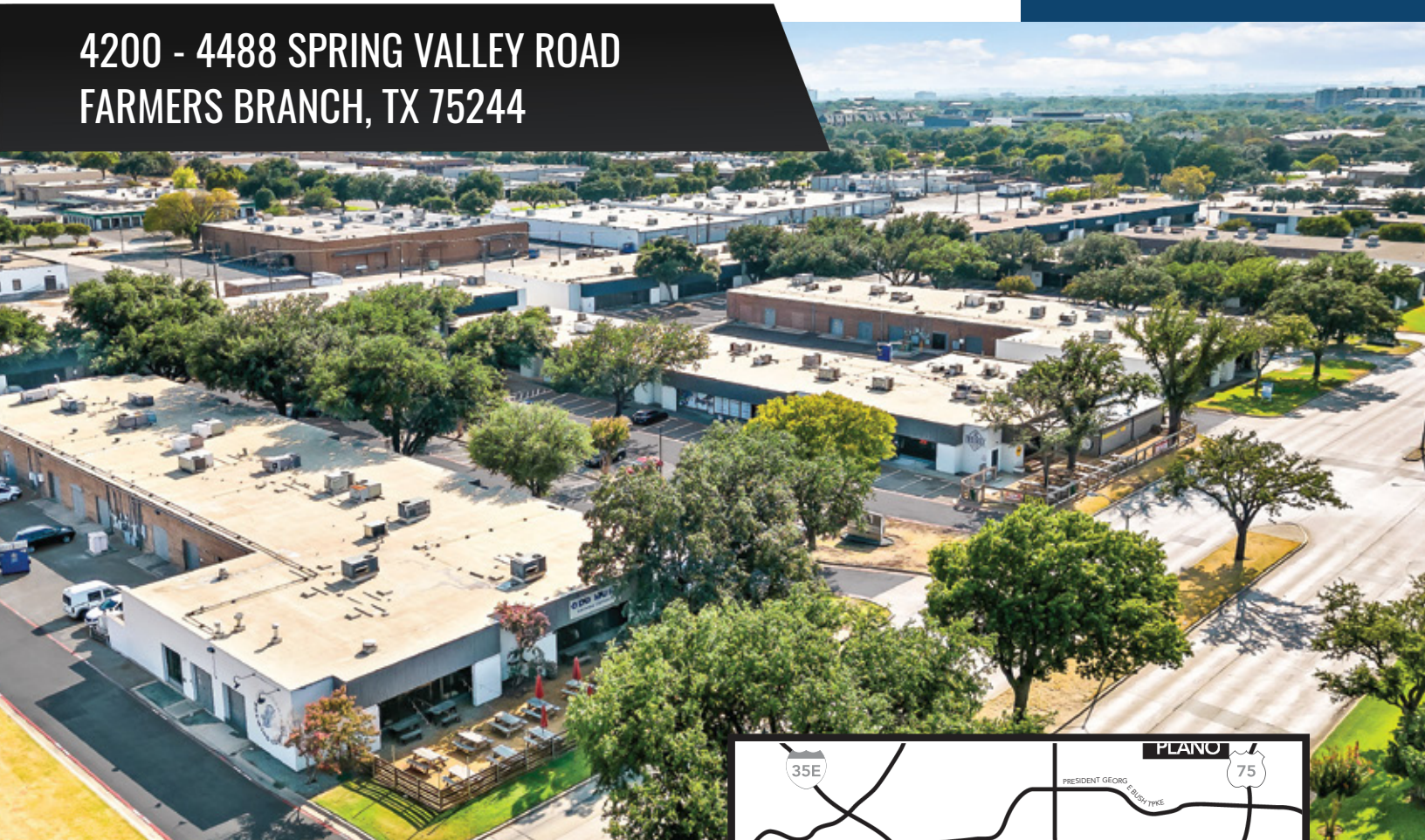


SPRING VALLEY BUSINESS CENTER

FLEX/INDUSTRIAL FOR LEASE • 2,132 – 10,913 SF



4200 - 4488 SPRING VALLEY ROAD
FARMERS BRANCH, TX 75244



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SPRING VALLEY BUSINESS CENTER

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Available Spaces:

- 4300 Spring Valley – 4,658 SF
- 4310 Spring Valley - 2,132 SF
- 4312 Spring Valley – 3,304 SF
- 4356 Spring Valley – 4,897 SF
- 4360 Spring Valley – 2,880 SF
- 4372 Spring Valley – 3,032 SF
- 4444 Spring Valley – 6,804 SF
- 4458 Spring Valley – 4,109 SF
- 4444-4458 Spring Valley – 10,913 SF

Property Details:

- Dock high & grade level loading available
- 12 - 14' clear height
- 100% air-conditioned spaces available
- 3-phase power
- Floor-to-ceiling windows with plenty of natural light
- Ownership is open to layout changes
- 24/7 direct access
- Easy access to Dallas North Tollway & I-635

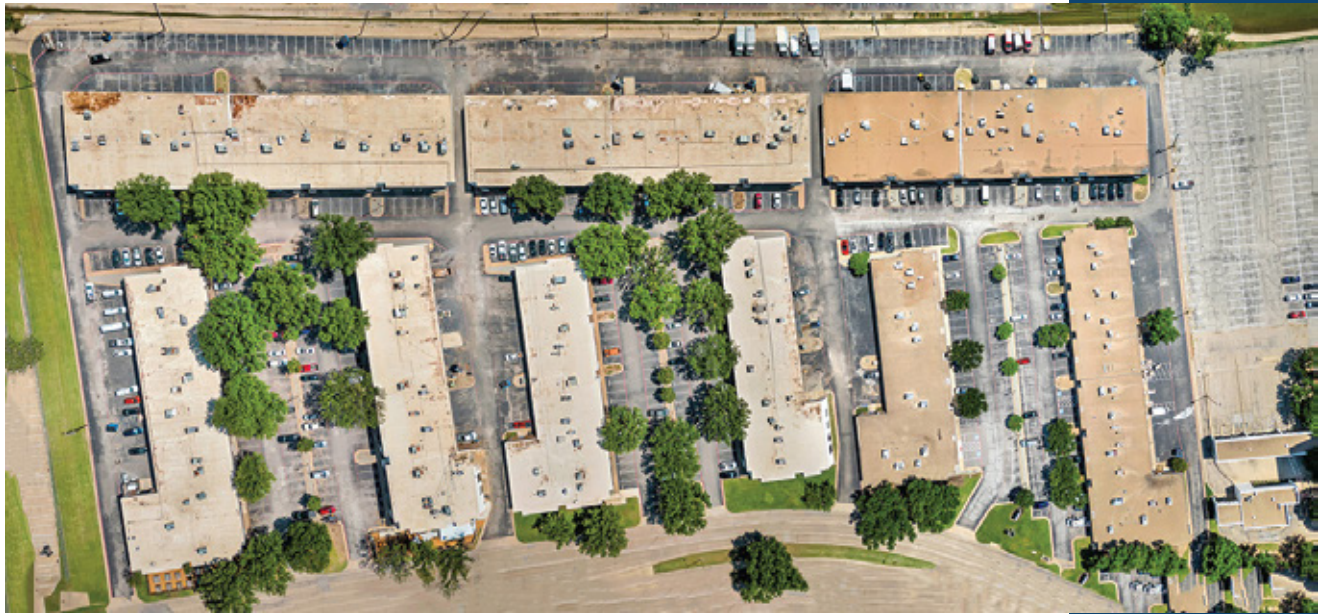
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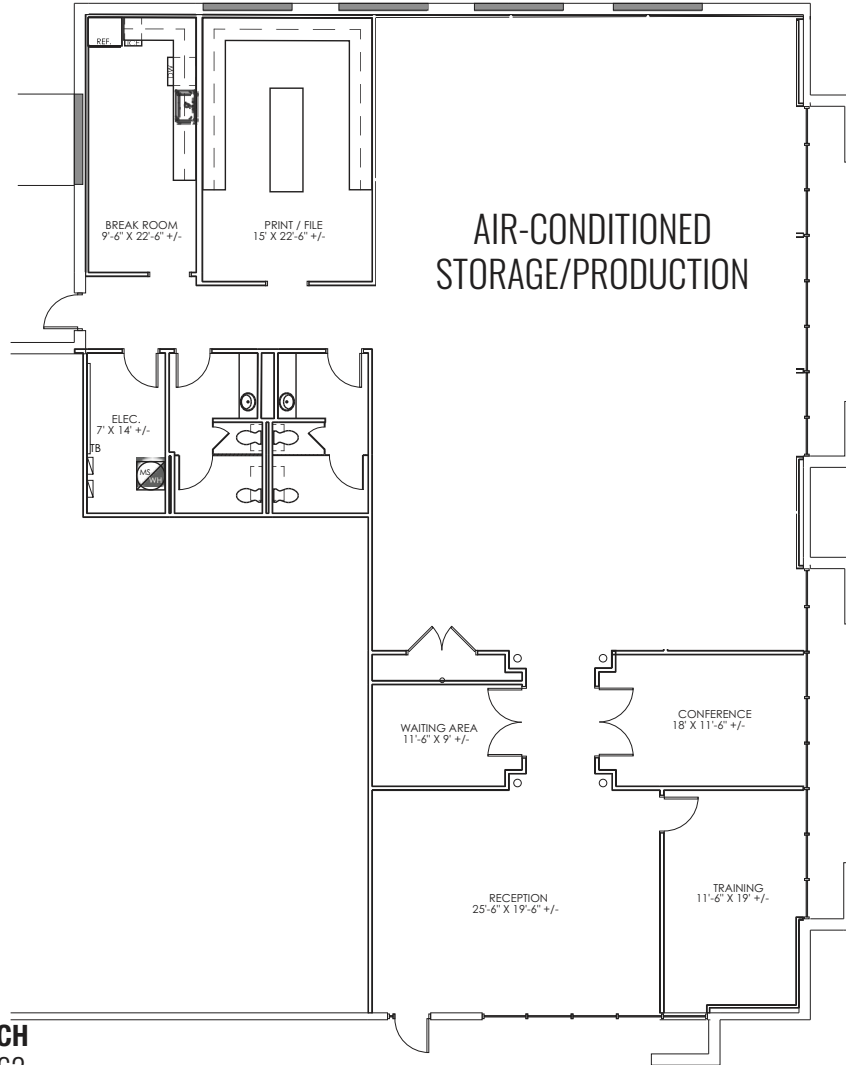
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4300 Spring Valley – 4,658 SF

- Frontage On Spring Valley Road
- 100% Air-Conditioned
- (1) Grade Level Overhead Door



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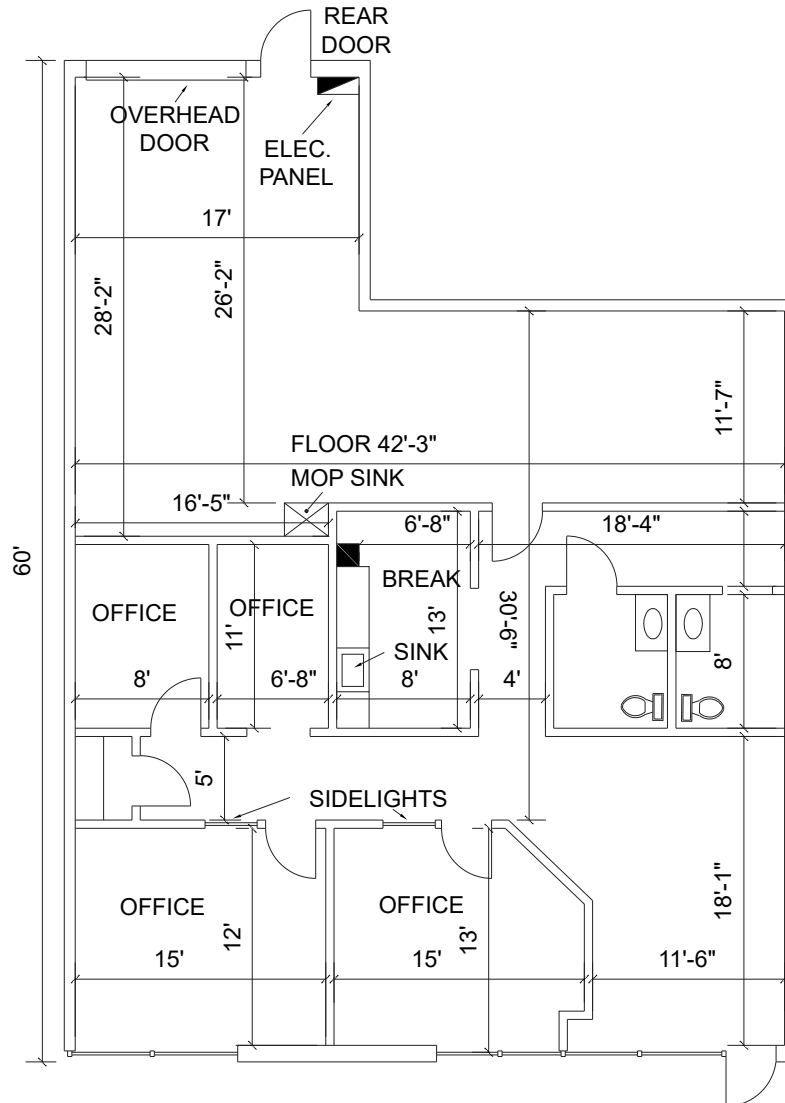
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4310 Spring Valley - 2,132 SF

- 100% Air-Conditioned
- (1) Grade Level Overhead Door



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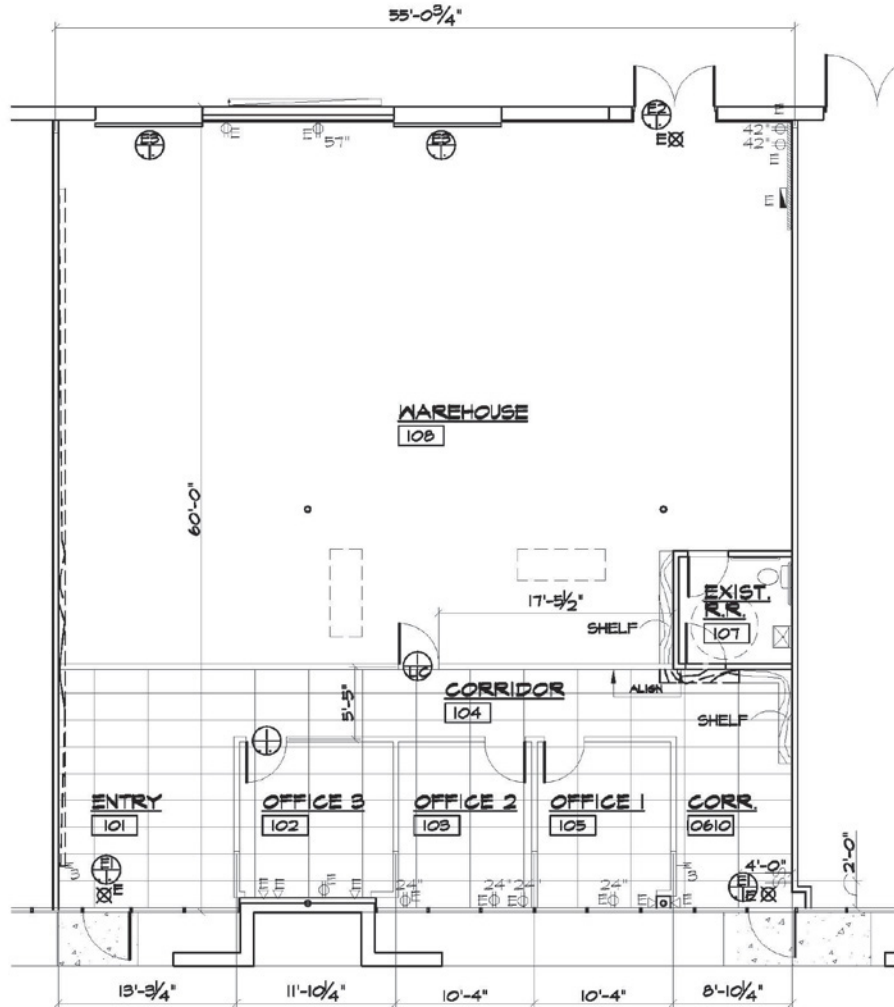
SPRING VALLEY BUSINESS CENTER

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4312 Spring Valley – 3,304 SF

- (1) Dock-High Door
- (1) Grade Level Overhead Door
- Insulated Warehouse



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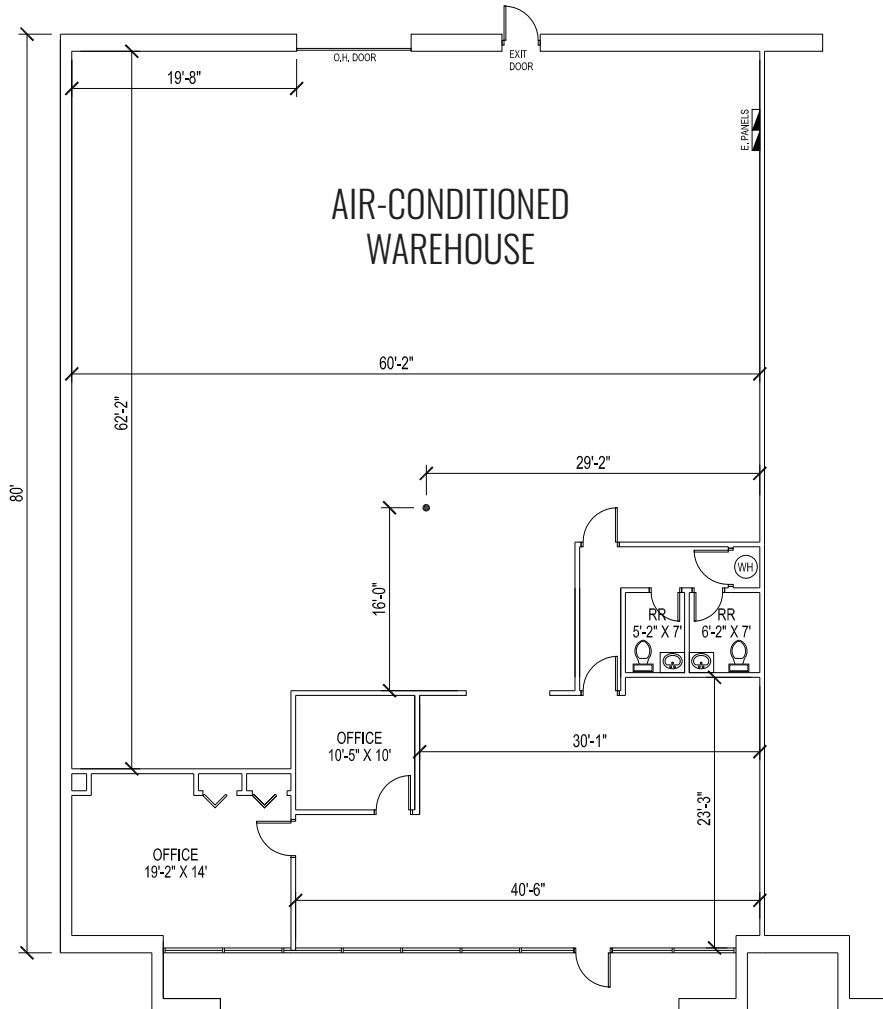


SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244

4356 Spring Valley – 4,897 SF

- (1) Dock-High Door
- 100% Air-Conditioned



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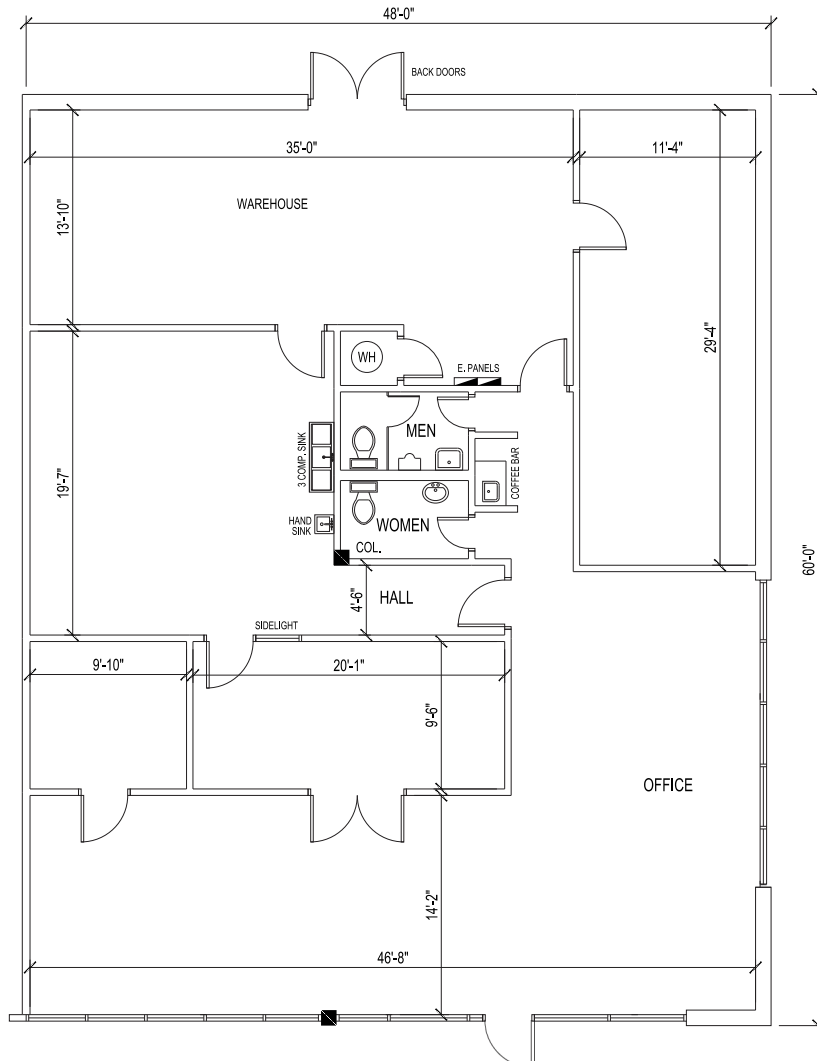
SPRING VALLEY BUSINESS CENTER

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4360 Spring Valley – 2,880 SF

- 100% Air-Conditioned
- (1) Grade Level Door
- Landlord Open To Layout Changes



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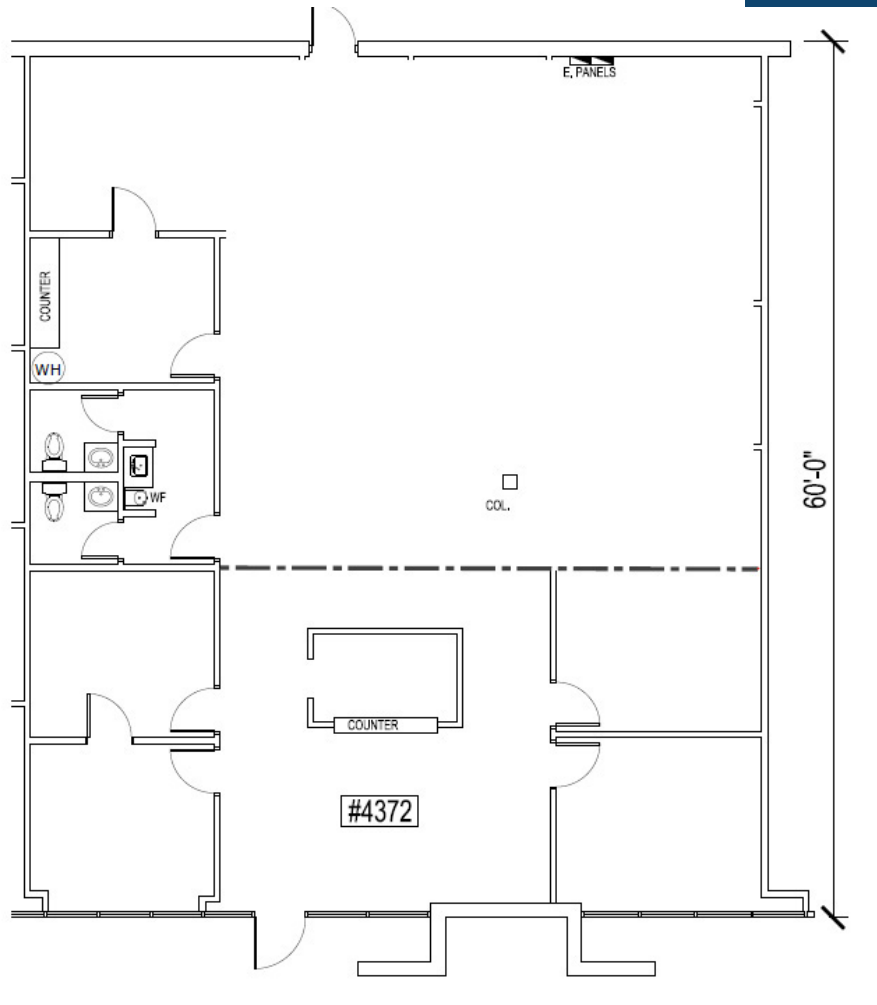
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4372 Spring Valley – 3,032 SF

- (1) Grade Level Overhead Door



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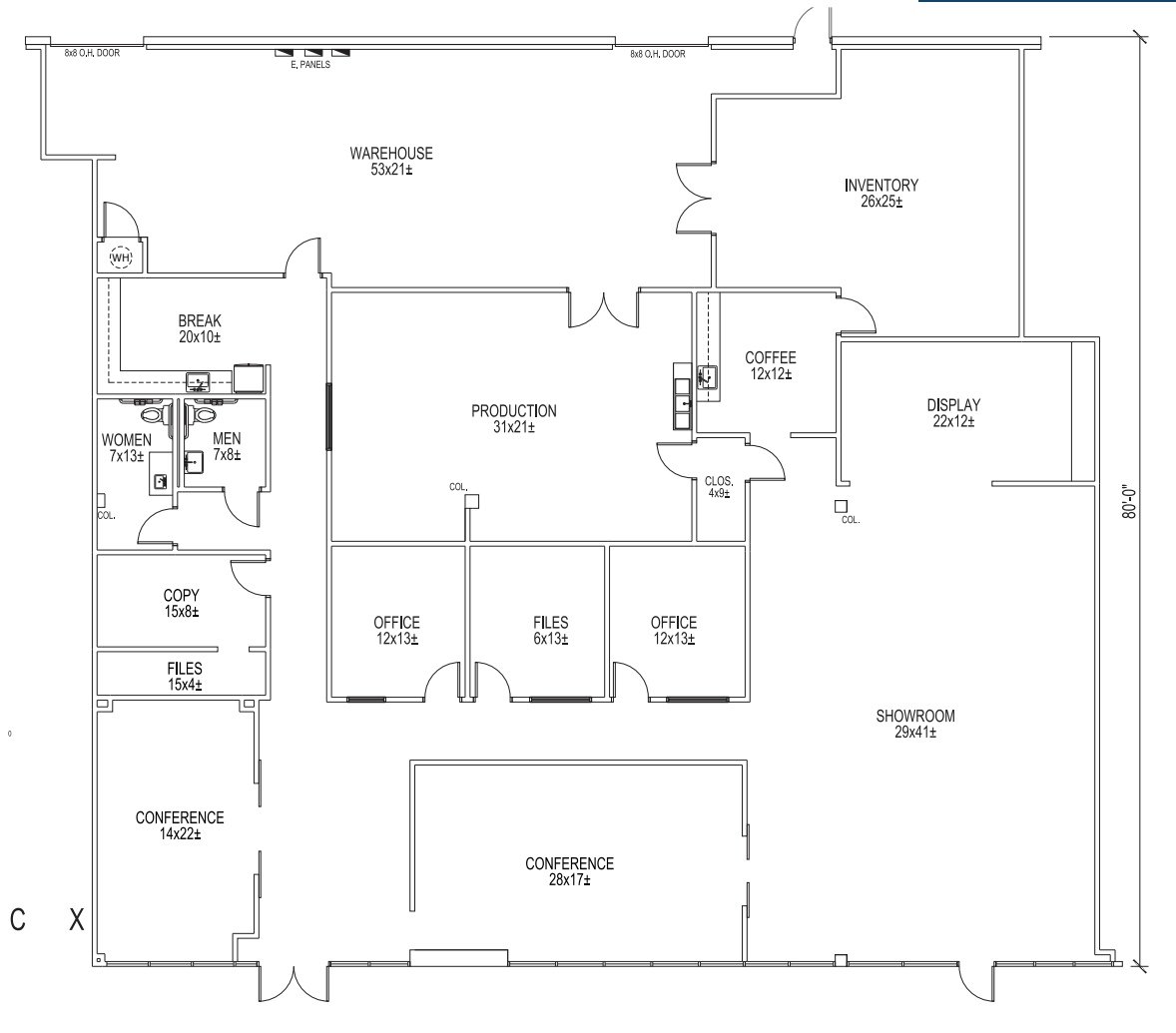
SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



4444 Spring Valley – 6,804 SF

- Heavy Power – 1,200 Amps
- 100% Air-Conditioned
- (1) Dock-High Door
- (1) Grade Level Overhead Door



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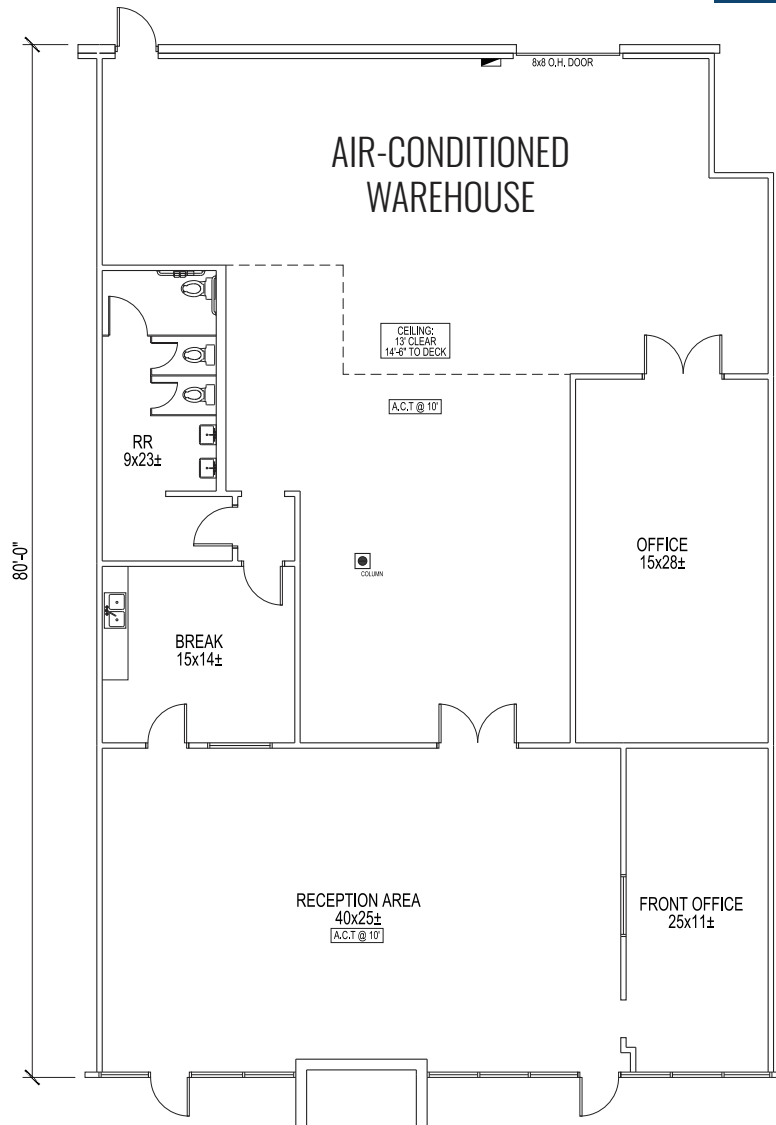
SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



4458 Spring Valley – 4,109 SF

- Ability To Be Combined With #4458 For 10,913 Sf
- 100% Air-Conditioned
- (1) Grade Level Overhead Door



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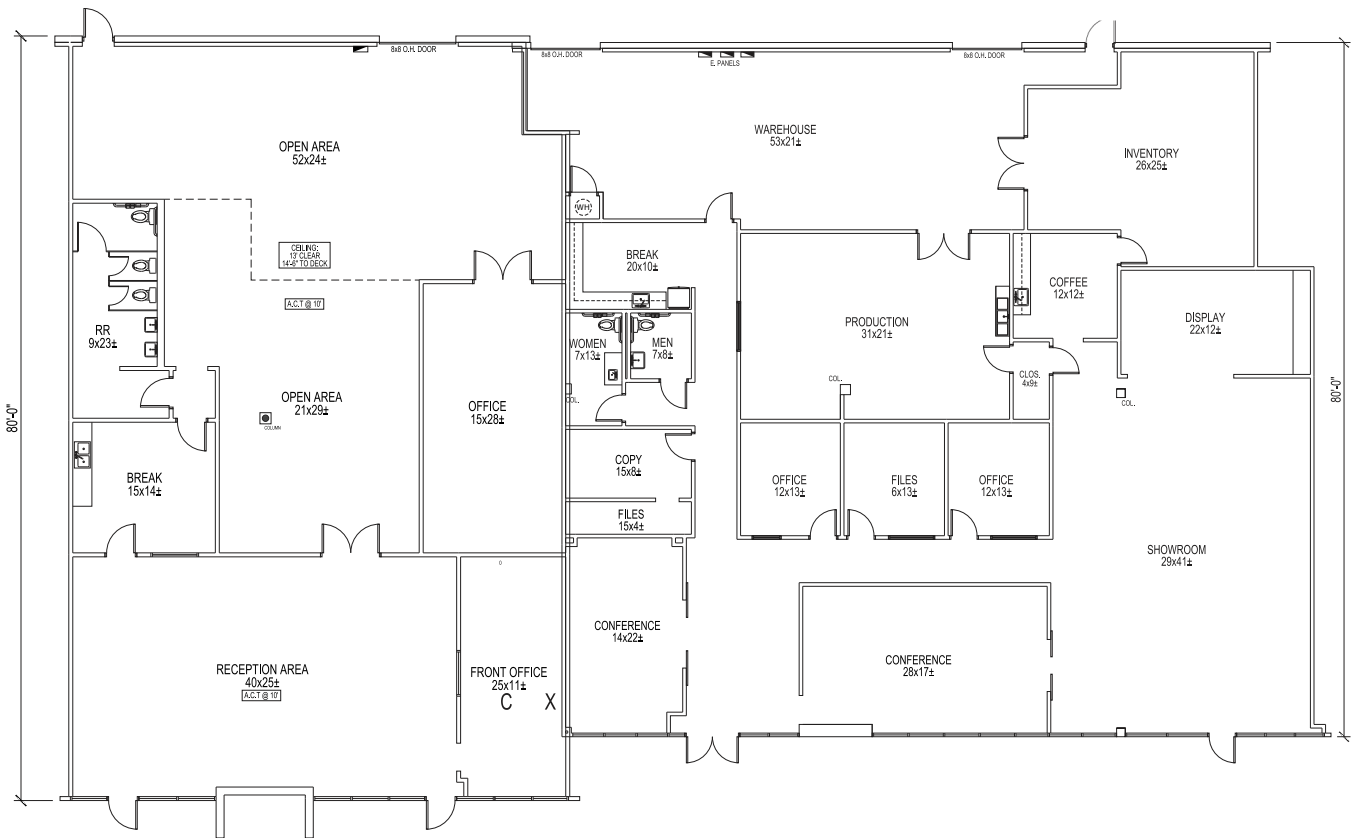


SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244

4444-4458 Spring Valley – 10,913 SF

- Heavy Power – 1,400 Amps
- 100% Air-Conditioned
- (1) Dock-High Door
- (2) Grade Level Overhead Door



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