



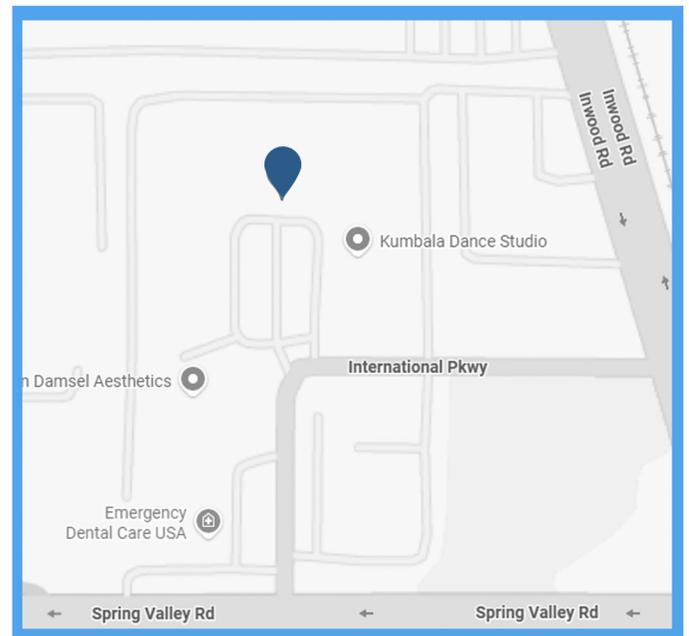
EXCLUSIVE PROPERTY FOR LEASE

4801 SPRING VALLEY ROAD DALLAS, TX 75244



PROPERTY FEATURES

- Total: 7,047 SF (per attached floor plan)
- The rate is \$16 pst + NNN (estimated at \$2.95 psst)
- Flex industrial suite with office and warehouse space
- Flexible, efficient configuration
- Surrounded by dining, retail & service amenities
- Ample surface parking for tenants and visitors
- Located near Spring Valley Business Park, North Dallas
- Convenient access to Love Field and DFW Airport
- Close proximity to major corporate hubs



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