

1600

LAKE SIDE PARKWAY
Flower Mound, TX 75028

90,200 SF

100% CLIMATE CONTROLLED/
PRODUCTION/
OFFICE + WAREHOUSE
FOR SUBLEASE



CHRISTOPHER KELLY
CHRIS LANGAN
MICHAEL WELLER

972-236-7645

CHRISTOPHER@RICHYOUNGCOMPANY.COM

CLANGAN@RICHYOUNGCOMPANY.COM

MWELLER@RICHYOUNGCOMPANY.COM



5710 LBJ FREEWAY | SUITE 150

DALLAS, TEXAS 75240

972-236-7645

1600

LAKE SIDE PARKWAY

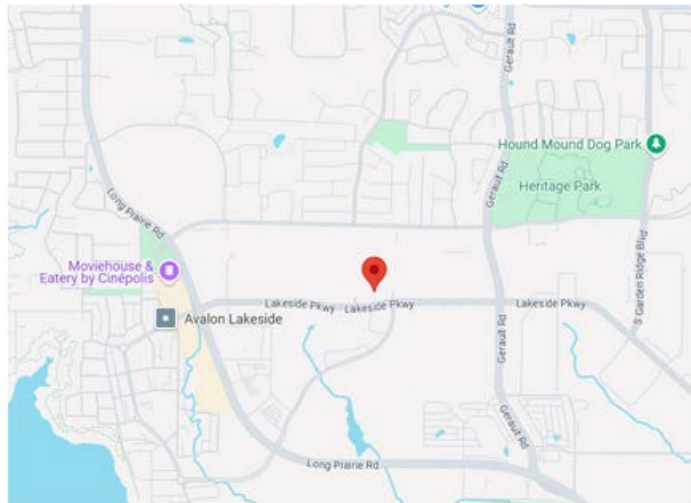
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PROPERTY HIGHLIGHTS

- Total Office Space: 14,500 SF (8,000 SF and 6,500 SF)
- 24' Clear Height
- 17 Dock High Doors, 3 Ramps
- Heavy Power – 3,200 amps
- ESFR Sprinklered
- 100% HVAC – Pin Weld Insulation
- Sublease Thru 12/31/2029
- Specialized Heavy Duty Compressor System
- Turnkey move-in, furniture and amenities included



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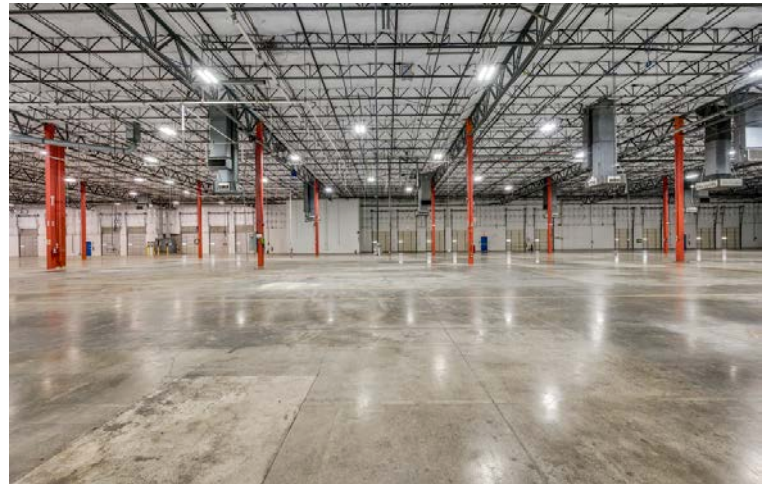
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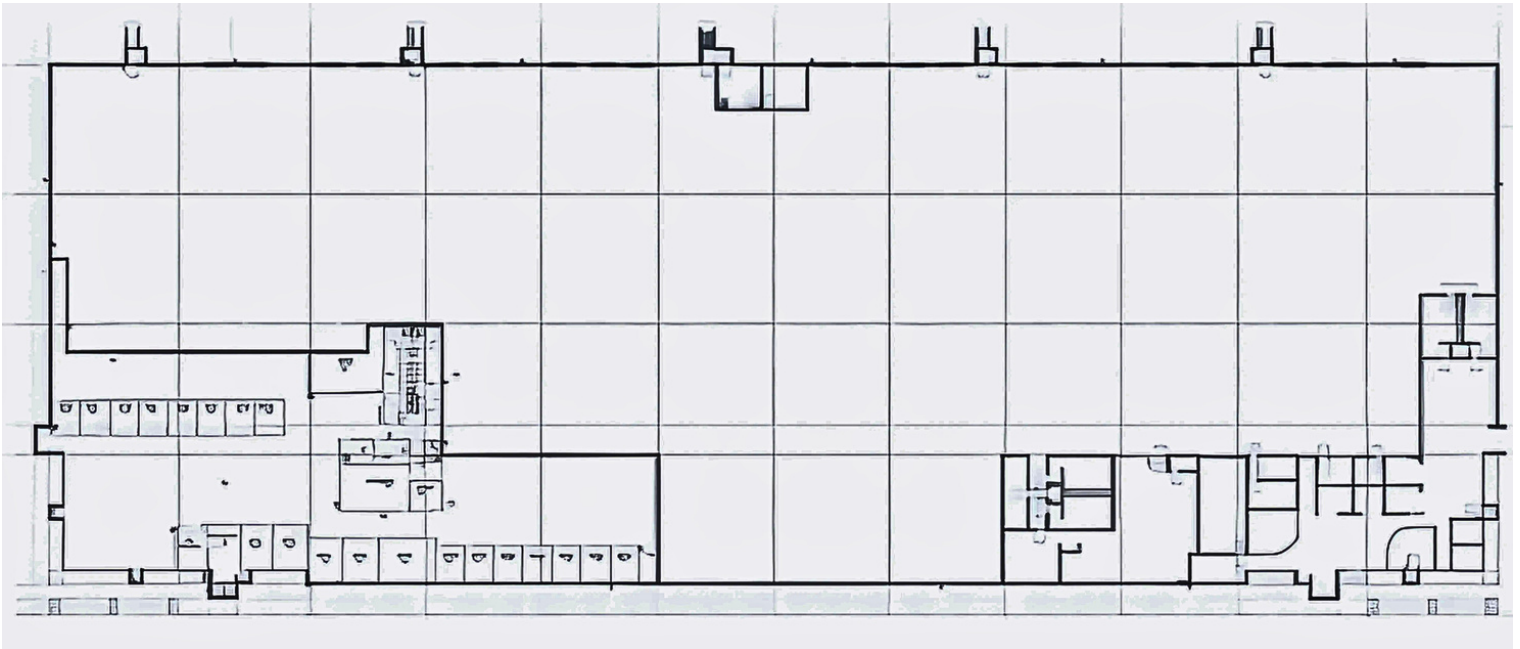
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100% A/C Warehouse: 75,700 SF

Office Pod 1: 8,000 SF

Office Pod 2: 6,500 SF

Total: 90,200 SF

LOADING:

- 17 DOCK HIGH DOORS
- 3 RAMP DOORS

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