



CITADEL PARTNERS

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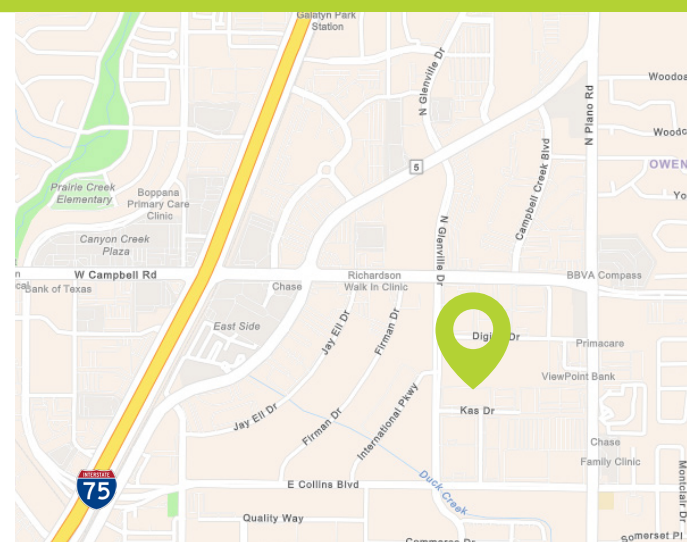
Richardson, Texas 75081

NORTHEAST DALLAS SUBMARKET

For Lease

PROPERTY HIGHLIGHTS

- 3 Buildings Totaling 79,725 SF
- Dock, Grade & Van-Height Loading
- 14'-18' Clear Height
- 1.62/1,000 SF Parking Ratio
- 60' Truck Court Depth
- Call for Pricing



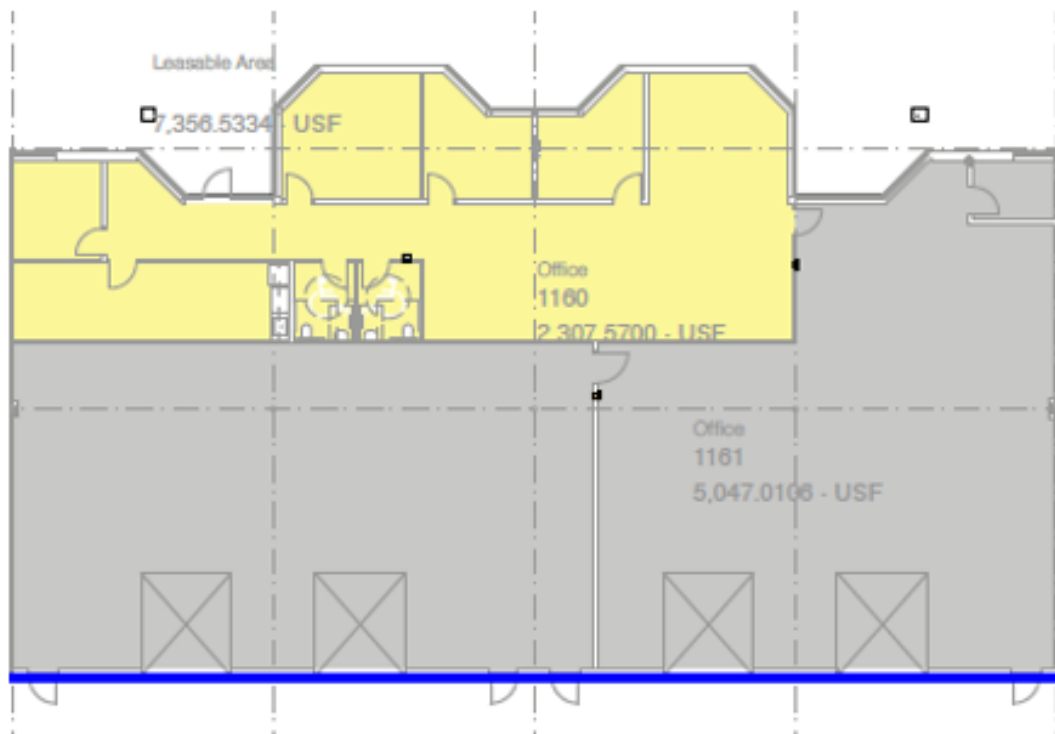
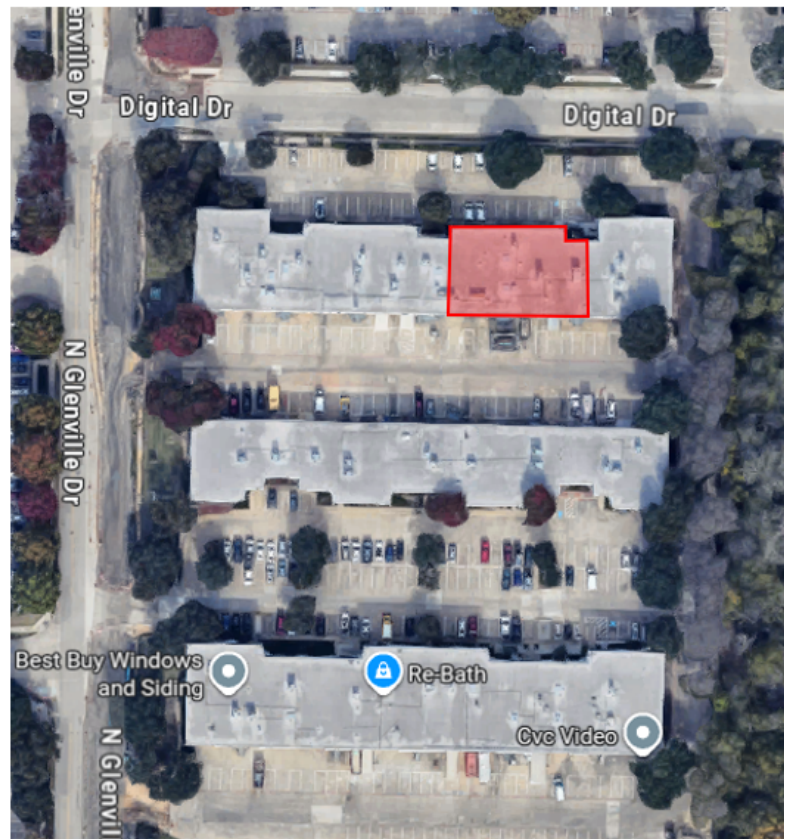
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NORTHEAST DALLAS SUBMARKET

Space Features

- Suite 114: 7,355 SF
- 100% HVAC
- Office Portion: 2,308 SF
- Warehouse Portion: 5,047 SF
- 4 Semi-Dock Doors
- 16' Clear Height in Warehouse
- Move-In Ready



**CITADEL
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