



**23,330 SF FOR SUBLEASE - FLOWER MOUND, TX**

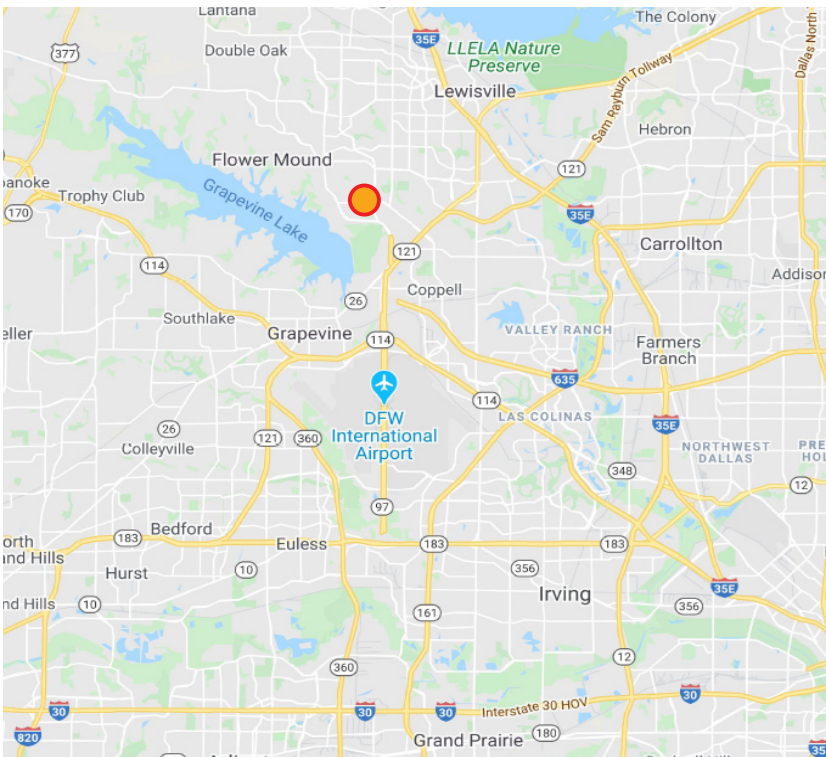


*Easy access to State Highway 121, I-635 (LBJ Freeway), State Highway 114, and DFW International Airport*

1420 Lakeside Parkway, Suite 105  
Flower Mound, Texas 75028

**SUBLEASE INFORMATION**

- 23,330 Square Feet
- 3,135 SF Office Area
- Space is Excellent and in Very Clean Condition
- 100% HVAC
- (2) Forklift Charging Station Hookups
- Airlines Throughout Space
- Electrical Drops Throughout
- (7) Dock High Doors
- (4) "Load Hogs" Internal Levelers
- Sealed Floors
- T-8 Warehouse Lighting
- Available July 1, 2022
- \$9.00/SF NNN Lease Rate
- \$3.20/SF Operating Expenses
- Term through July 31, 2024



**BUILDING INFORMATION**

- Class A Industrial Warehouse
- 109,300 Total RBA
- 24' Clear Height
- Built in 2004
- ESFR Sprinklers

