

TWO BUILDINGS FOR SALE - 10,084 SF TOTAL

2326-2330 SPRINGLAKE RD.

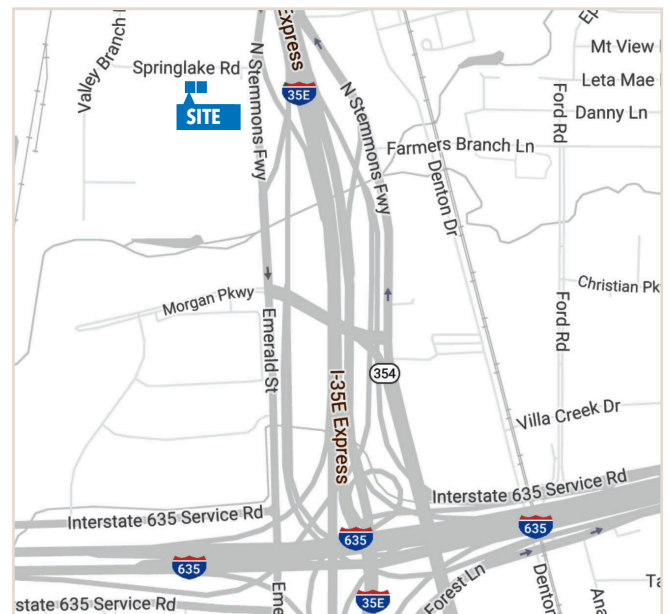
FARMERS BRANCH, TEXAS 75234

I-35
VISIBILITY!



BUILDING HIGHLIGHTS

- Two Buildings Totaling Approximately 10,084 SF
- Auto-Related Uses No Longer Allowable in Farmers Branch
- Seller-Financing Available with Strong Credit
- Two-Building Lease Considered if Tenant is Credit Worthy and Lease Term is 5 Years Minimum
- Pole Signage Visible From I-35E
- Prime Location with Excellent Access Near the Intersection of I-35 and LBJ Freeway
- Just off the Southbound Service Road of I-35E between Valley View Lane and LBJ
- Former FinishMaster Facility
- Zoned "Planned Development"
- For Sale on a "Make Offer Basis"



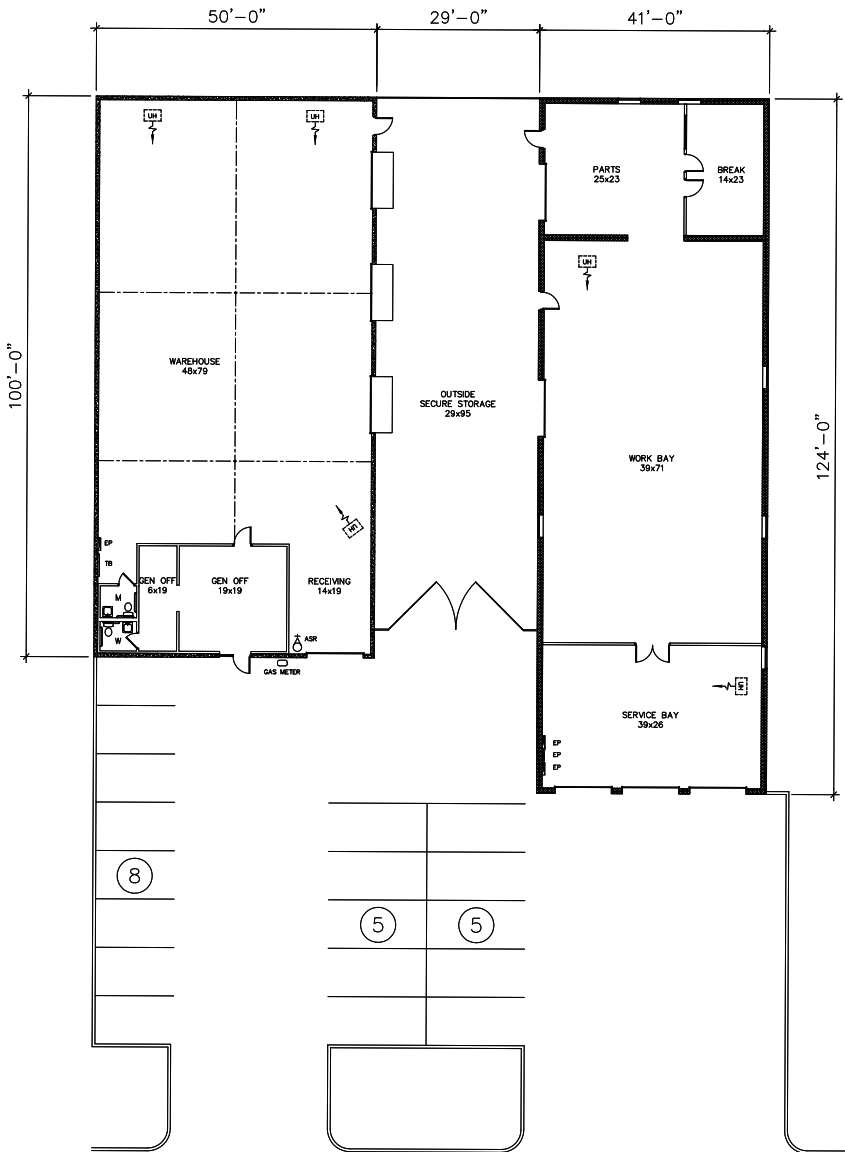
FOR SALE - 10,084 SF AVAILABLE

2326-2330 SPRINGLAKE RD.

FARMERS BRANCH, TEXAS 75234

FLOOR PLAN

10,084 SF



SPRINGLAKE ROAD

BUILDING FEATURES

2326

- 11' Clear Height
- (4) 10'x10' OH Dock Doors
- Easy Access to Major Thoroughfares
- Security Lighting

2330

- 12' Clear Height
- 100% Sprinkled
- (4) 10'x10' OH Dock Doors
- Easy Access to Major Thoroughfares
- Security Lighting

2326-2330 SPRINGLAKE FARMERS BRANCH, TX

BUILDING SUMMARY

2326	
OFFICE	0 SF
WAREHOUSE	5,084 SF
TOTAL	5,084 SF
2330	
OFFICE	603 SF
WAREHOUSE	4,397 SF
TOTAL	5,000 SF
GRAND TOTAL	10,084 SF

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AERIAL

10,084 SF

