

Industrial For Lease

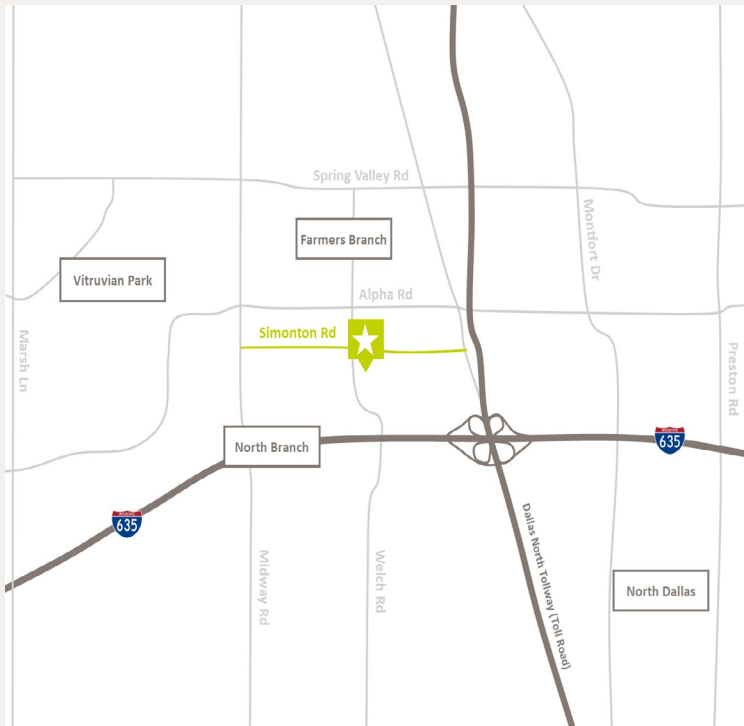
4600 SIMONTON ROAD
FARMERS BRANCH, TX 75244

COMPLETELY RENOVATED IN 2022



Industrial For Lease

4600 Simonton Rd
Farmers Branch, TX 75244



LEASE RATE & STRUCTURE

Contact Broker

PROPERTY FEATURES

- 40,000 SF Available (Single Tenant)
- 5,400 SF New Office
- Built in 1970 / Renovated in 2022
- New Roof
- New HVAC
- 6 Dock Doors (All with Dock Levelers)
- 2 Ramps
- 23' Clear Height
- Sprinklered
- 150' Depth of Building
- 80' Truck Ct
- Light Industrial Zoning
- 3-Phase, 240 V
- Parking for up to 48 Car Parks

LOCATION OVERVIEW

Prominent North Dallas Location in Farmers Branch, TX off of Hwy 635 and the Dallas North Tollway. The property is less than half mile from LBJ Freeway and the Dallas North Tollway. The property is ideal for a Corporate Headquarter.

Industrial For Lease

4600 Simonton Rd
Farmers Branch, TX 75244

INTERIOR PHOTOS



Industrial For Lease

4600 Simonton Rd
Farmers Branch, TX 75244

EXTERIOR PHOTOS



4600 Simonton Rd
Farmers Branch, TX 75244

**4600 SIMONTON
FARMERS BRANCH, TEXAS**

BUILDING SUMMARY	
OFFICE	5,400 SF
WAREHOUSE	34,600 SF
TOTAL	40,000 SF

BUILDING FEATURES

- 23' Clear Height
- 100% Sprinkled
- (5) 10x10 OH Dock Doors
- (2) 10x10 Grade Level OH Doors
- (1) 12x12 Dock Door w/ Ramp
- (1) 16x12 Dock Door w/ Ramp
- (6) Dock Levelers
- Easy Access to Major Thoroughfares
- Ample Parking

FLOOR PLAN

Scale: 0 10 20

North Arrow

RAMP UP

OPEN OFFICE 36x150

WAREHOUSE 230x150

TYPICAL BAY

MEN

WOMEN

ASB

266'-8"

150'-0"

50'-0"

24'-0"

100' WIDE

CB RICHARD ELLIS

2100 MCKINNEY Suite
DALLAS, TEXAS 75201
(214) 975-6353 T (214) 497-9124 C

GTS PLANNERS

2201 Browne Lane
Garland, TX 75042
(214) 795-5344
gtsplanners@gtsplanners.com

Date: 5/18/22
Revised:

22-062

STONE