built: 1986
- 2 Dock Doors
- Clear Height: 24'
- Front Park Rear Load
- Expires: Dec. 31, 2027



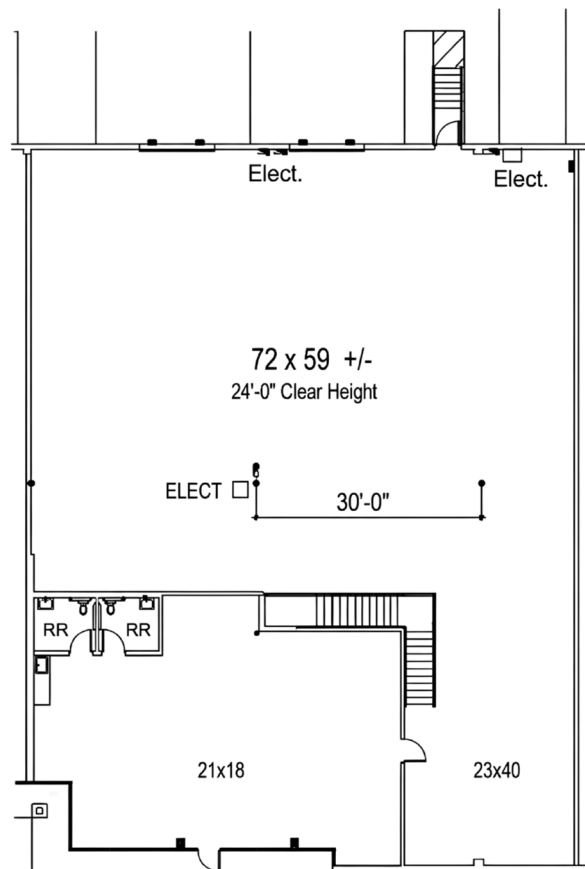
2009 McKenzie Drive, Suite 122

Carrollton, TX 75006

VALWOOD INDUSTRIAL SUBMARKET



Mezzanine - Suite 122



**CITADEL
PARTNERS**

Real Estate Advisors

Paul Clarkson

(972) 980-2869 o | (972) 369-6893 c
PClarkson@CitadelPartnersUS.com

Grant Rickertsen

(972) 918-3396 o | (563) 219-3576 c
GRickertsen@CitadelPartnersUS.com