

Jones Lang LaSalle Brokerage, Inc.



For sublease

End Cap Suite Available Immediately
Expiration: August 31, 2024

1920 Diplomat Drive
Farmers Branch, TX 75234



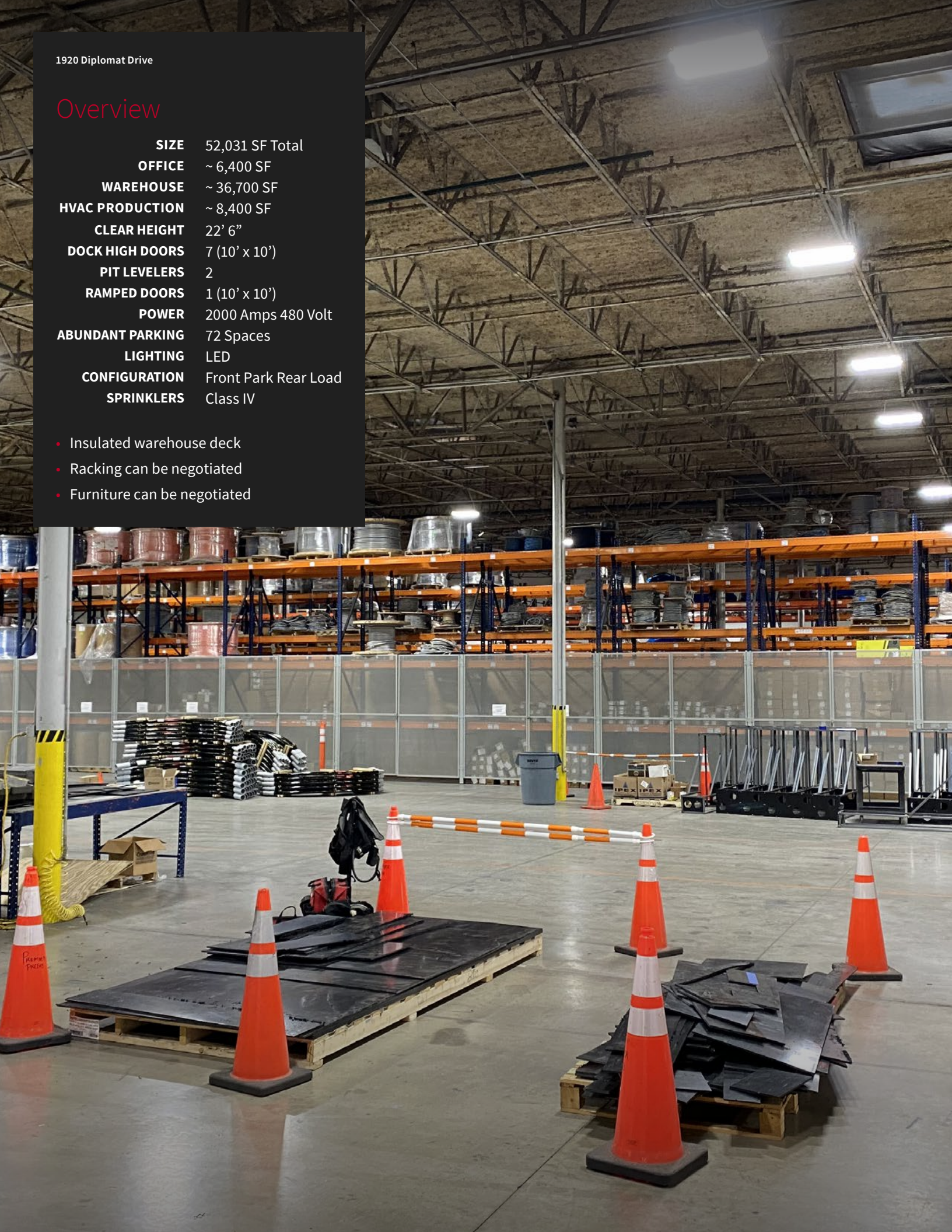
52,031 SF Available

1920 Diplomat Drive

Overview

SIZE	52,031 SF Total
OFFICE	~ 6,400 SF
WAREHOUSE	~ 36,700 SF
HVAC PRODUCTION	~ 8,400 SF
CLEAR HEIGHT	22' 6"
DOCK HIGH DOORS	7 (10' x 10')
PIT LEVELERS	2
RAMPED DOORS	1 (10' x 10')
POWER	2000 Amps 480 Volt
ABUNDANT PARKING	72 Spaces
LIGHTING	LED
CONFIGURATION	Front Park Rear Load
SPRINKLERS	Class IV

- Insulated warehouse deck
- Racking can be negotiated
- Furniture can be negotiated



Amenities



22' 6" clear height



7 (10' x 10') dock-high doors



1 (10' x 10') ramped door



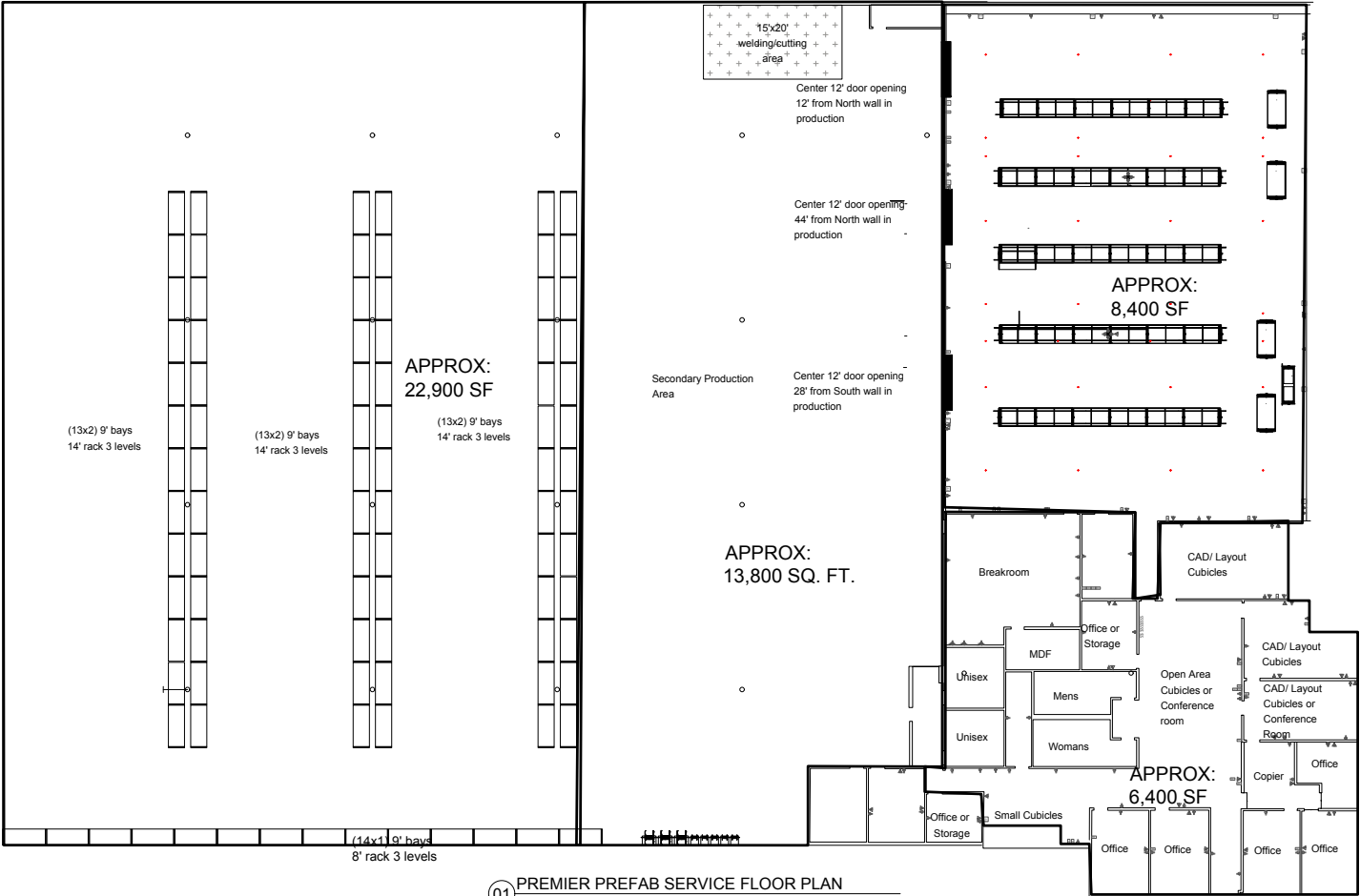
2000 amps; 480 volt

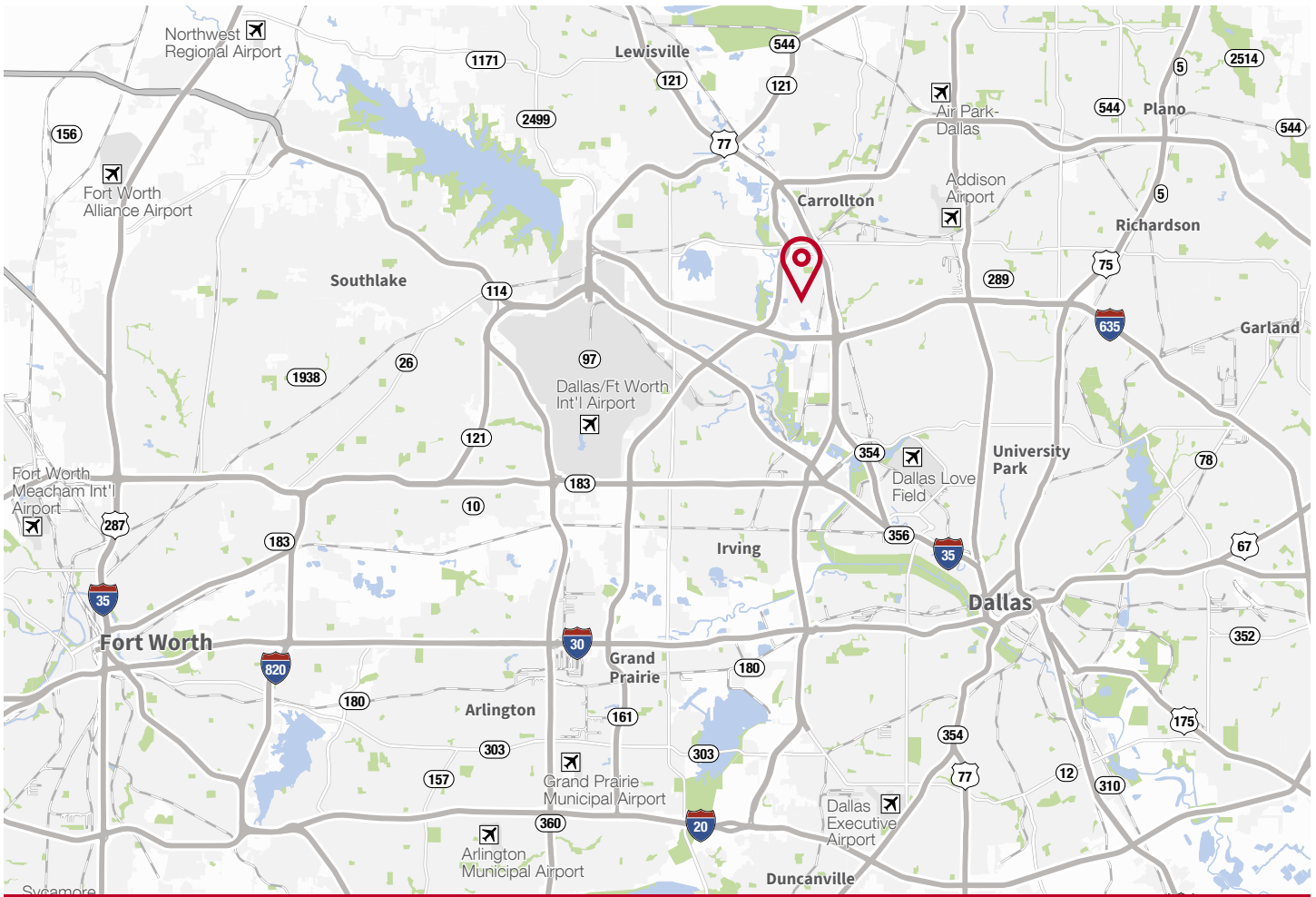


72 parking spaces

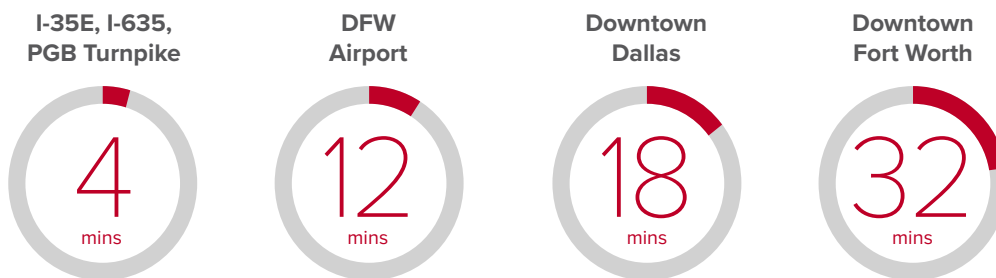


Class IV sprinklers





Superior access



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