

# For Lease

4545 Spring Valley Rd.  
Farmers Branch, Texas  
114,380 Square Feet



- Freestanding
- ± 5,700 SF Office
- ± 22' Clear Height
- 12 Dock High Doors (All With Levelers)
- Rail Served by Union Pacific
- Situated on ± 243,635 SF of Land
- Potential Outside Storage
- Sprinklered
- Heavy Power
- R-19 Roof Insulation
- ± 150 Car Parks
- Divisible to 50,000 SF / 64,380 SF



Commercial Real Estate Services, Worldwide.

#### contact information:

**Mark Miller, SIOR**

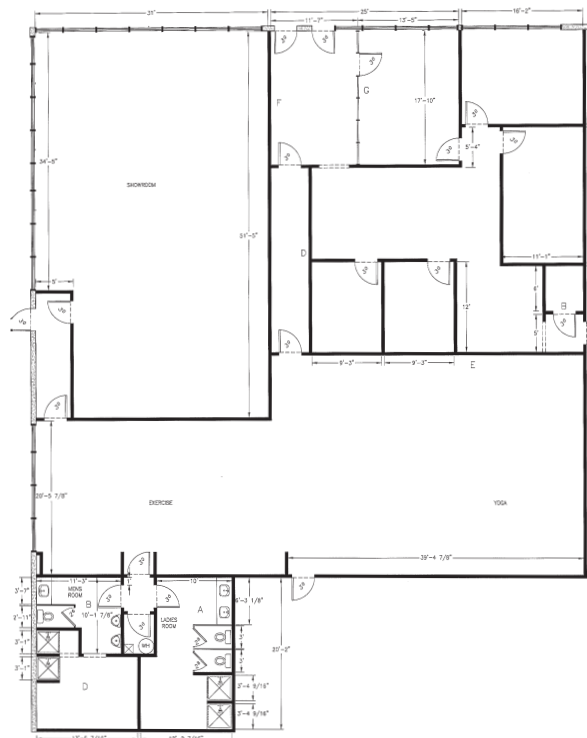
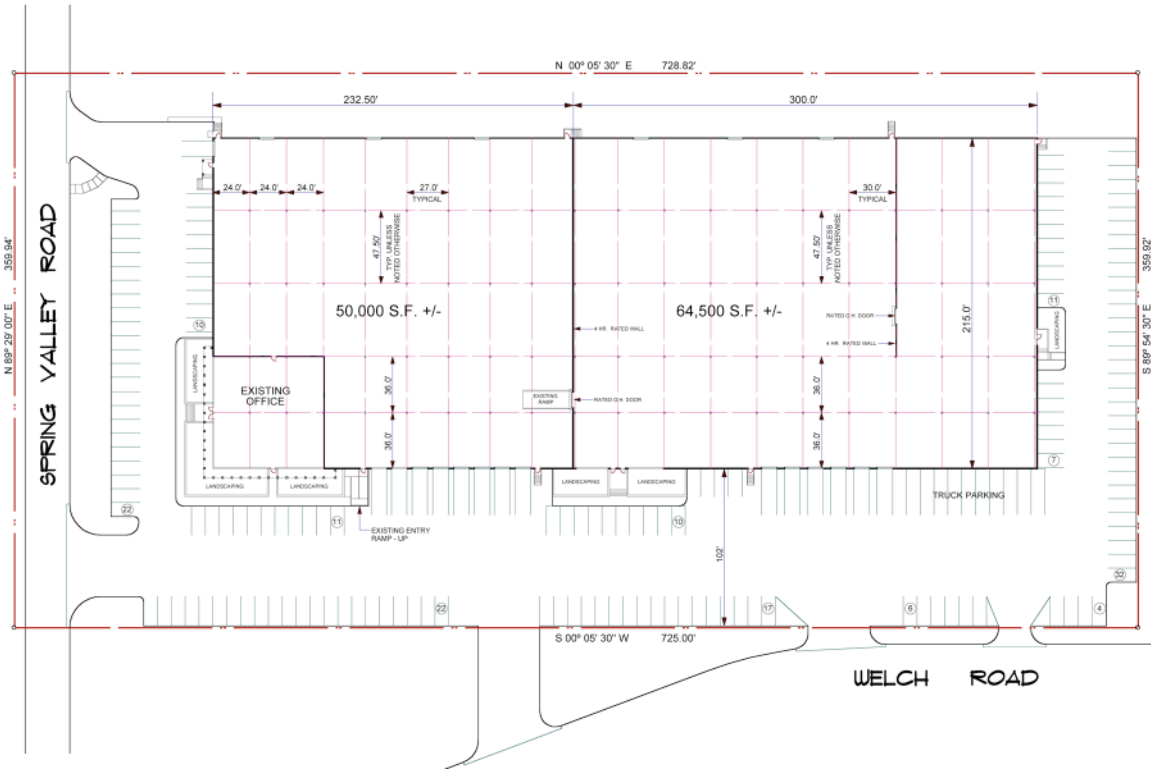
NAI Robert Lynn  
direct 214 256 7119  
fax 214 256 7101  
email [mmiller@robertlynn.com](mailto:mmiller@robertlynn.com)

**Chad Albert**

NAI Robert Lynn  
direct 214 256 7135  
fax 214 256 7101  
email [calbert@robertlynn.com](mailto:calbert@robertlynn.com)

# For Lease

4545 Spring Valley Rd.  
Farmers Branch, Texas  
114,380 Square Feet



**NAI Robert Lynn**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Individual Memberships  
**SIOR** SOCIETY OF  
INDUSTRIAL AND  
OFFICE REALTORS