

FOR SALE/LEASE
4301 REEDER RD.
CARROLLTON, TX 75010

FLEX BUILDING
+/- 15,000 SF FOR SALE
+/- 10,594 SF FOR LEASE



PROPERTY INFORMATION

Total Size - GLA: +/- 15,000 SF
Site Size: +/- 2.35 Acres
Total Available: +/- 15,000 SF
Min. Divisible: +/- 10,594 SF
Max Contiguous: +/- 15,000 SF
Lease Rate: \$12.50 PSF/Gross
TI Allowance: Negotiable
Reduced Price: \$2,250,000.00

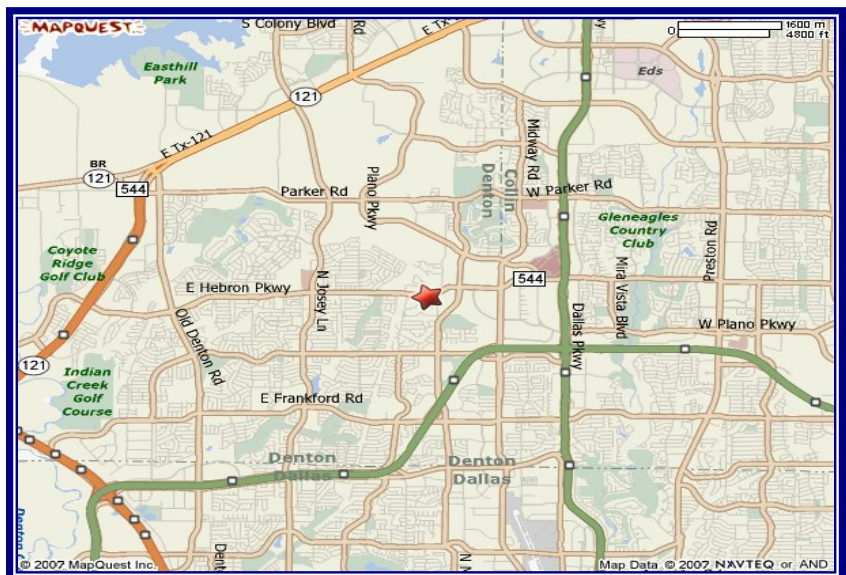
AVAILABILITY

Suite 100: +/-10,594 SF/7,180 SF Office
Suite 120: +/-4,406 SF / 2,550 SF **Leased**
Suite 100/120: +/-15,000 SF / 9,730 Office

PROPERTY FEATURES

- Fenced Outside Storage
- VIOS Fiber Data-Telecom
- 3 Phase - 120/280V
- 4 Grade Level Doors
- 16' Clear Height
- Fire - Sprinklered
- High Parking Ratio
- Zoned CW, PD-91

MAPSCO 654-R



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Alliance Commercial Real Estate Group, Inc.

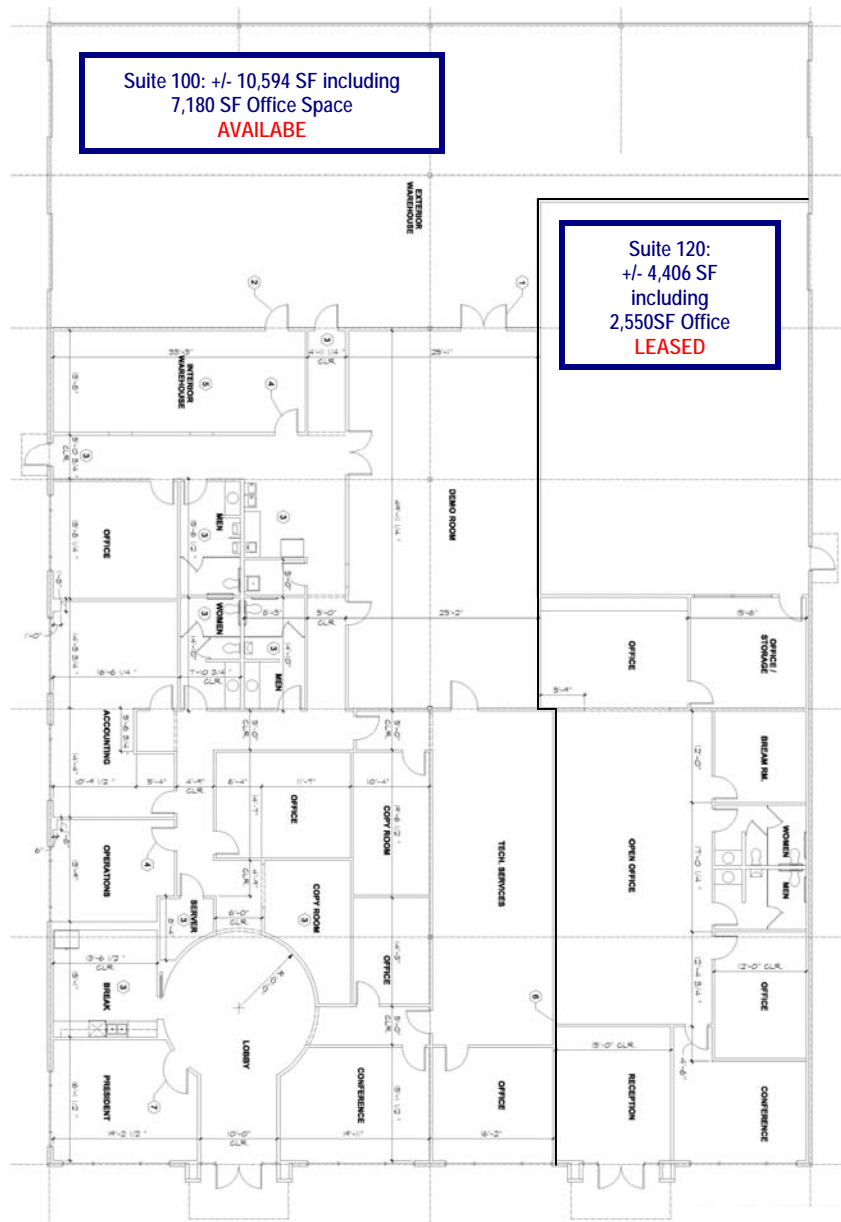
(972) 759 - 9000
Brian Buell Ext. 216
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www.alliance-commercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Alliance Commercial. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice.

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PHOTOGRAPHS
STE 100 +/- 10,594 SF FOR LEASE**



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4301 REEDER RD. CARROLLTON, TX 75010
Aerial View



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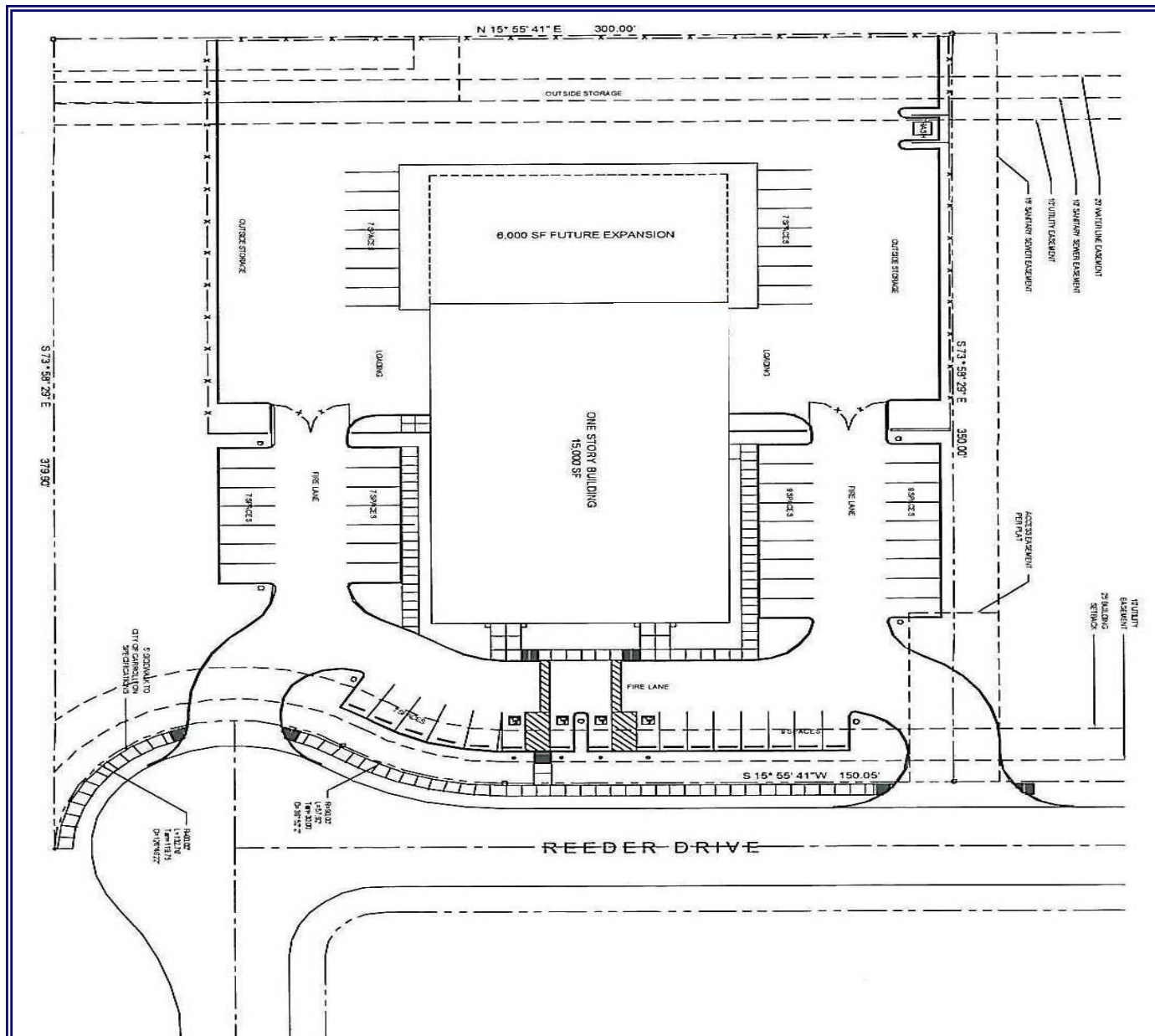
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