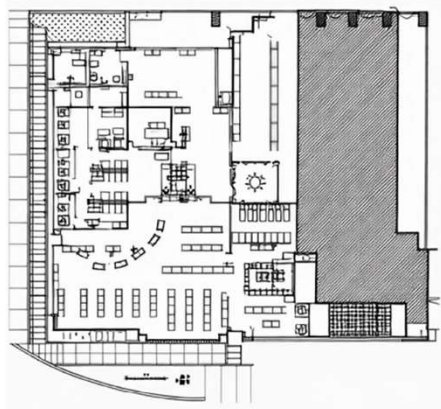


INDUSTRIAL SUBLEASE OPPORTUNITY

12880 VALLEY BRANCH LANE

FARMERS BRANCH, TX 75234



PROPERTY SUMMARY

ADDRESS	12880 Valley Branch Lane, Farmers Branch, TX
AVAILABLE AREA	17,755 SF
OCCUPANCY	September 1, 2026
LEASE EXPIRATION	April 30, 2029
RENTAL RATE	\$12.00 PSF Net
OPERATING EXPENSES	\$3.45 PSF
LEASE TYPE	Sublease
BUILDING TYPE	Industrial / Flex

STRATEGIC SUBLEASE OPPORTUNITY IN FARMERS BRANCH

Realty Insight Group is pleased to present an exceptional industrial sublease opportunity consisting of 17,755 square feet of functional warehouse and distribution space located at 12880 Valley Branch Lane in Farmers Branch, Texas. Situated within one of the Dallas–Fort Worth Metroplex's premier infill industrial markets, the property offers an efficient facility well suited for warehousing, logistics, distribution, e-commerce fulfillment, light manufacturing, and service-related operations.

Strategically located within the Farmers Branch industrial corridor, the property benefits from excellent connectivity to the greater Dallas–Fort Worth transportation network, providing efficient access to major business centers, regional labor, and key distribution routes. Its central location, combined with a functional warehouse layout and remaining lease term, presents an outstanding opportunity for companies seeking well-located industrial space in one of North Texas' most established logistics markets.

FOR MORE INFORMATION CONTACT:

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Real Estate Advisory, Local Expertise, National Reach

AERIAL LOCATION

