

13755
DIPLOMAT DRIVE
FARMERS BRANCH, TEXAS 75234

96,617 SF
Suite 300
FOR SUBLEASE



Rich Young Jr. | SIOR
972-236-7645
RichJr@RichYoungCompany.com



5710 LBJ FREEWAY | SUITE 150
DALLAS, TEXAS 75240
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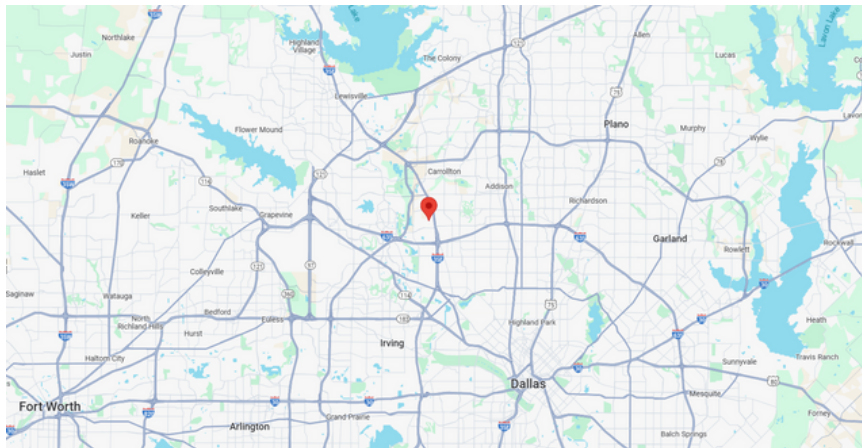
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PROPERTY HIGHLIGHTS

- 4,425 SF Office
- 24' Clear Height
- 11 (10' X 10') Dock High Doors; 6 With Levelers, 50' X 40' Column Spacing
- 1200 Amps, 480 Volts
- Ample car parking
- Building located in Valwood Industrial Park
- Easy access to major thoroughfares
- Fully sprinklered
- Immediate access to I-35E & George Bush Turnpike
- Pin Weld Insulation throughout Warehouse
- Sublease is through 11/30/2027



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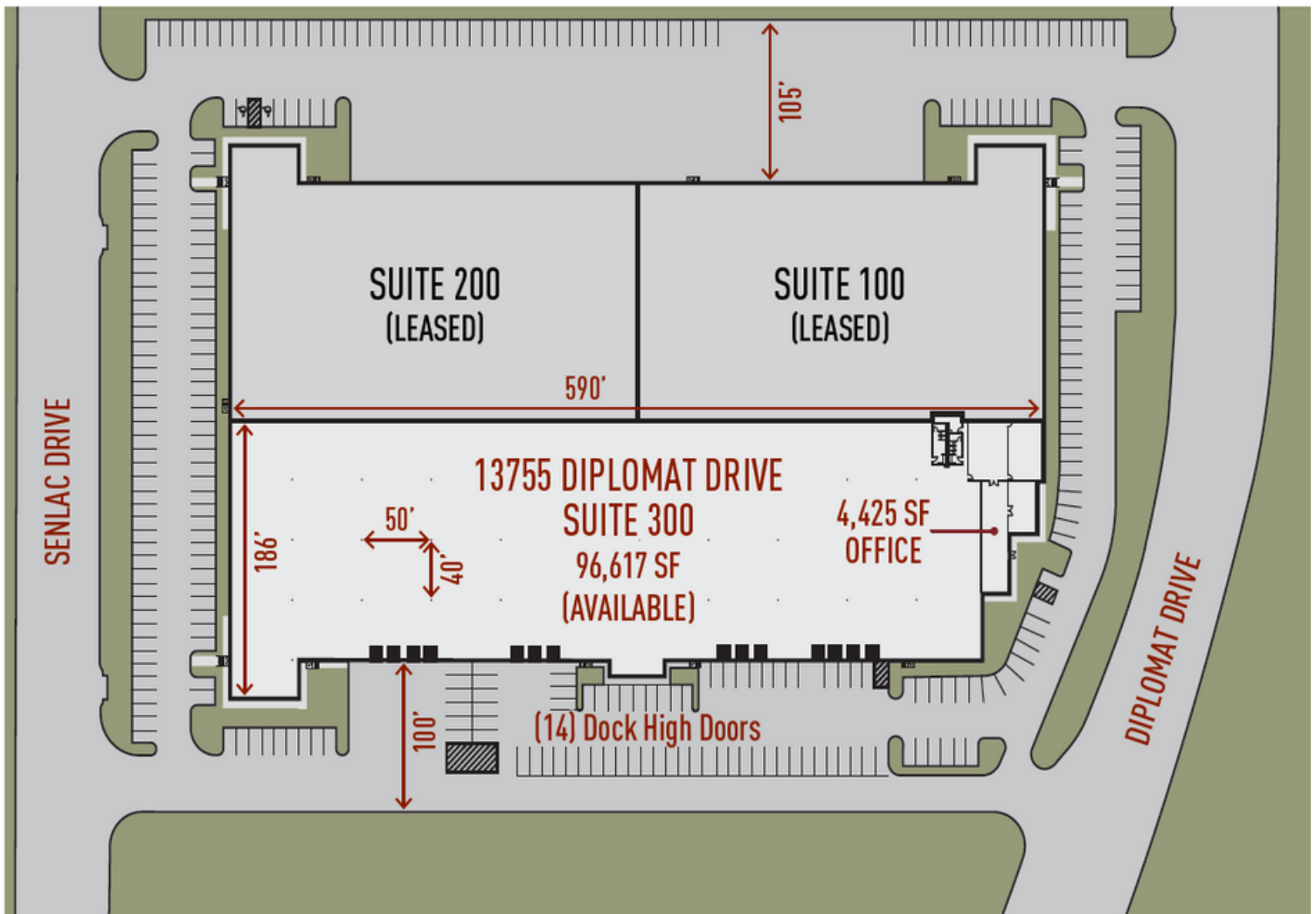
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