

INDUSTRIAL SUBLEASING OPPORTUNITY
AVAILABLE IMMEDIATELY







6701 NORTH BELT LINE ROAD, SUITE 120

Irving, TX 75063

HUGHESMARINO

The Offering

AVAILABILITY OVERVIEW

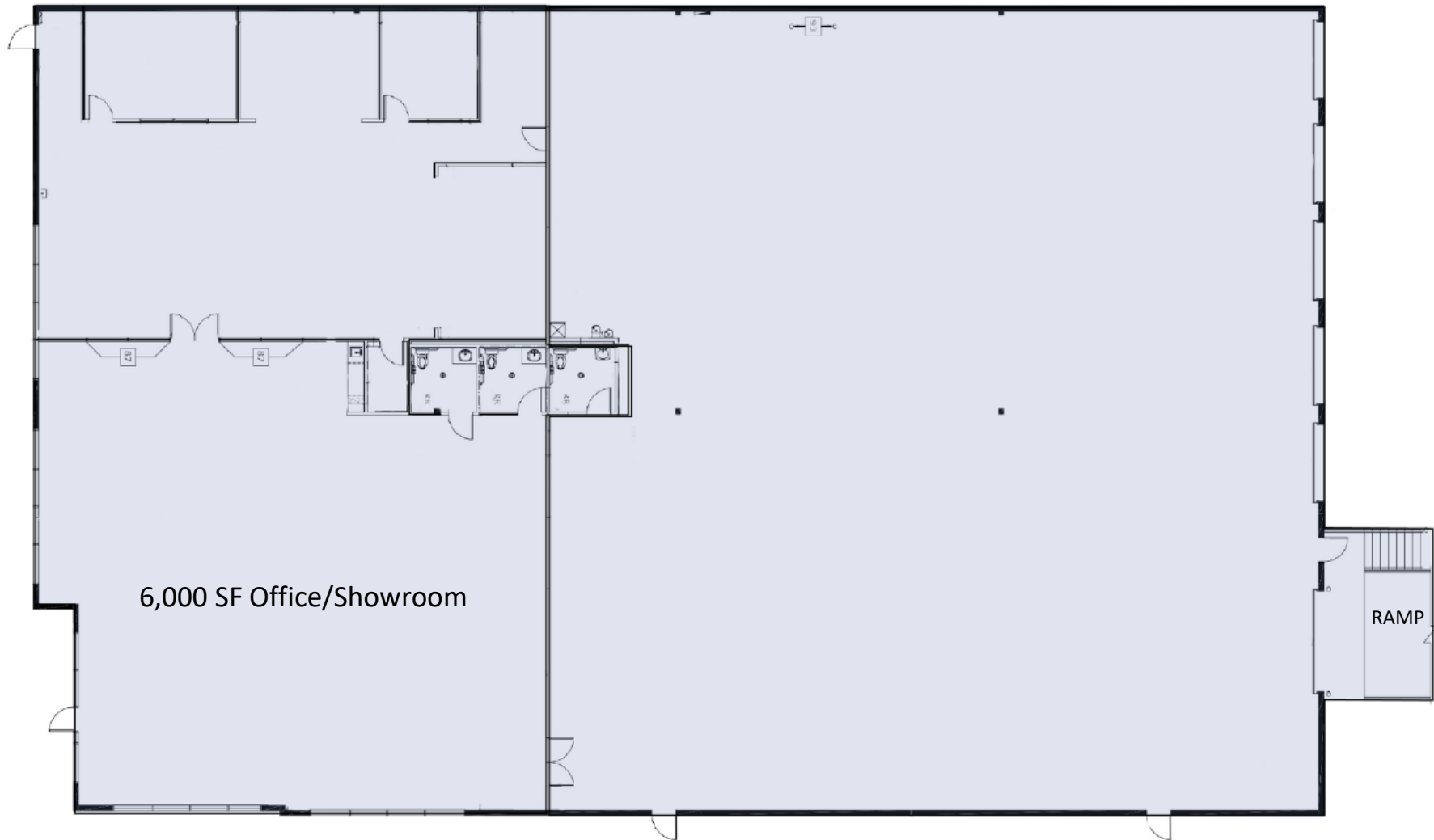
-  **Square Footage**
16,169 SF
-  **Sublease Expiration Date**
04/30/2030
-  **Asking Lease Rate**
Negotiable
-  **Operating Expenses**
Current OpEx: \$3.75/SF/Year

Additional Highlights:

- Approximately 6,000 SF of office/showroom
- 24' clear height
- 5 dock doors / 1 ramp
- ESFR sprinklers
- Direct visibility to Belt Line Road and State Highway 114



Floor Plan, Suite 120



Surrounding Area





Contact



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