

# AVAILABLE FOR LEASE

12925 Valley Branch, Farmers Branch, TX  
Valwood Distribution Center IV  
± 21,301 SF



## LOCATION DATA\*

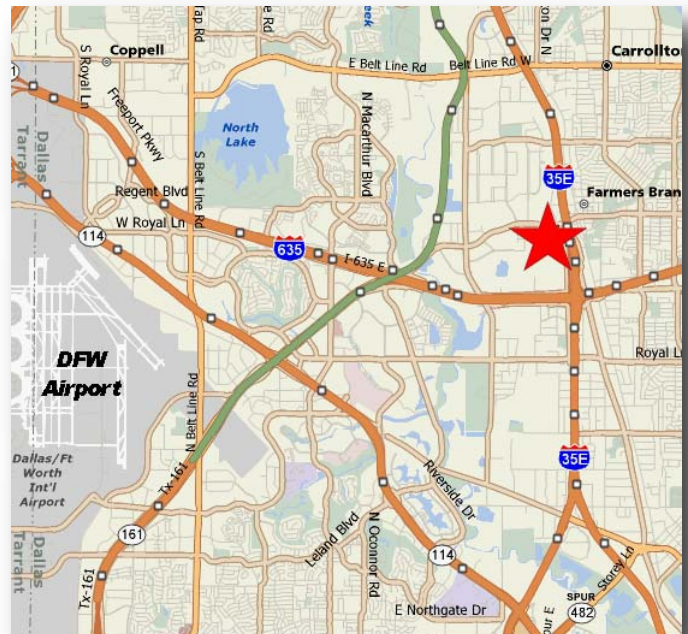
County: Dallas  
Market: North Dallas Industrial  
Sub Market: North Stemmons/Valwood Industrial

## BUILDING DATA\*

Total Building SF: ± 74,160 SF  
Clear Height: 24'  
Sprinklered: Fully Sprinklered

## LISTING DATA\*

Available Size: ± 21,301 SF  
Warehouse Area: ± 18,924 SF  
Office Size: ± 2,377 SF  
Loading Docks: 4 (10 x 10) Dock High Doors  
Comments: Convenient Access to I-35 Stemmons Freeway, I-635 LBJ Freeway & S.H. 190 George Bush Tollway  
Office is Move-In Ready



Owned by:

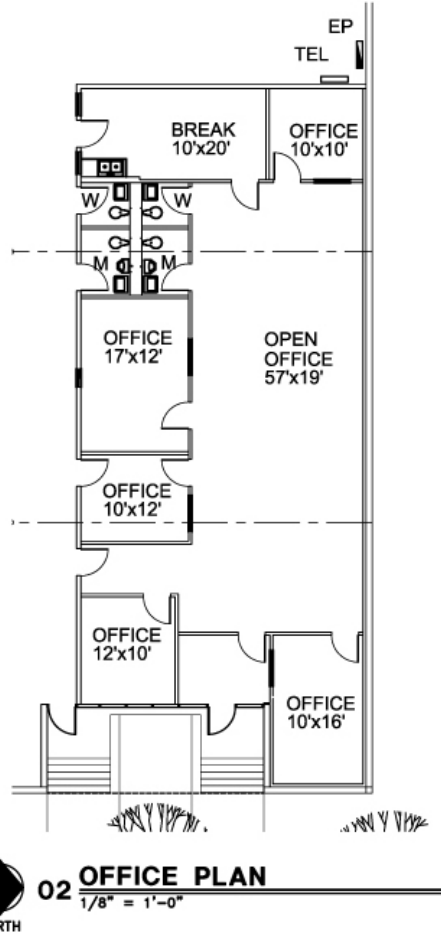
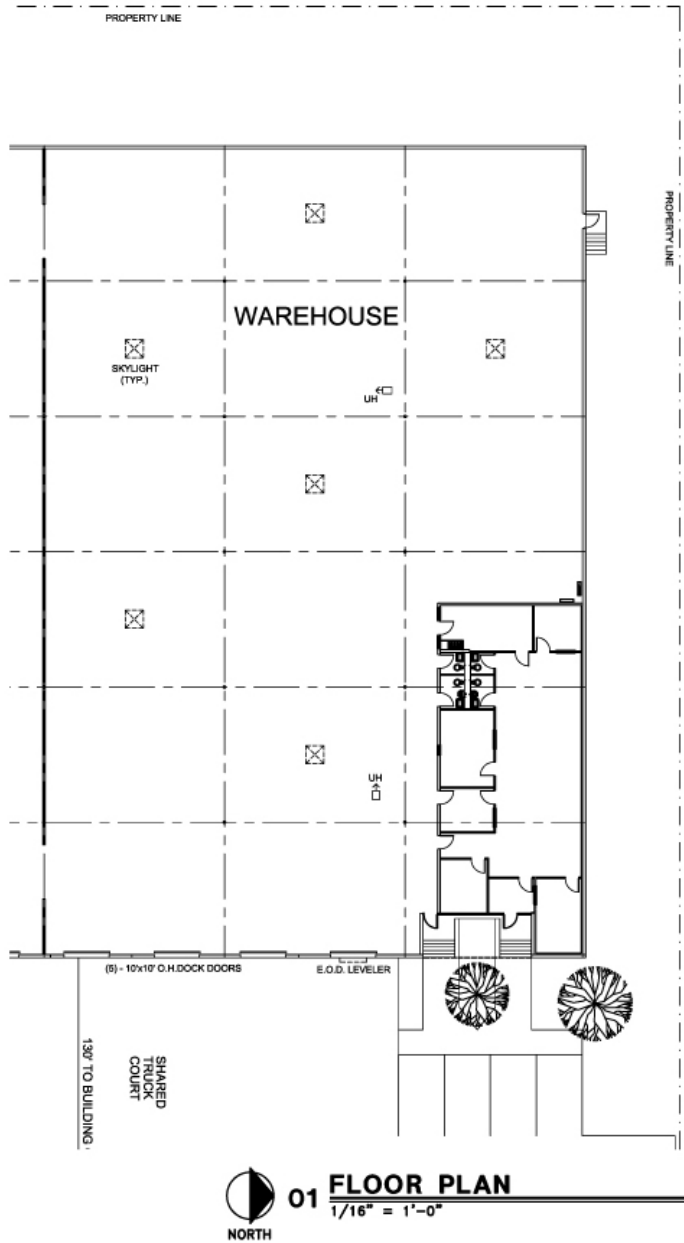
**CABOT**

**Lee & Associates**<sup>®</sup>  
COMMERCIAL REAL ESTATE SERVICES

## CONTACT INFORMATION

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