



4531 SIMONTON RD FARMERS BRANCH, TX

Property Highlights

- **Total Available Area:** 49,550 SF
- **Office SF:** 3,200 SF (2 privates, 1 conference room, 1 break room, 1 open work area)
- **Sublease Term:** March 2027
- **Clear Height:** 20'-22'
- **Loading:** 7 dock high doors and 1 ramped door
- **Column Dimensions:** 23.5'x39'
- **HVAC:** 100% in warehouse - pin-weld insulation throughout
- **Sprinklered**



For more information, please contact:

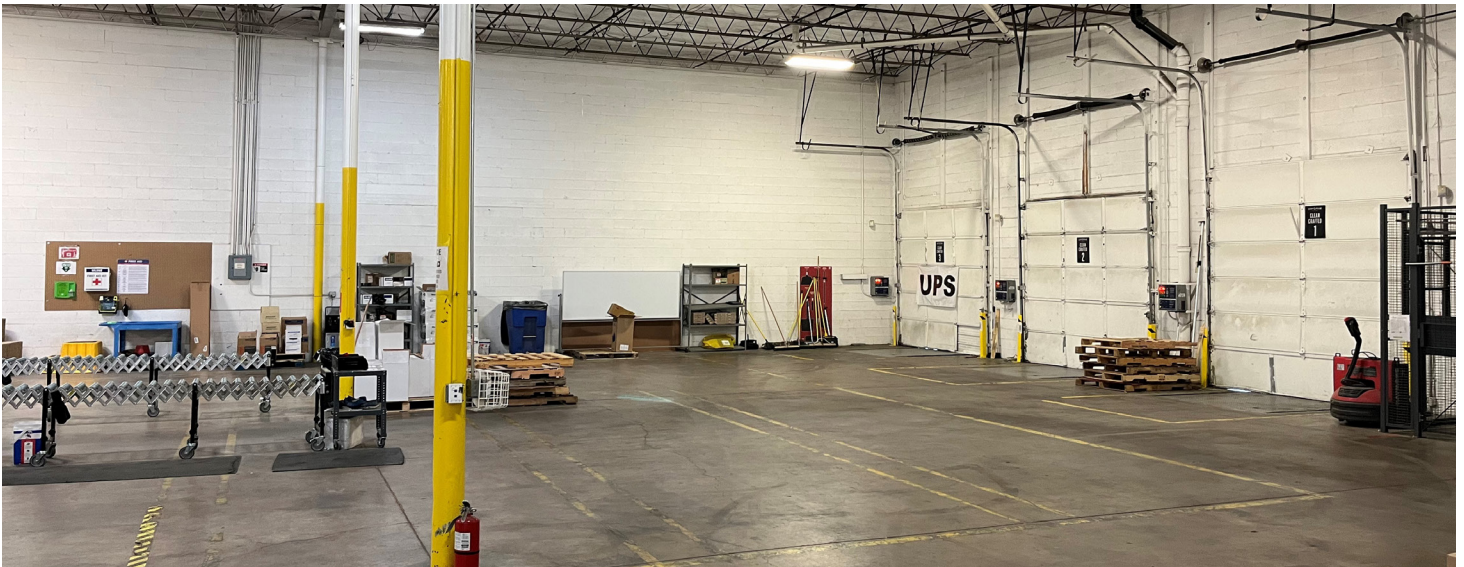
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PHOTOS



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