

For Lease



2001 Diplomat Dr. | Farmers Branch, Texas 75234

425,000 SF Available

Office ±100,000 SF

Warehouse 325,000 SF (50,000 SF climate controlled)

Extra Land 11 AC on north side of building



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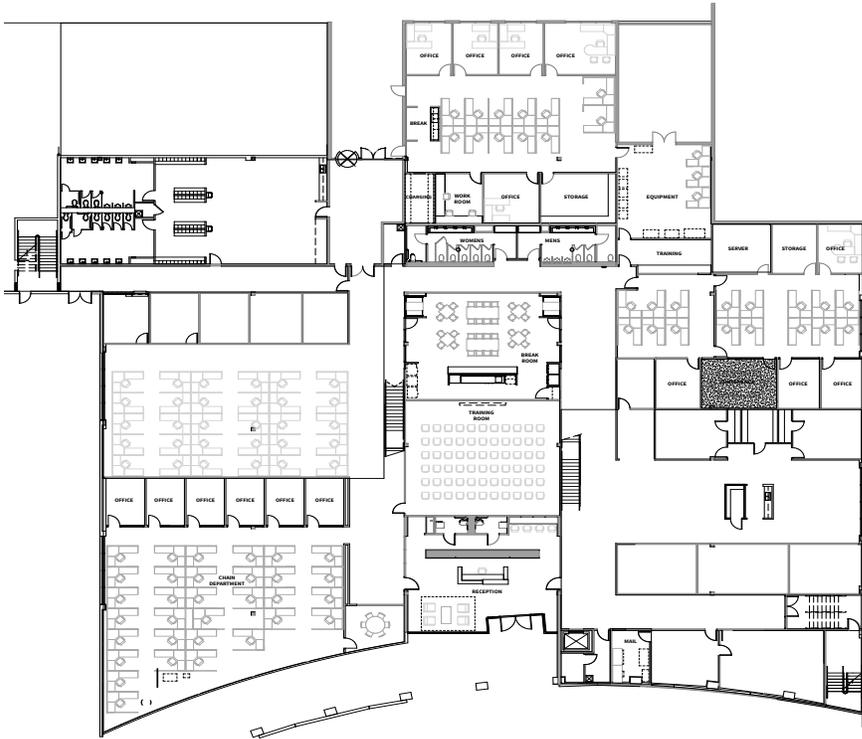


Office



- Office - 100,000 SF
- 95 offices
- 266 – 8x8 cubes
- 26 conference rooms (one training room - seats 145)
- 2 break rooms
- 2 mail rooms
- 6 restrooms - 2 upstairs, 4 downstairs
- 265 car parks
- Hospitality suite

FIRST FLOOR



SECOND FLOOR

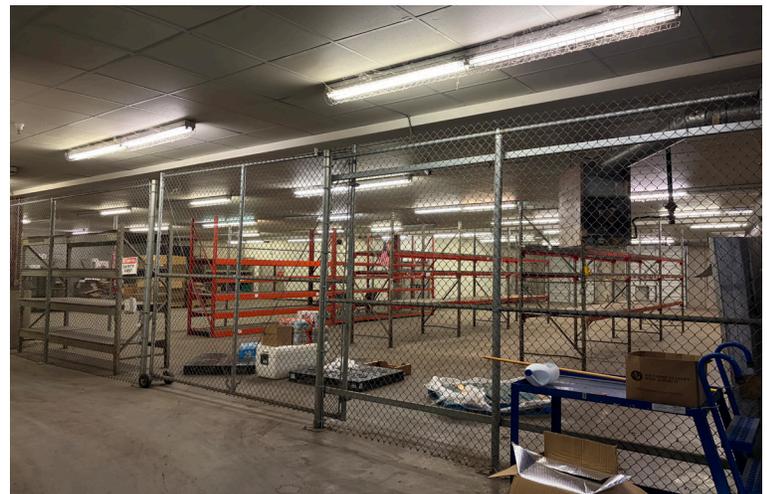
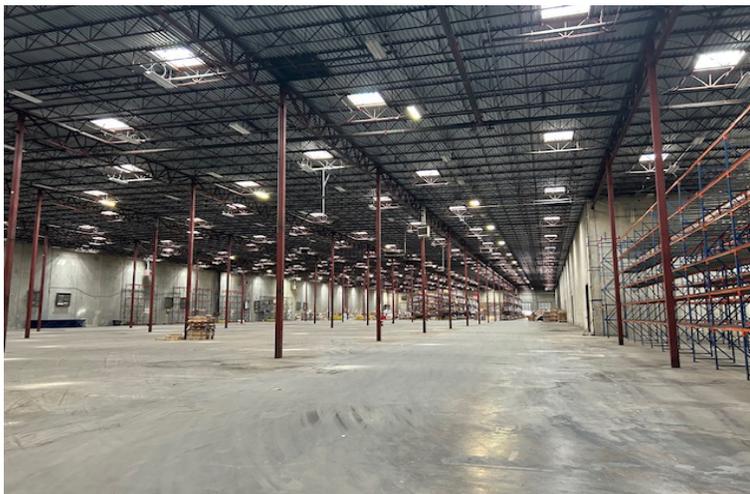
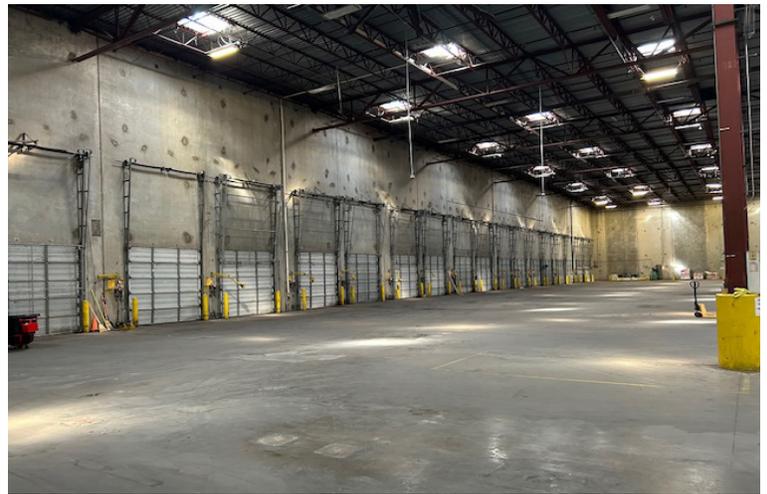


Warehouse



- Warehouse - 325,000 SF (50,000 SF climate controlled)
- 30' clear height
- 28 bay doors with levelers
- 9 oversized dock doors
- 2 oversized bay door with ramp
- LED lights

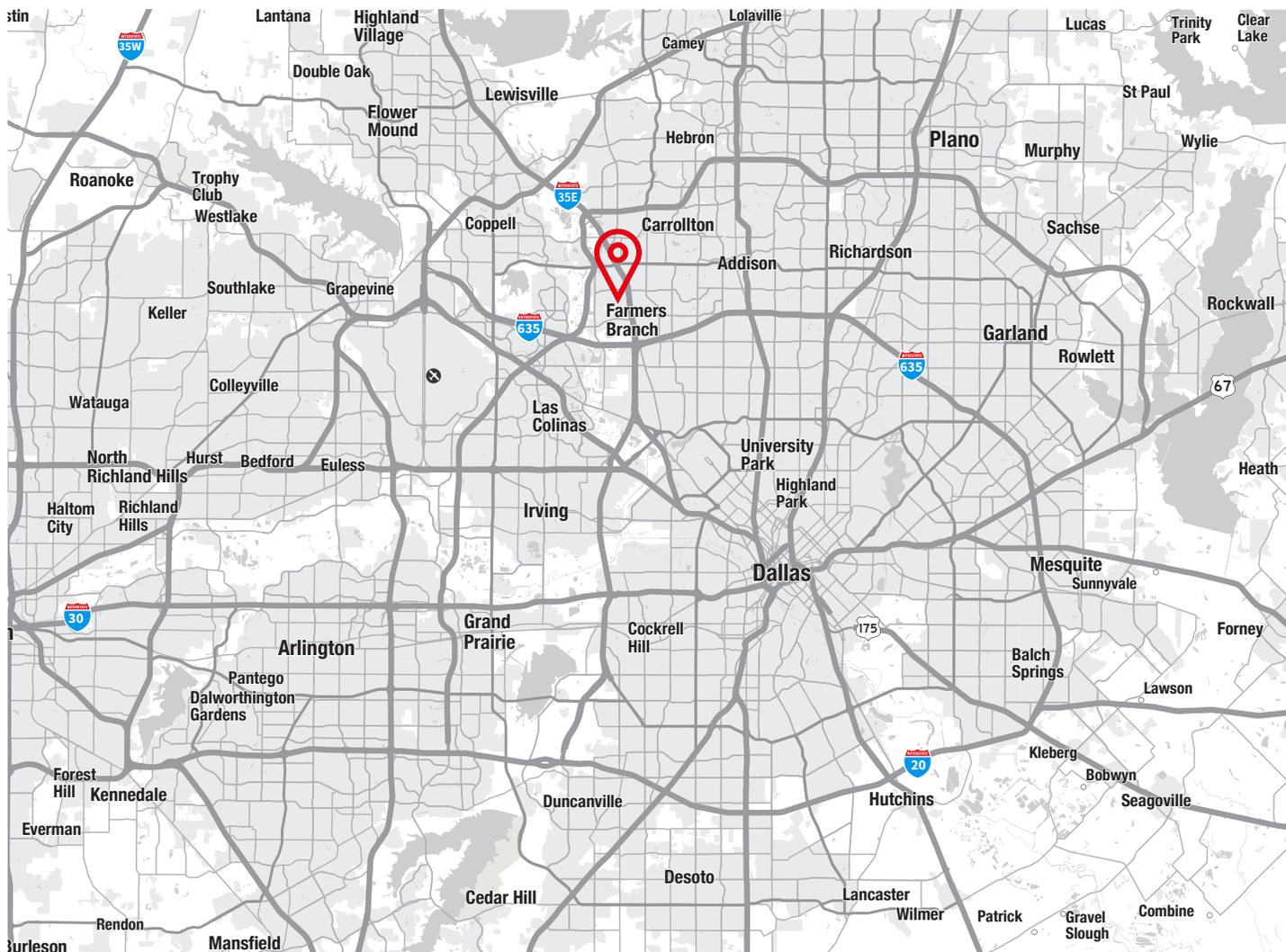
- 40x 40 column spacing
- Warehouse has its own separate entrance
- Multiple restrooms
- East Side – two offices and two restrooms
- West side – maintenance room, conference room, and covered parking



Location



- 1.5 miles to 35E
- 2.5 miles to 635
- 3.5 miles to President George Bush Turnpike
- 11.3 miles to Dallas Love Field
- 13.1 miles to Dallas Fort Worth International



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