

# 4255 PATRIOT DRIVE GRAPEVINE, TX

82,093 SF

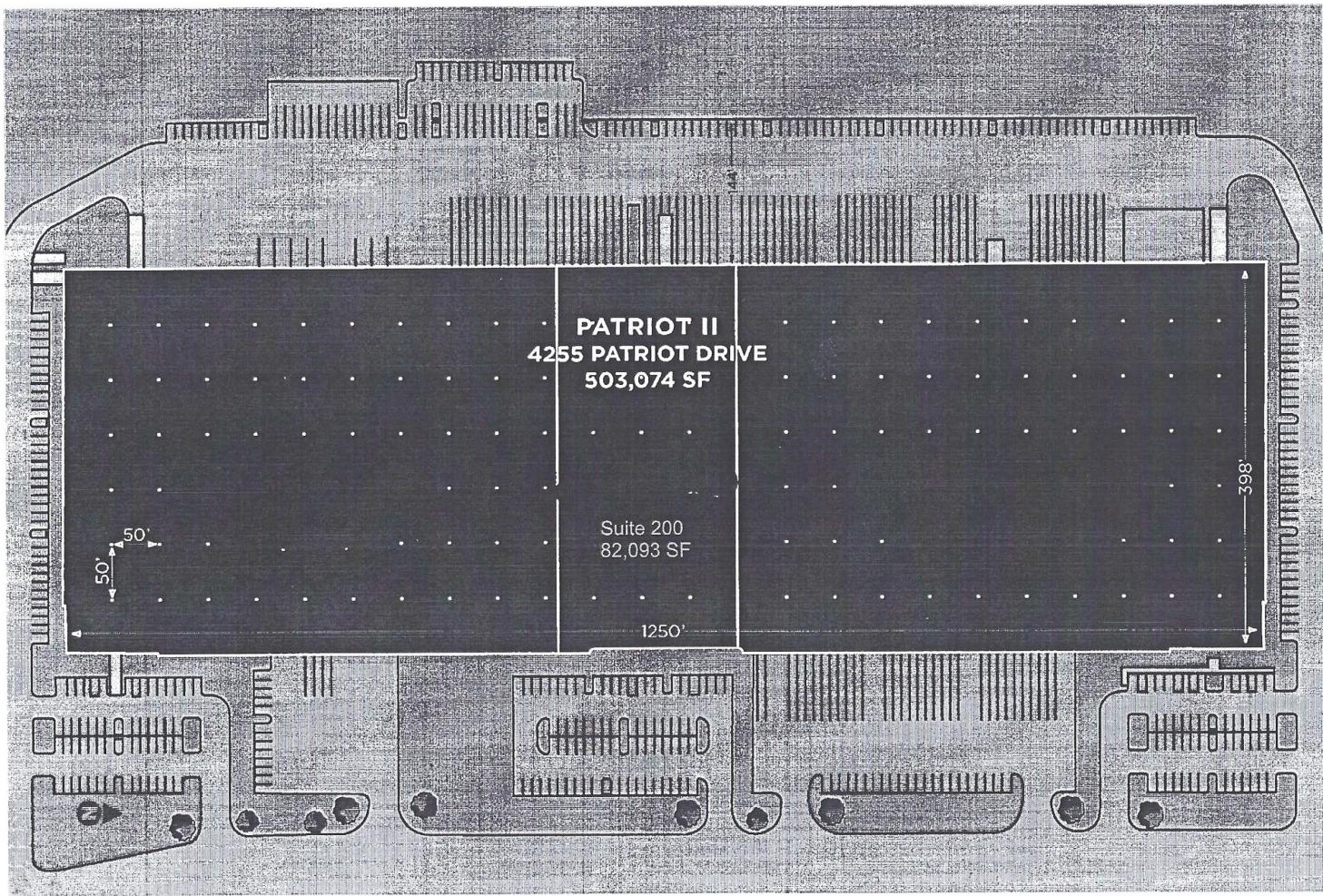
Better never settles



## PROPERTY HIGHLIGHTS

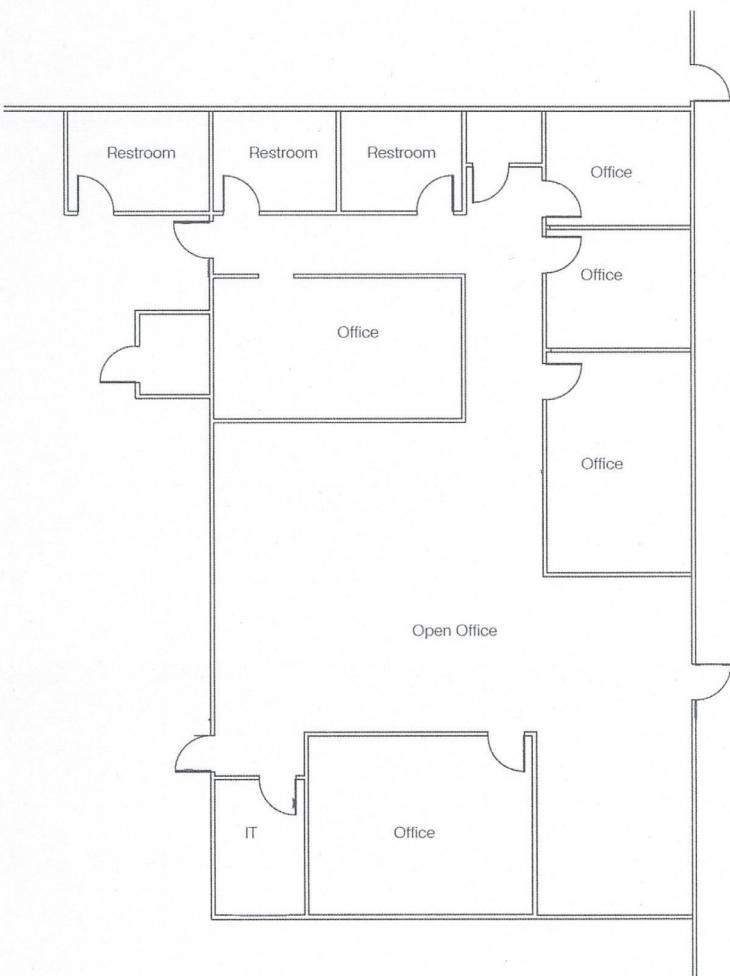
- +/- 2,800 SF Office
- Sixteen (16) Dock High Doors
- One (1) Ramped Door
- Cross-Dock Configuration
- +/- 8 Off-Dock Trailer Positions (Fenced)
- 40+ Auto Parks
- Power: 400 A, 480 V, 3-Phase
- \$9.00/SF NNN
- \$2.15/SF Estimated 2025 Opex
- **Sublease Term through 7/31/2027**

## SITE PLAN

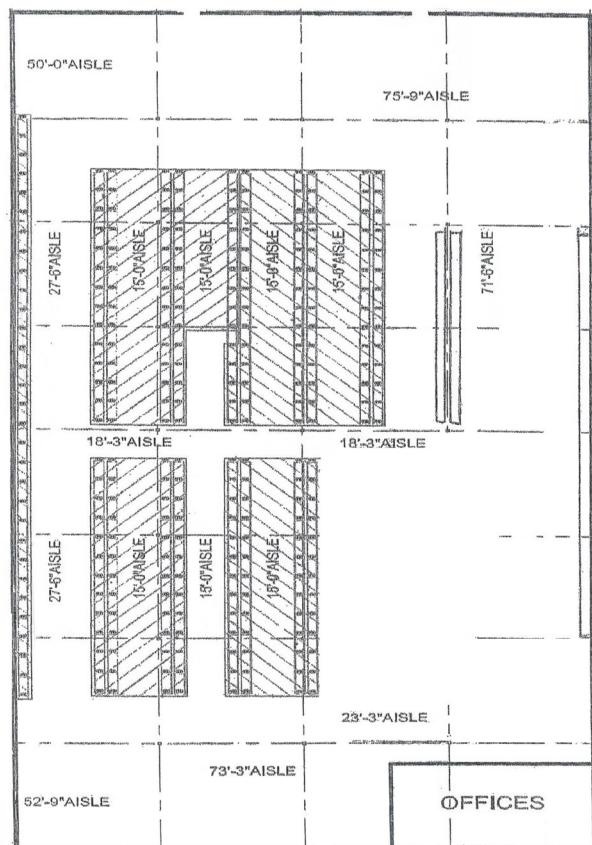


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**OFFICE: ±2,800 SF**



**FLOOR PLAN**



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