

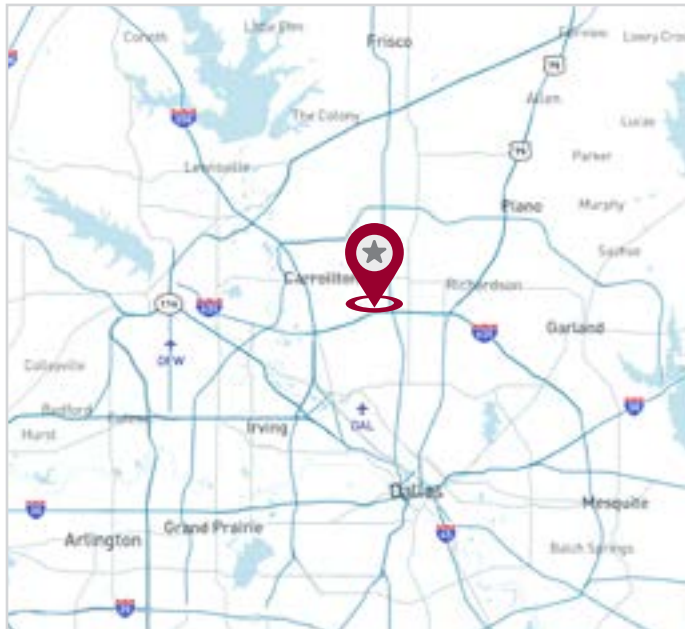
# FOR SALE OR LEASE

±47,708 SF / ±2.465 ACRES | OWNER USER OR REDEVELOPMENT OPPORTUNITY



4880 ALPHA ROAD

Farmers Branch, TX 75244



## AVAILABILITY HIGHLIGHTS

- ±47,708 SF Building Total
- ±14,871 SF Office / Showroom
- ±5,297 SF Mezzanine
- ± 27,540 SF Warehouse
- 20'-24' Clear Height
- 2 Dock Doors / 1 Grade Level
- 85 Car Parks
- Light Industrial Zoning (LI)
- Tenant Lease Expires 12/31/2023 (No Renewal Option)
- Owner Would Consider a Long Term Ground Lease
- Potential Redevelopment Opportunity for Office or Multifamily
- Adjacent to the New [Alpha West Mixed-Used Development](#)

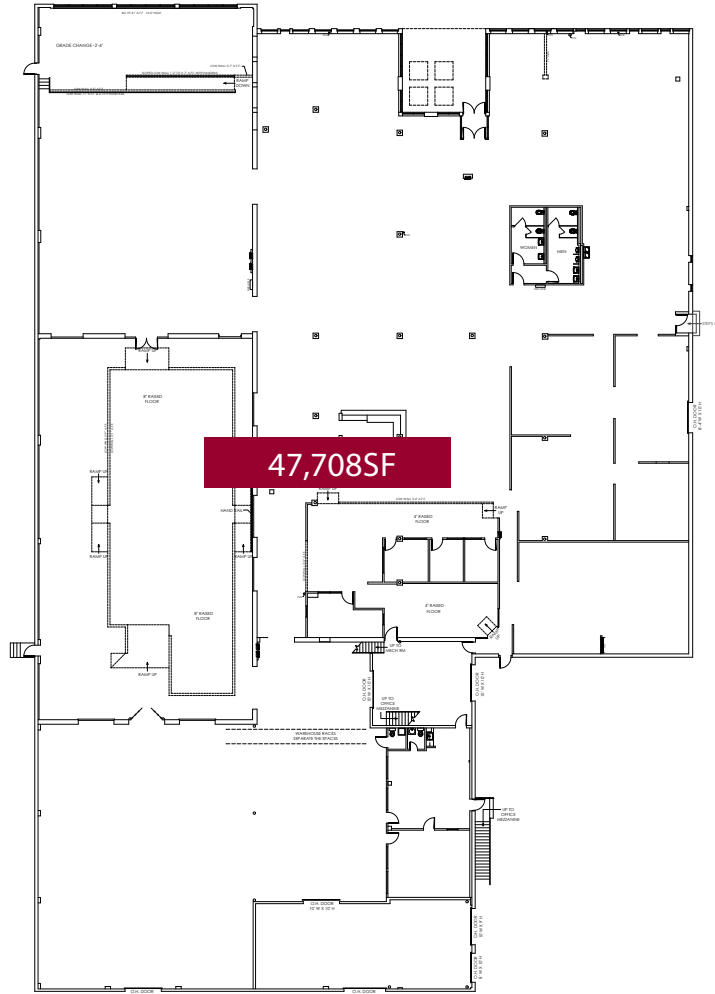
## ECONOMIC DATA

Sale \$9,250,000.00  
Lease \$50,000 NNN / Monthly

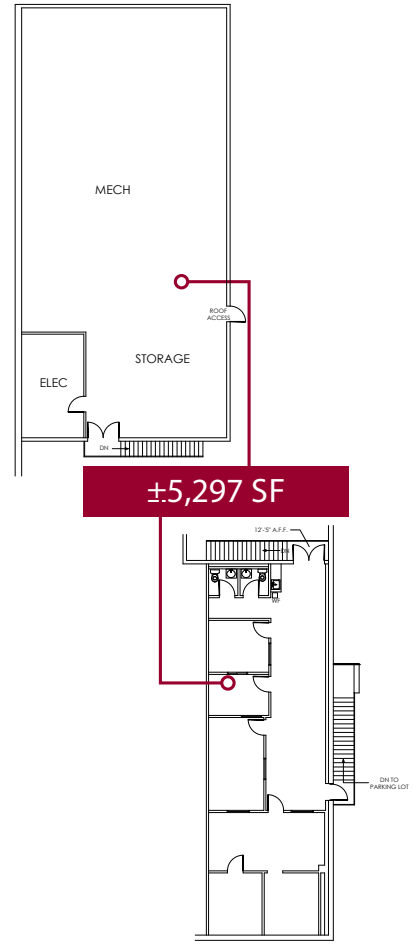
47,708 SF

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BUILDING PLAN



1ST FLOOR



MEZZANINE

47,708 SF

FOR SALE OR LEASE



