

FOR SUBLEASE

INDUSTRIAL DISTRIBUTION BUILDING



STAR COMMERCE CENTER II

16240 GATEWAY PATH
FRISCO, TEXAS 75033

SUBLEASE DETAILS

Rate: \$10.50/SF + NNN

NNN Estimate: \$3.95/SF

Lease Expires 11/30/2034

Available as soon as possible

SPACE DETAILS

70,928 Total Square Feet

Office Space: 10,963 SF

Warehouse Space: 59,965 SF

Turn-key, built out

Class A Building

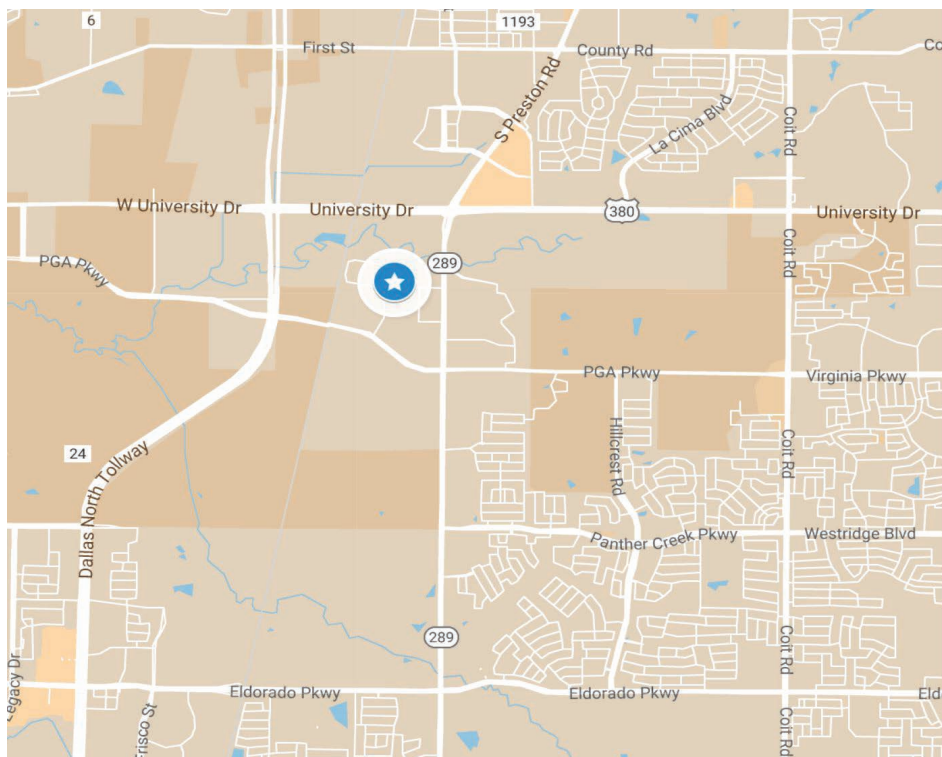
Constructed in 2022

LOCATION HIGHLIGHTS

Located at Dallas North Tollway
& Hwy 380

Hiking and biking trails

Close proximity to excellent schools
& medical facilities



BLUESTAR

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