

A wide-angle photograph of a large, single-story industrial building under a clear blue sky. The building features a combination of brown brick and white horizontal siding. On the left, a white metal fire escape is attached to the brick wall. The front of the building has several large loading docks with open bay doors. Inside the docks, yellow forklifts are visible. A set of white stairs with a metal railing leads up to one of the dock entrances. In the foreground, there is a paved parking lot with white parking lines. Several vehicles are parked, including a white sedan, a silver SUV, and a white box truck. A stack of grey pipes or conduits lies on the ground near the stairs. In the background, other industrial buildings and more parked vehicles are visible.

4531 SIMONTON ROAD
FARMERS BRANCH, TX 75244

- Available SF: 49,550
- Office SF: 2,946
- 6 Dock Doors (4 with levelers)
- 1 Ramp
- Heavy Power
- Skylights
- 100% HVAC (Pinweld Insulation)
- Close proximity to Dallas North Tollway and I-635



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FLOOR PLAN

