

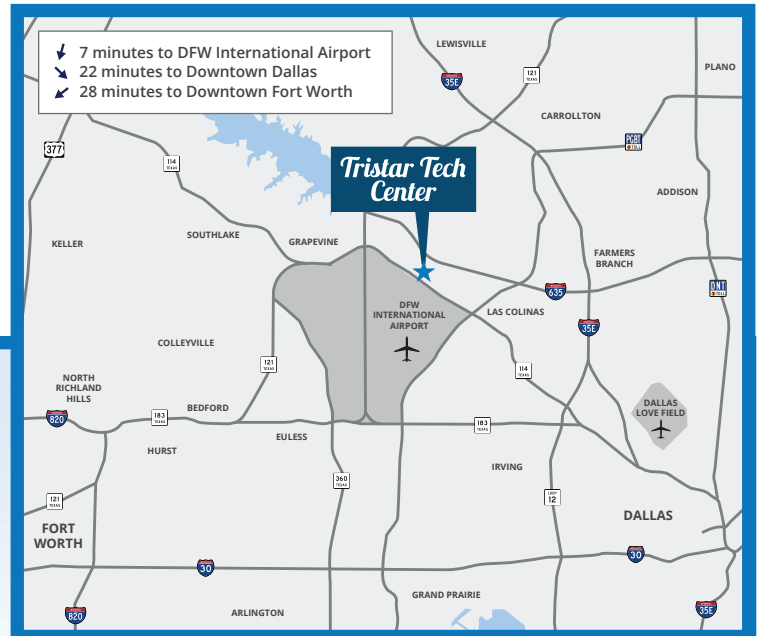
Tristar Tech Center

8080 Tristar Drive, Suite 106 | Irving, Texas 75063

FOR LEASE
9,333 SF

PROPERTY HIGHLIGHTS

- Outstanding proximity to DFW Airport
- Immediate access to SH-114, I-635, and PGBT
- Located in desirable Freeport Business Park
- 9,333 SF available



CONTACT

Canon Shoults, SIOR | 972.280.8328 | cshoults@holtlunsford.com

Maddy Coffman | 972.280.8325 | mcoffman@holtlunsford.com

Virginia Tabor | 972.280.8314 | vtabor@holtlunsford.com



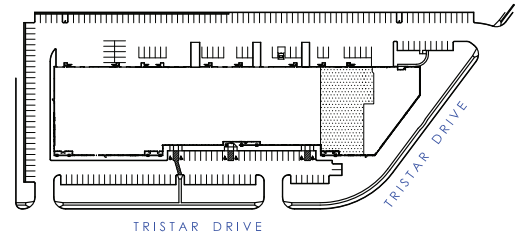
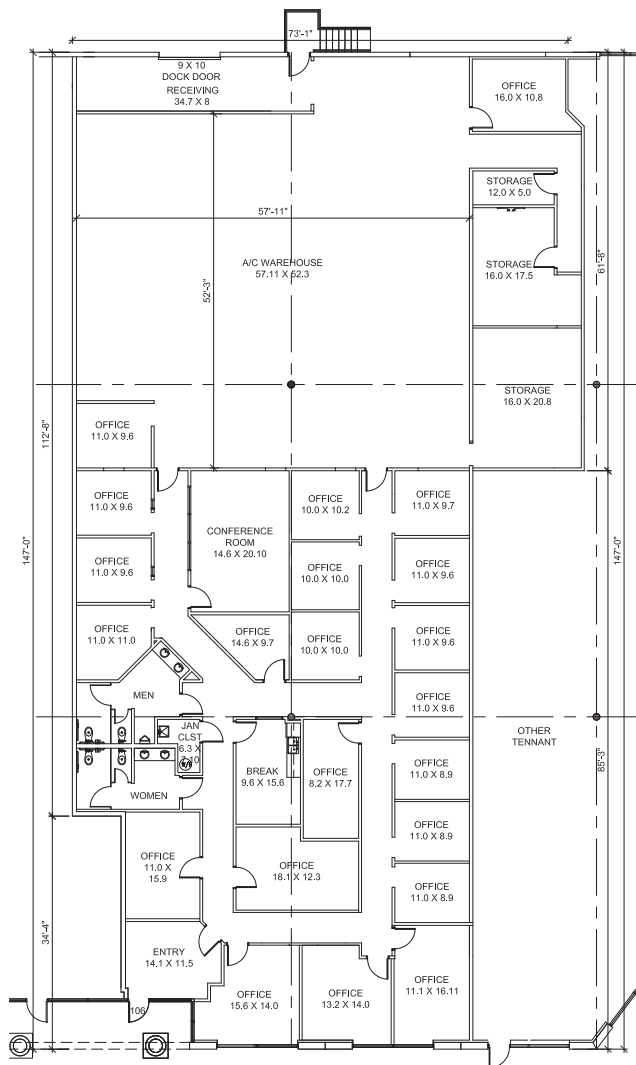
This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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FLOOR PLAN



SUITE HIGHLIGHTS

- 9,333 SF available
- 4,810 SF office
- 5,523 SF drop-ceiling warehouse
- 20' clear height
- 100% HVAC

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FACT SHEET

ADDRESS

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LANDLORD

KFG Tristar, LLC

LEASING COMPANY

Holt Lunsford Commercial

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PROPERTY MANAGER

Holt Lunsford Commercial

YEAR BUILT

1999

PRIMARY BUILDING SITE

5.02 acres

STORIES

1

PARKING RATIO

4.0/1,000

OPERATING EXPENSES

\$4.12 NNN

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