

4255 PATRIOT DRIVE GRAPEVINE, TX

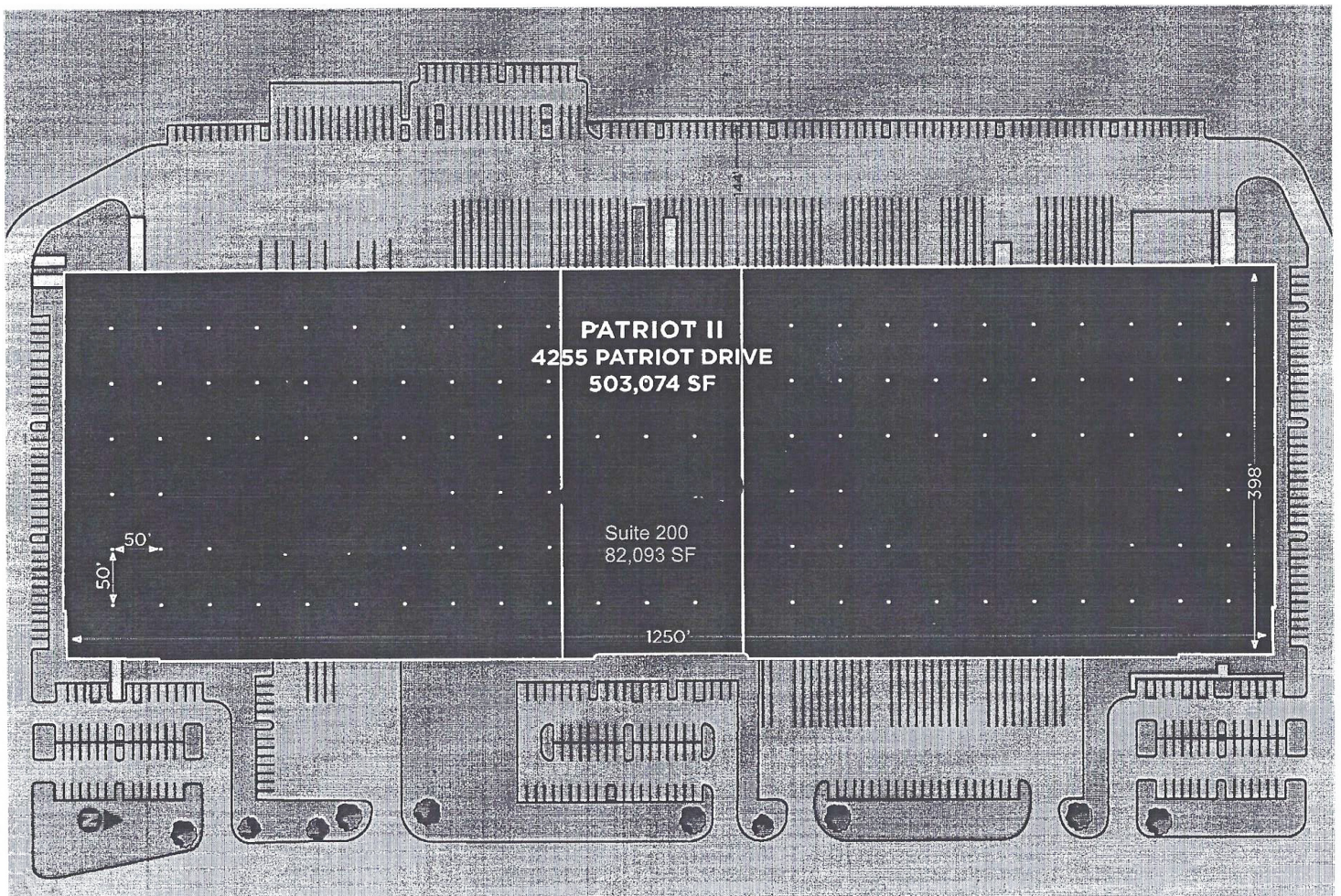
82,093 SF

Better never settles

PROPERTY HIGHLIGHTS

- +/- 2,800 SF Office
- Sixteen (16) Dock High Doors
- One (1) Ramped Door
- Cross-Dock Configuration
- +/- 8 Off-Dock Trailer Positions (Fenced)
- 40+ Auto Parks
- Power: 400 A, 480 V, 3-Phase
- \$9.00/SF NNN
- \$2.15/SF Estimated 2025 Opex
- **Sublease Term through 7/31/2027**

SITE PLAN

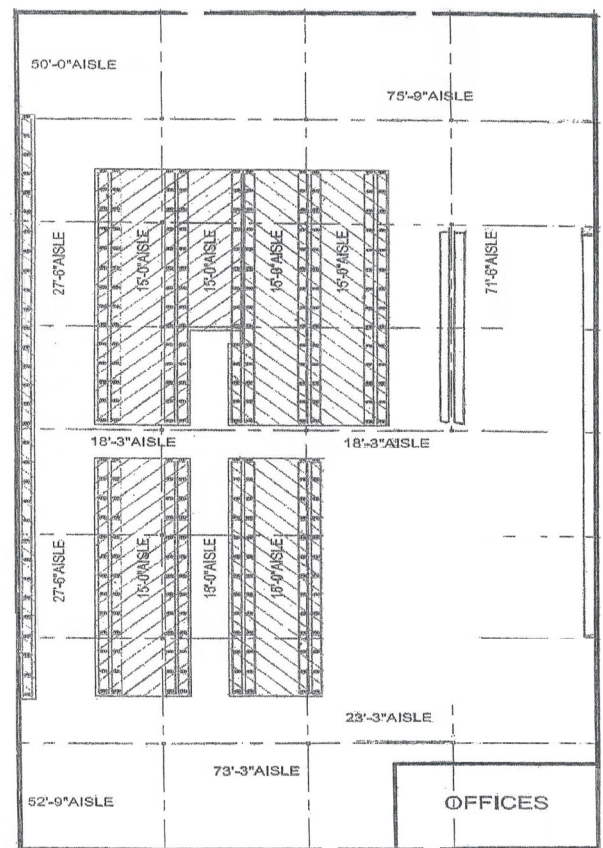
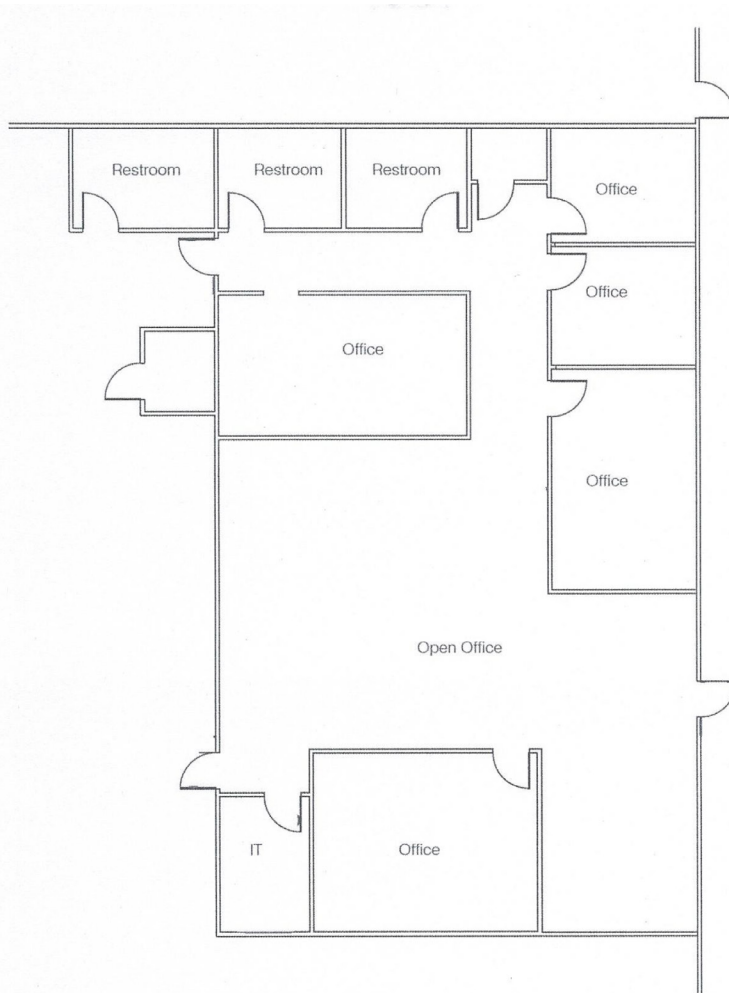


Northeast

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OFFICE: ±2,800 SF

FLOOR PLAN



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