

# FOR SALE OR LEASE

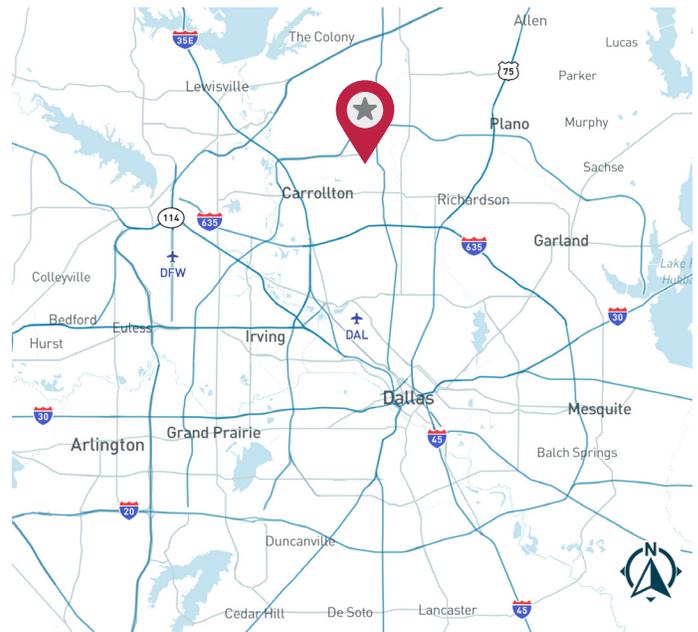
**4393 Sunbelt Drive** | Addison, TX 75001



**±11,038 SF TOTAL AVAILABLE**

## AVAILABILITY HIGHLIGHTS

- 11,038 SF Total
- 9,920 SF Office
- 1,118 SF Warehouse
- 1 Dock High Door
- 14' Clear Height
- 100% HVAC (8 Units Total)
- New Roof in 2019
- Brick Block Construction
- 40 Car Parks
- Built in 1985
- Situated on .76 Acres



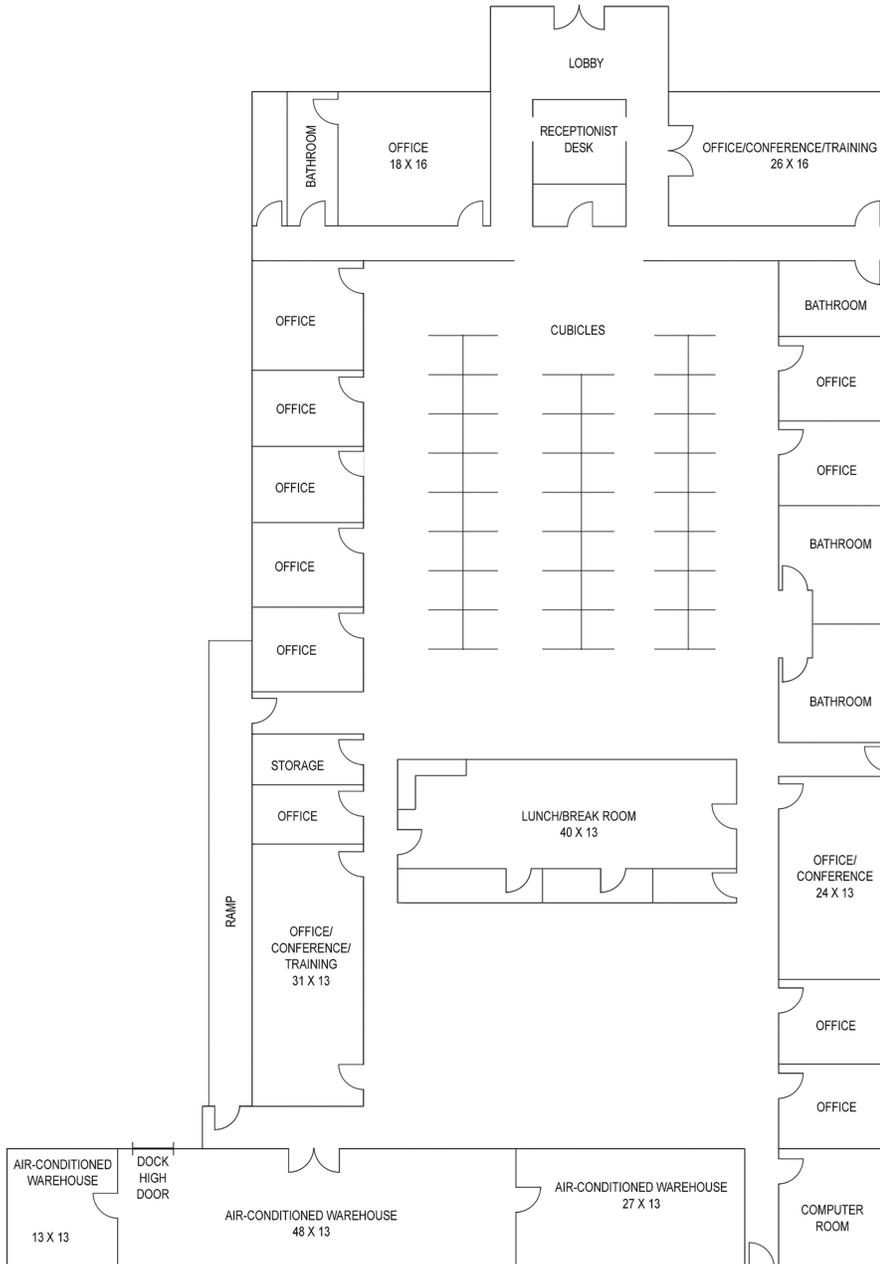
FOR MORE INFORMATION:

**NATHAN DENTON, SIOR**  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
[leedallas.com](http://leedallas.com)

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## FLOOR PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## PROPERTY IMAGES



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