



**INDUSTRIAL SUBLEASE WITH FENCED OUTSIDE STORAGE**

**5,200 SF AVAILABLE | DALLAS, TX**



**CONTACT**  
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# Sublease Opportunity

Two Grade-Level Doors | Front-Load Configuration

10734 Colewood Ln | Dallas, TX 75243 | *Contact Broker for Lease Rate*

@ CoStar

# PROPERTY OVERVIEW:

## TOTAL SF

- 5,200 SF

## OFFICE

- ±866 SF

## WAREHOUSE

- ±4,300 SF

## LEASE TYPE

- Sublease

## OUTSIDE STORAGE

- Fenced & Paved

## RATE

- Contact Broker

## CONFIGURATION

- Front Load

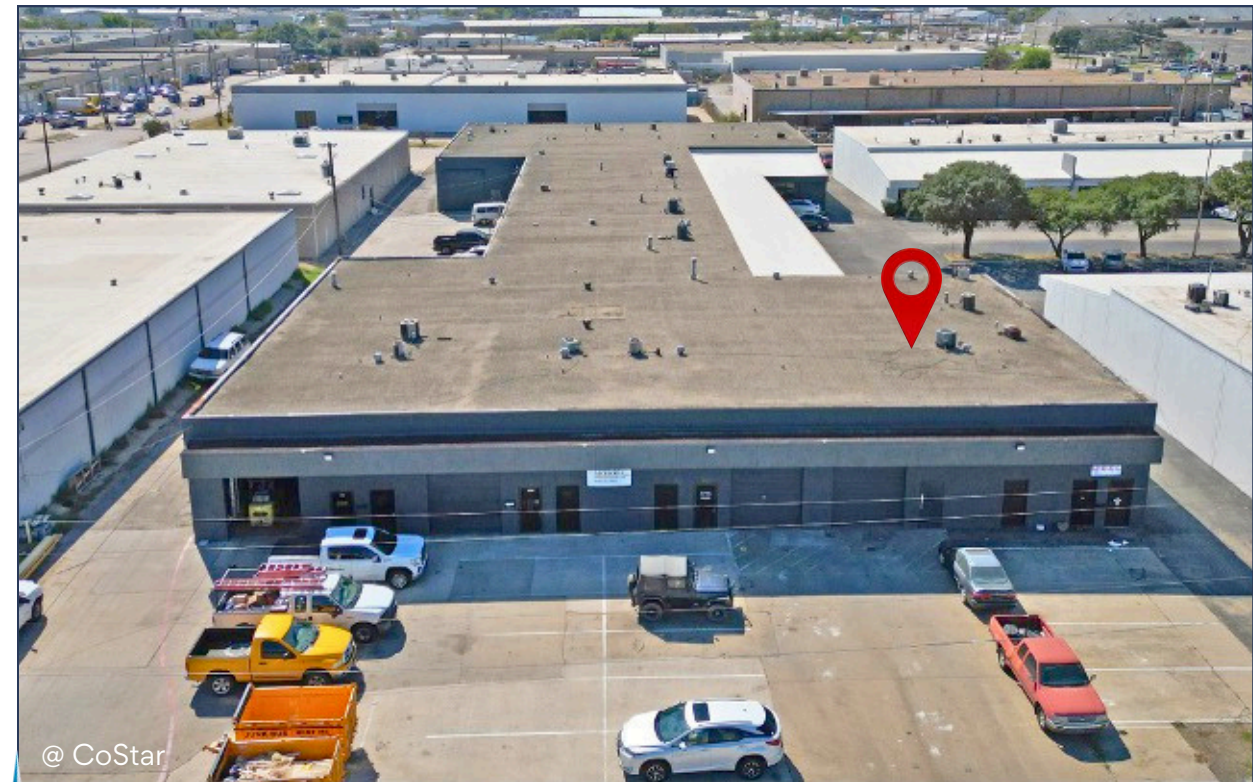
## LOADING

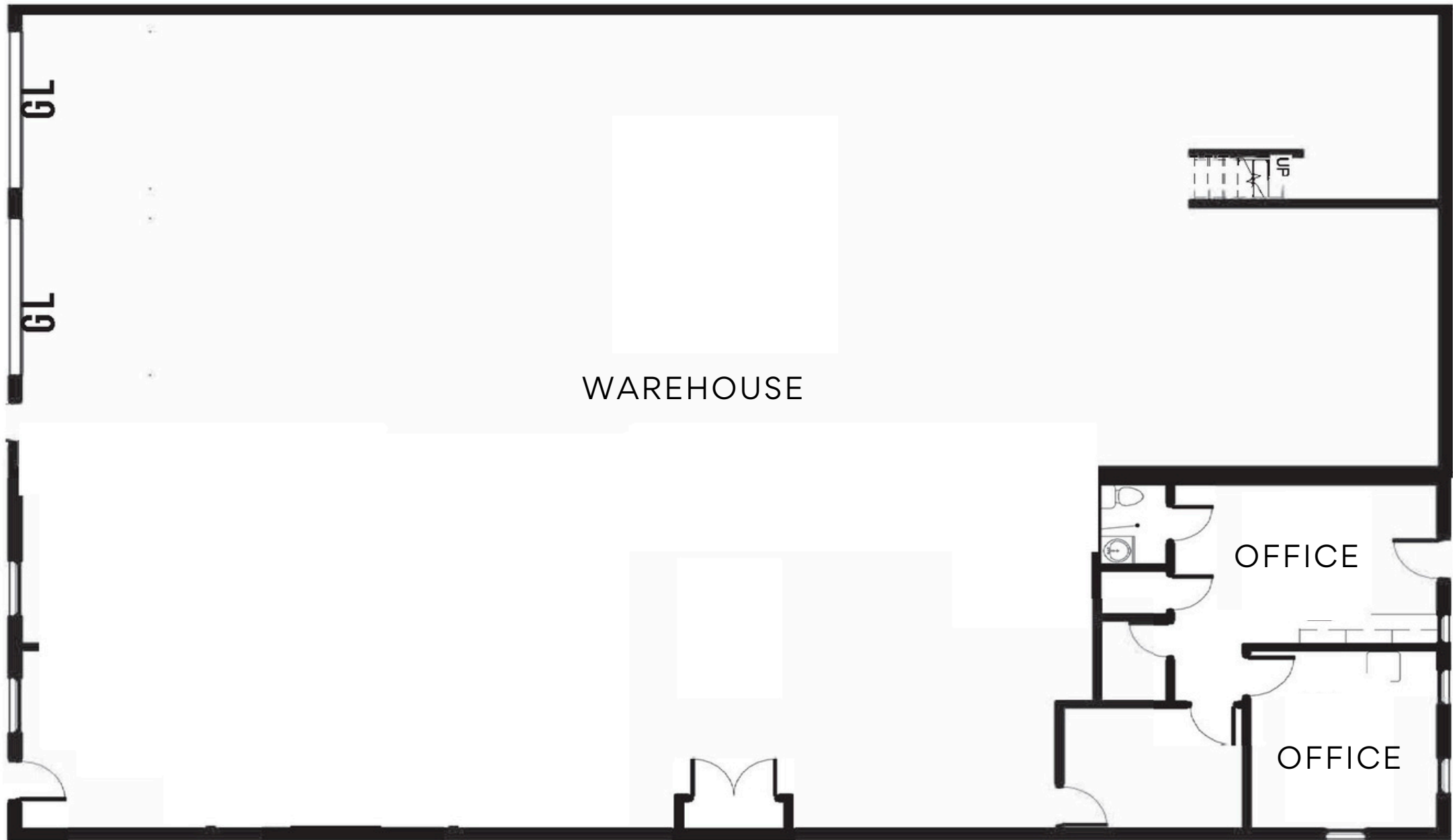
- (2) Grade-Level Doors



## SPACE HIGHLIGHTS

- ▶ Fenced outside storage area provides secure space for vehicles, equipment, or materials
- ▶ Two grade-level doors allow for efficient loading and operational flexibility
- ▶ Front-load configuration supports easy access and circulation
- ▶ Low office finish (~16%) maximizes usable warehouse space
- ▶ Functional layout suited for small-bay industrial users
- ▶ Ideal Uses: Contractor / Service Companies, HVAC, Electrical, Plumbing, Landscaping / Construction Users, Equipment or Fleet-Based Businesses  
Small Distribution / Storage





Strategically located within the Northeast Dallas / Garland submarket, the property offers convenient access to key transportation corridors including Plano Road and Forest Lane, with close proximity to I-635 (LBJ Freeway). The location provides efficient connectivity across North Dallas, Garland, and surrounding areas, making it well-suited for service-based and contractor users requiring central positioning and accessibility.



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