



FUNCTIONAL FLEX / INDUSTRIAL SUBLEASE

7,811 SF AVAILABLE | NORTH DALLAS



CONTACT

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Sublease Available Through March 2027

Office-Heavy Layout with Dock-High & Grade-Level Loading

12020 Forestgate Dr., Dallas, TX 75243 | *Contact Broker for Lease Rate*

PROPERTY OVERVIEW:

TOTAL SF

- 7,811 SF

OFFICE

- ±3,511 SF

WAREHOUSE

- ±4,300 SF

LEASE TYPE

- Sublease (NNN)
- Lease expires 3/15/27

CLEAR HEIGHT

- 20'

PARKING

- 2.0 / 1,000 SF

PRO RATA SHARE

- 8.15%

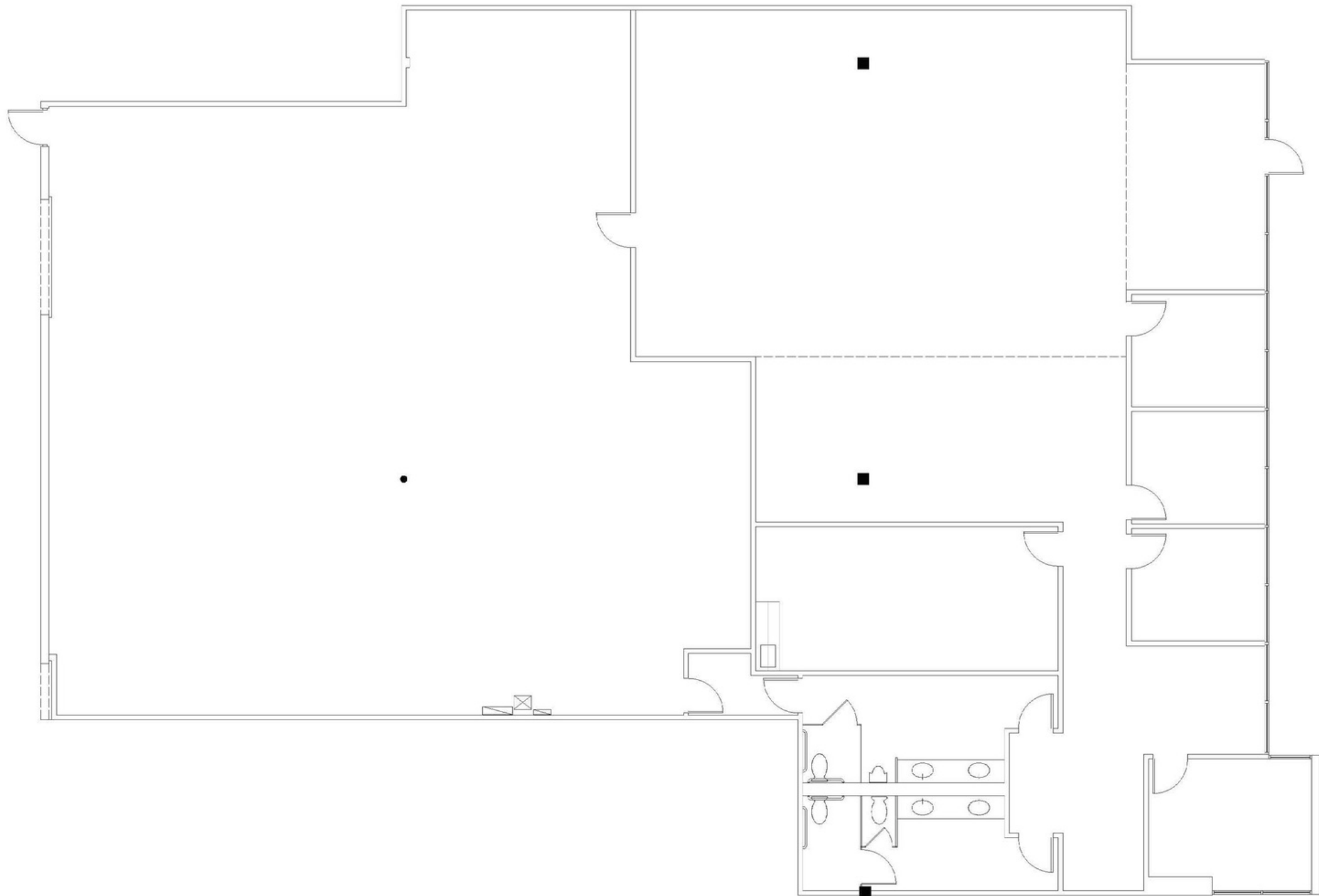
LOADING

- (1) Dock High
- (1) Ramped Grade-Level

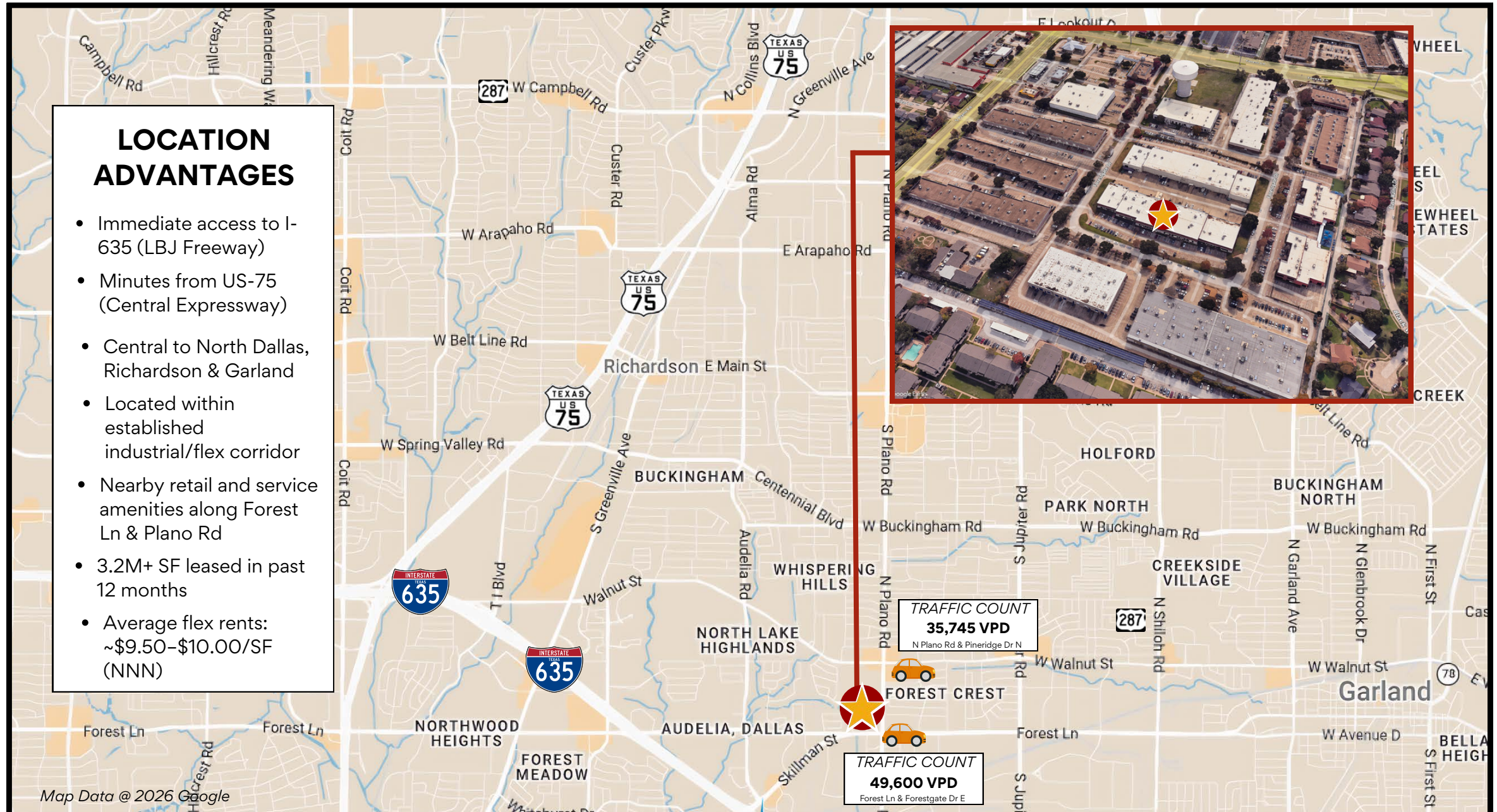
SPACE HIGHLIGHTS

- Layout: Open office + 3 private offices + conference room + breakroom + 2 restrooms
- Office-heavy layout (~45% office) supports service-oriented users
- Existing buildout allows for quick occupancy with minimal improvements
- Rear-load configuration provides operational separation from office entry
- Located within established multi-tenant business park
- Ideal Uses: Contractor / Service Companies, HVAC, Electrical, Plumbing Users, Light Distribution, Showroom + Warehouse Users, Office-Heavy Industrial Users





Key Takeaway: Strategically located within the Northeast Dallas / Garland submarket, the property offers convenient access to major transportation corridors including I-635 (LBJ Freeway) and US-75 (Central Expressway). The location provides efficient connectivity across North Dallas, Richardson, Garland, and surrounding areas, making it well-suited for service-based and distribution-oriented users requiring central positioning within the metroplex.



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