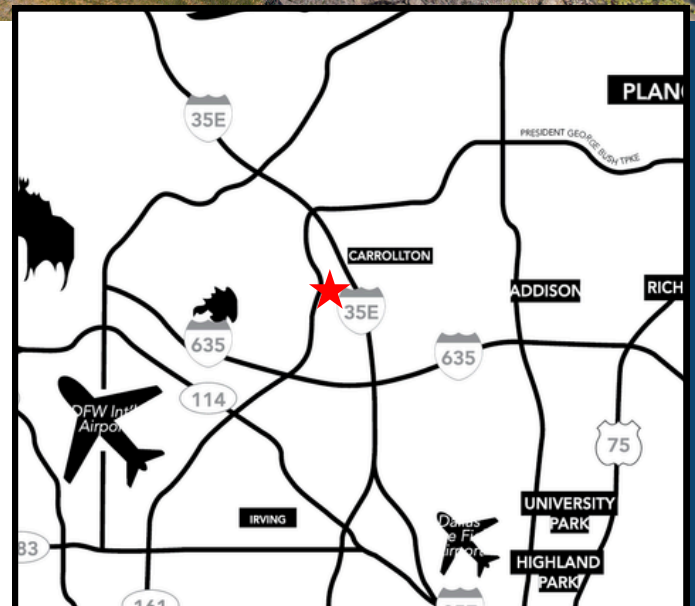


VALWOOD SERVICE CENTER

INDUSTRIAL/FLEX/TECH · FOR LEASE · 8,618 – 27,179 SF



13988 DIPLOMAT DRIVE, SUITE 100-300
FARMERS BRANCH, TEXAS 75234



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RICH YOUNG, JR. | SIOR
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Owned By:
The logo for Bleeker Partners, featuring a large blue letter "B" followed by the text "Bleeker Partners" in a blue sans-serif font.

VALWOOD SERVICE CENTER

INDUSTRIAL/FLEX/TECH · FOR LEASE · 8,618 – 27,179 SF



Property Highlights

- High-End Lab/Tech Space
- Dock-High Loading
- 100% Air-Conditioned Spaces (including warehouse)
- 22' Clear-Height
- Ownership Open to Layout Changes
- Newly Renovated Property
- Easy Access to I-35, PGBT, and I-635
- Heavy Power: 600 Amps @ 480V (Ability to get to 5,000 amps within +-120 days)

Space Breakdown:

- Full Suite
 - #100 - #300: 27,179 SF
 - (5) Dock-High Doors (ability to add more)
- Demise Option 1
 - #100: 13,169 SF
 - (3) Dock-High Doors (ability to add more)
 - #200: 14,010 SF
 - (2) Dock-High Doors (ability to add more)
- Demise Option 2
 - #100: 9,231 SF
 - (1) Dock-High Door (ability to add more)
 - #200: 8,618 SF
 - (2) Dock-High Doors (ability to add more)
 - #300: 9,330 SF
 - (2) Dock-High Doors (ability to add more)

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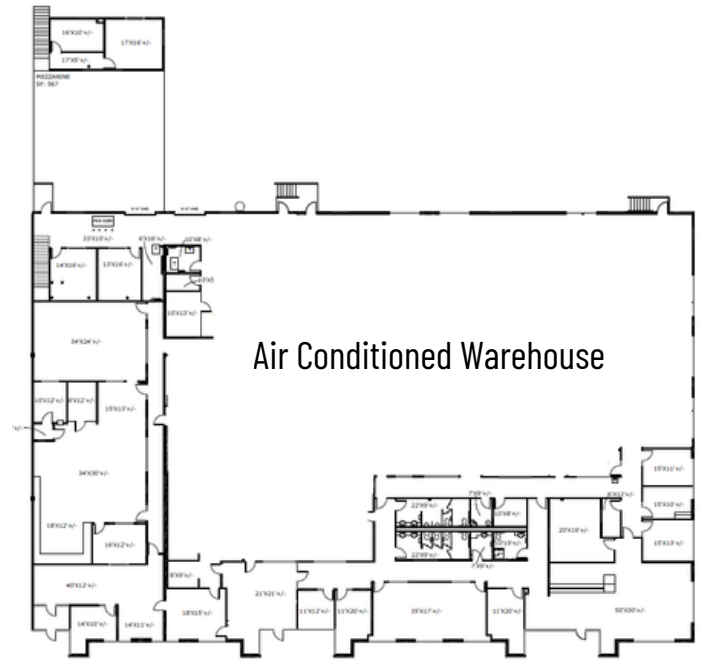
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FULL SUITE PLAN #100 - #300: 27,179 SF

EXISTING FLOORPLAN

PROPOSED FLOORPLAN



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PROPOSED DEMISED PLAN #1



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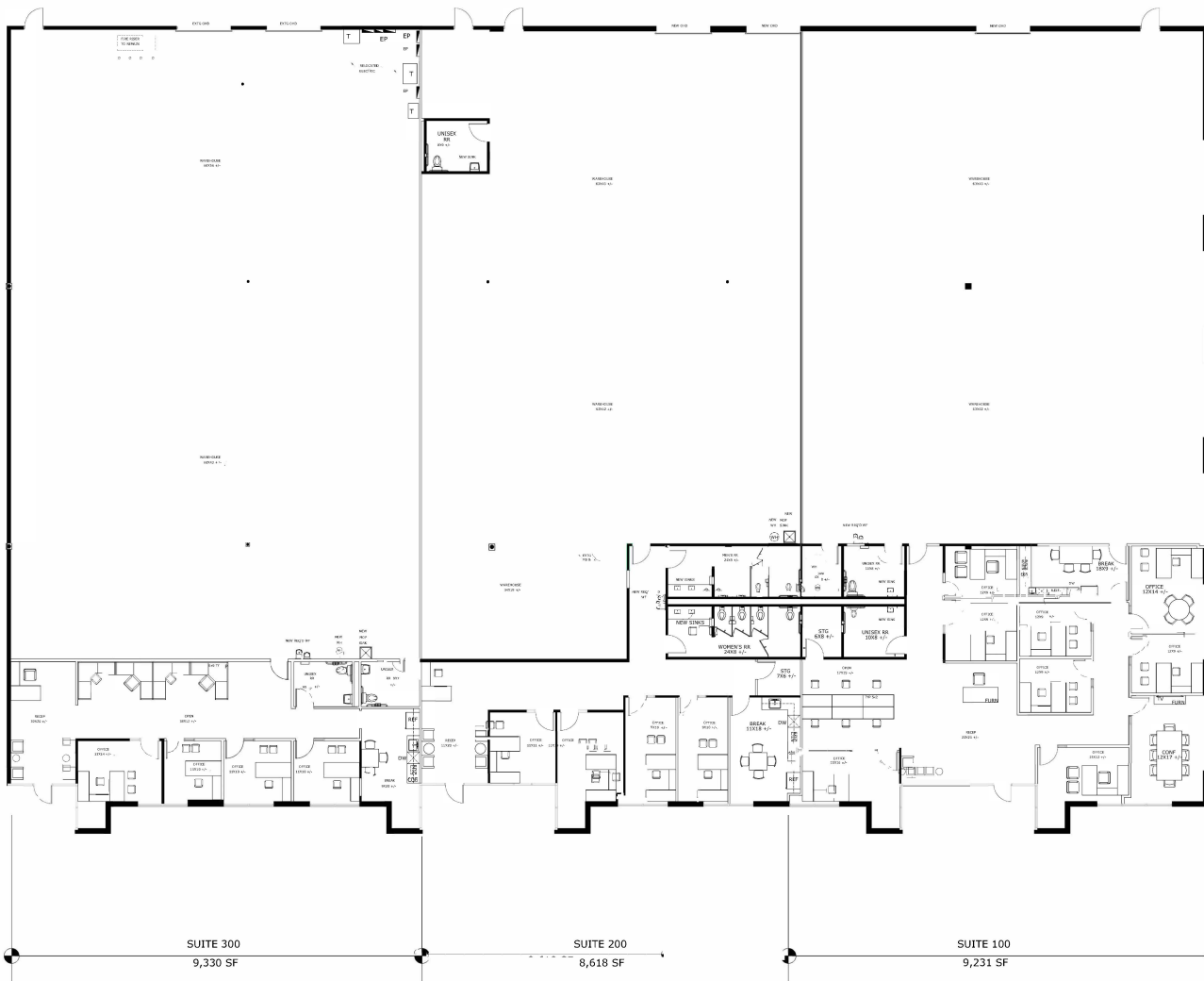


VALWOOD SERVICE CENTER

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PROPOSED DEMISED PLAN #2



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