

FOR LEASE
4320 MARSH RIDGE ROAD
CARROLLTON, TX 75010

FLEX BUILDING
+/- 22,000 SF FOR LEASE
New Construction



PROPERTY INFORMATION

GLA: +/- 29,808 SF
Site Size: +/- 1.883 Acres
Total Available: +/- 22,000 SF
Min. Divisible: +/- 2,700 SF
Max Contiguous: +/- 22,000 SF
Lease Rate: \$10.50 NNN
TI Allowance: Negotiable
Year Built: 2010 - January

AVAILABILITY

2,700 SF to 22,000 SF

Can Finish 100% Office or 100% HVAC

PROPERTY FEATURES

- Fully Sprinklered
- 18' 8" Clear Height
- 2.5/1000 Parking Ratio
- New Construction
- Verizon FOIS Fiber Telecom
- 4 - GL Door 16" W x 13'8" H
- Master Plan Business Park
- Zoned CW, PD-91

MAP



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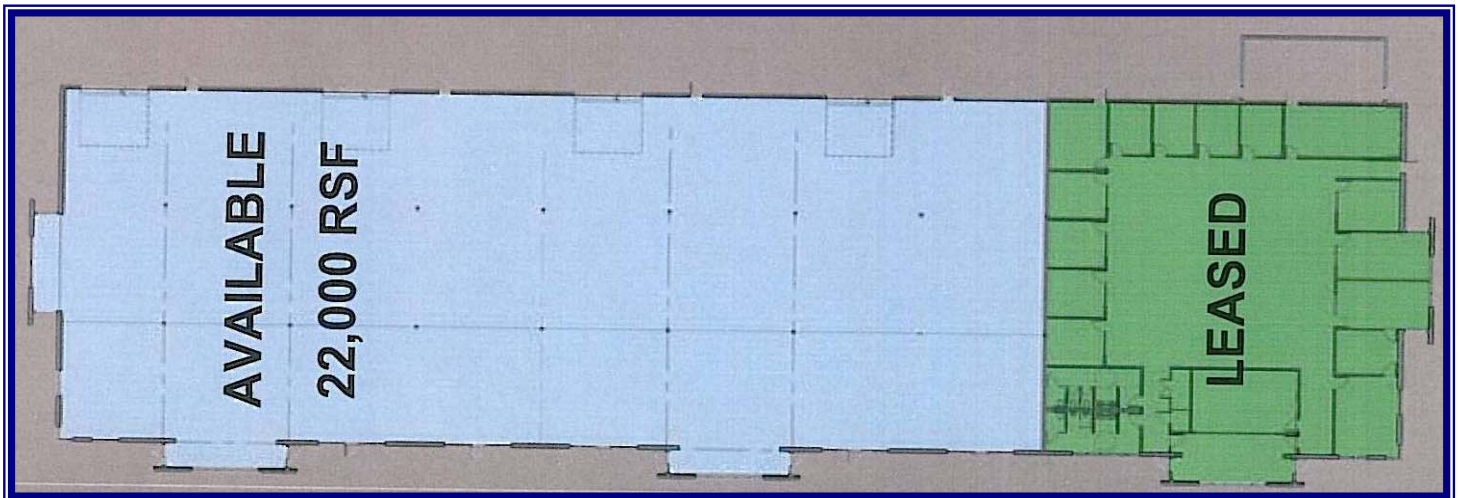
Alliance Commercial Real Estate Group, Inc.

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www.alliance-commercial.com

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FOR LEASE
4320 Marsh Ridge RD. CARROLLTON, TX 75010
Site Plan and Rendering



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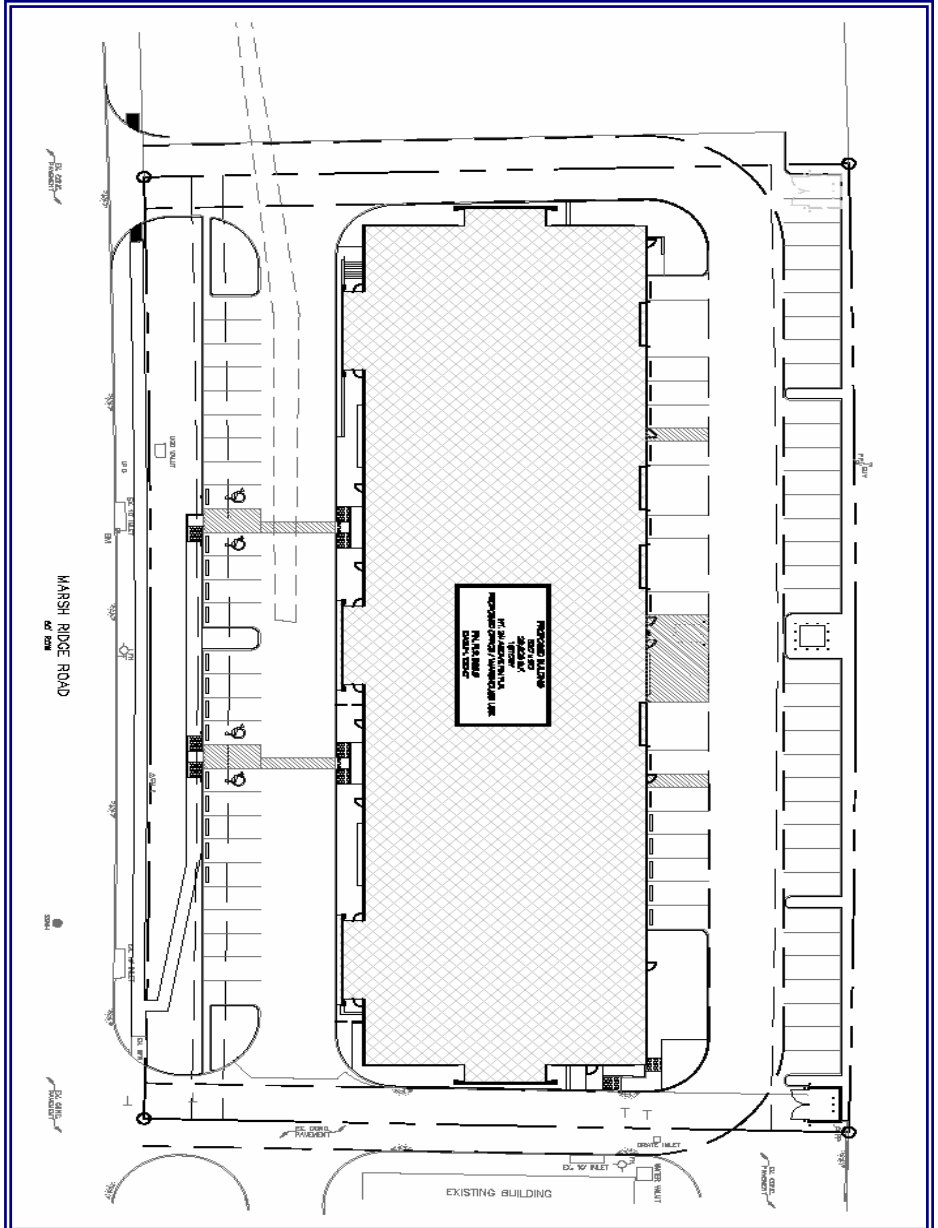
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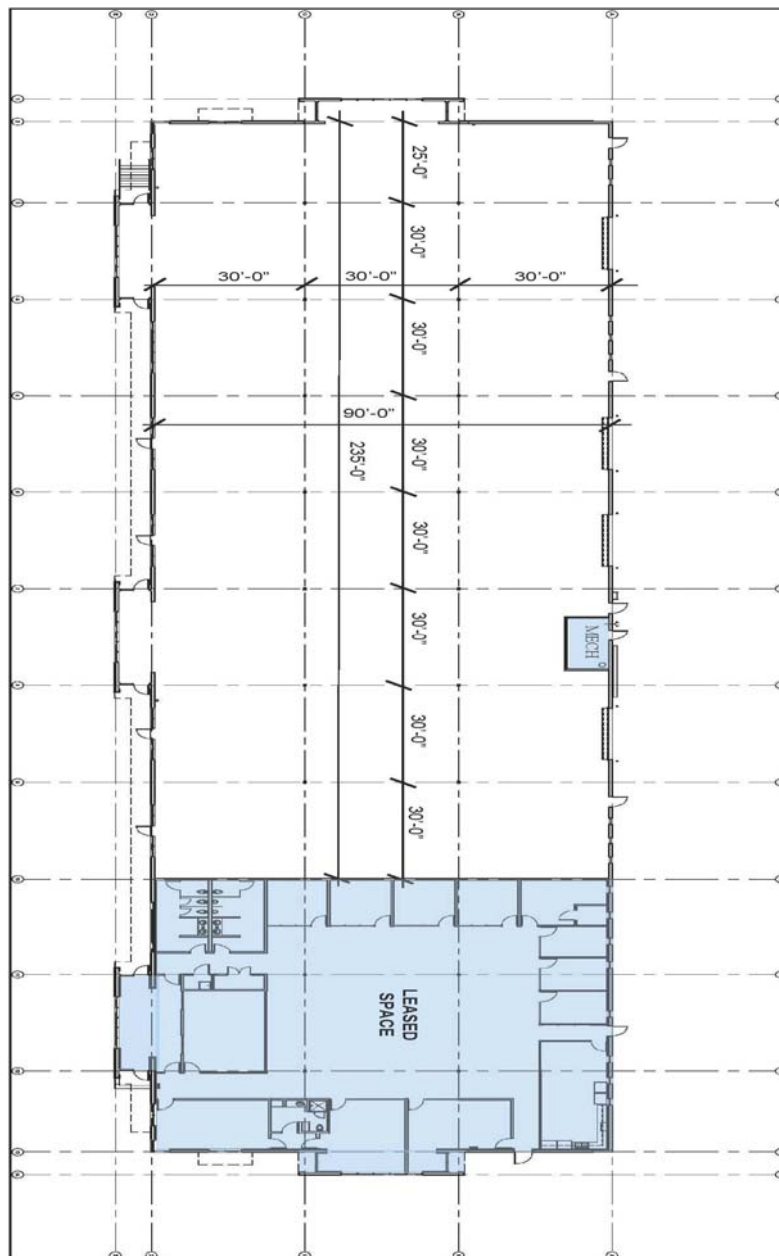
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Aerial View



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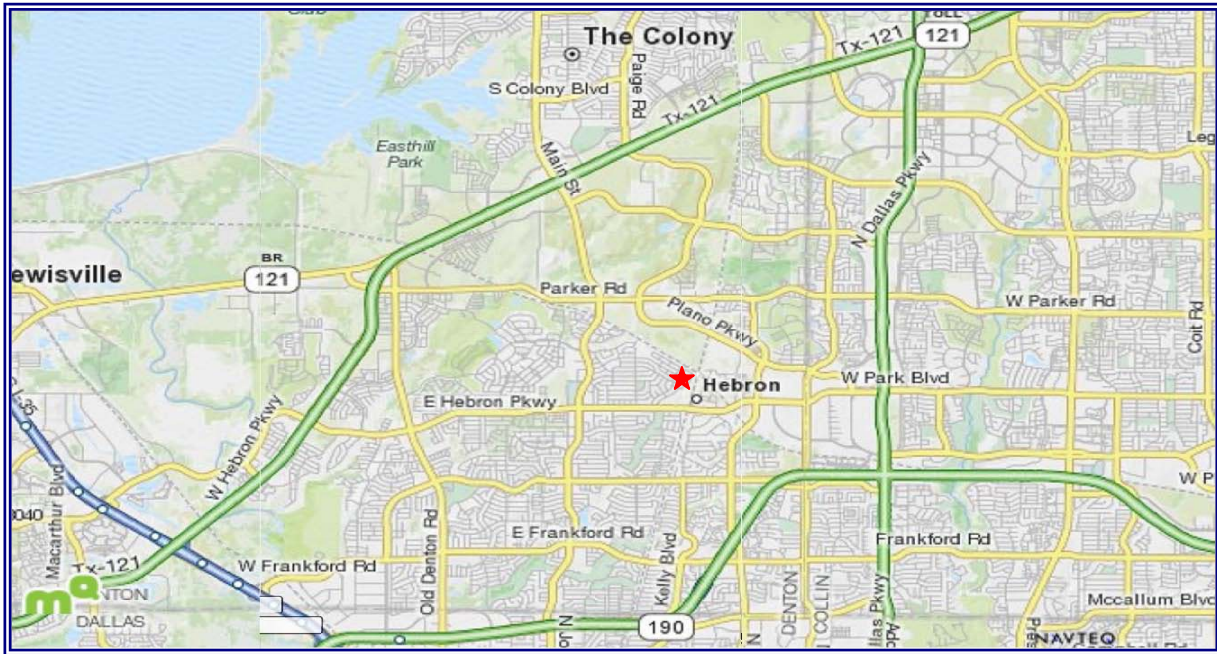
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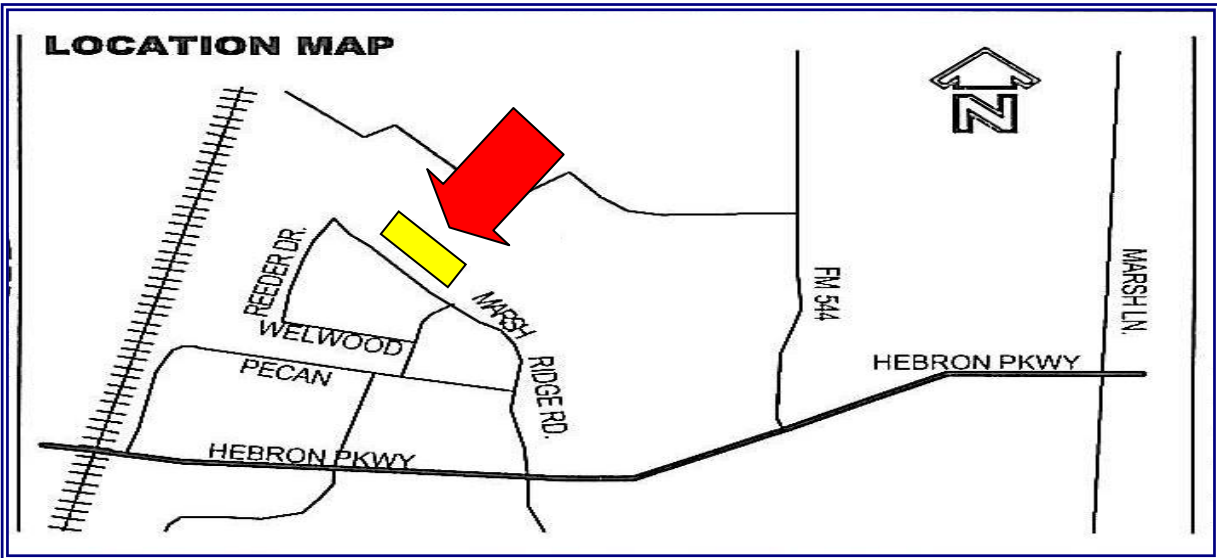
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LOCATION MAP



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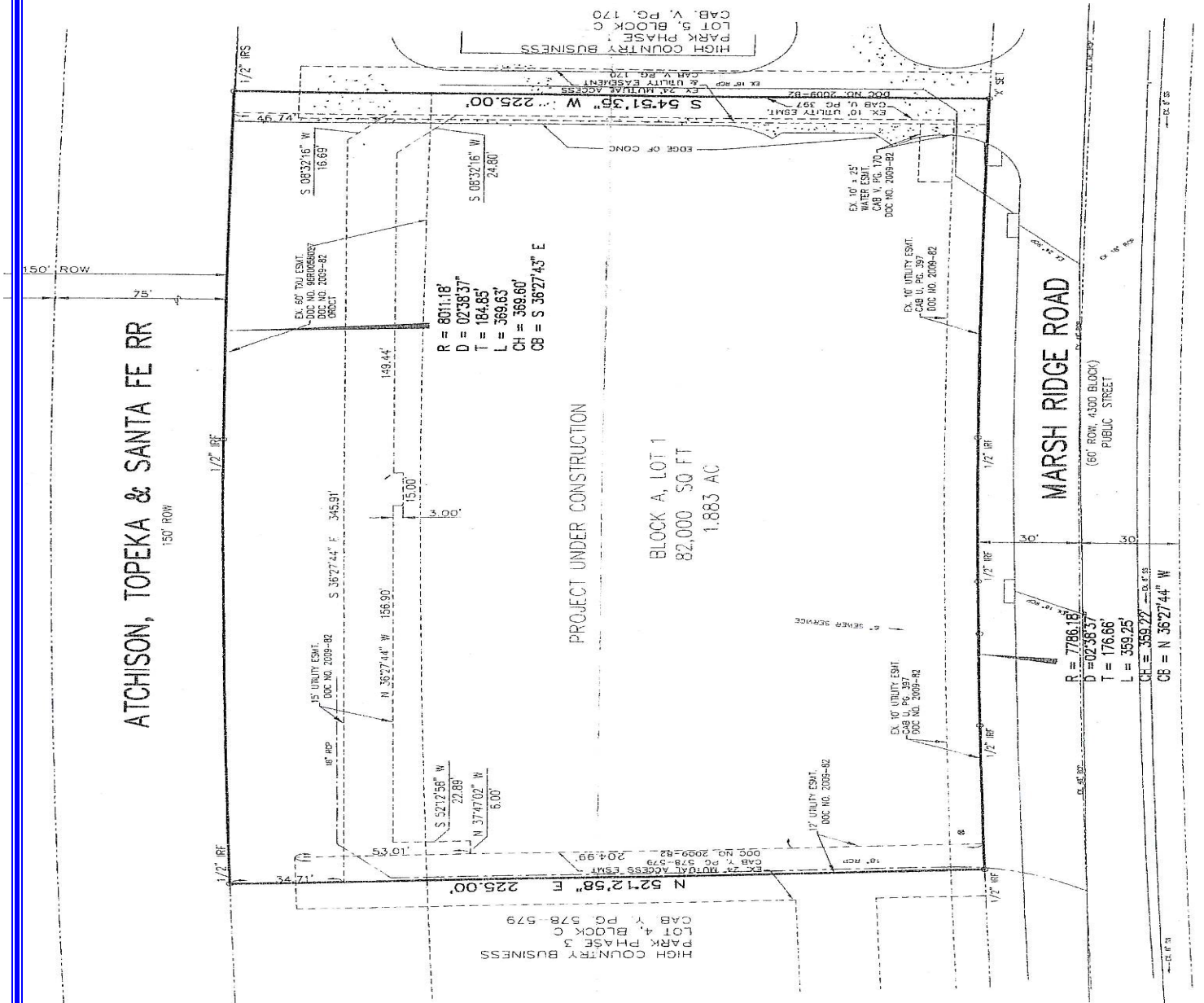
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