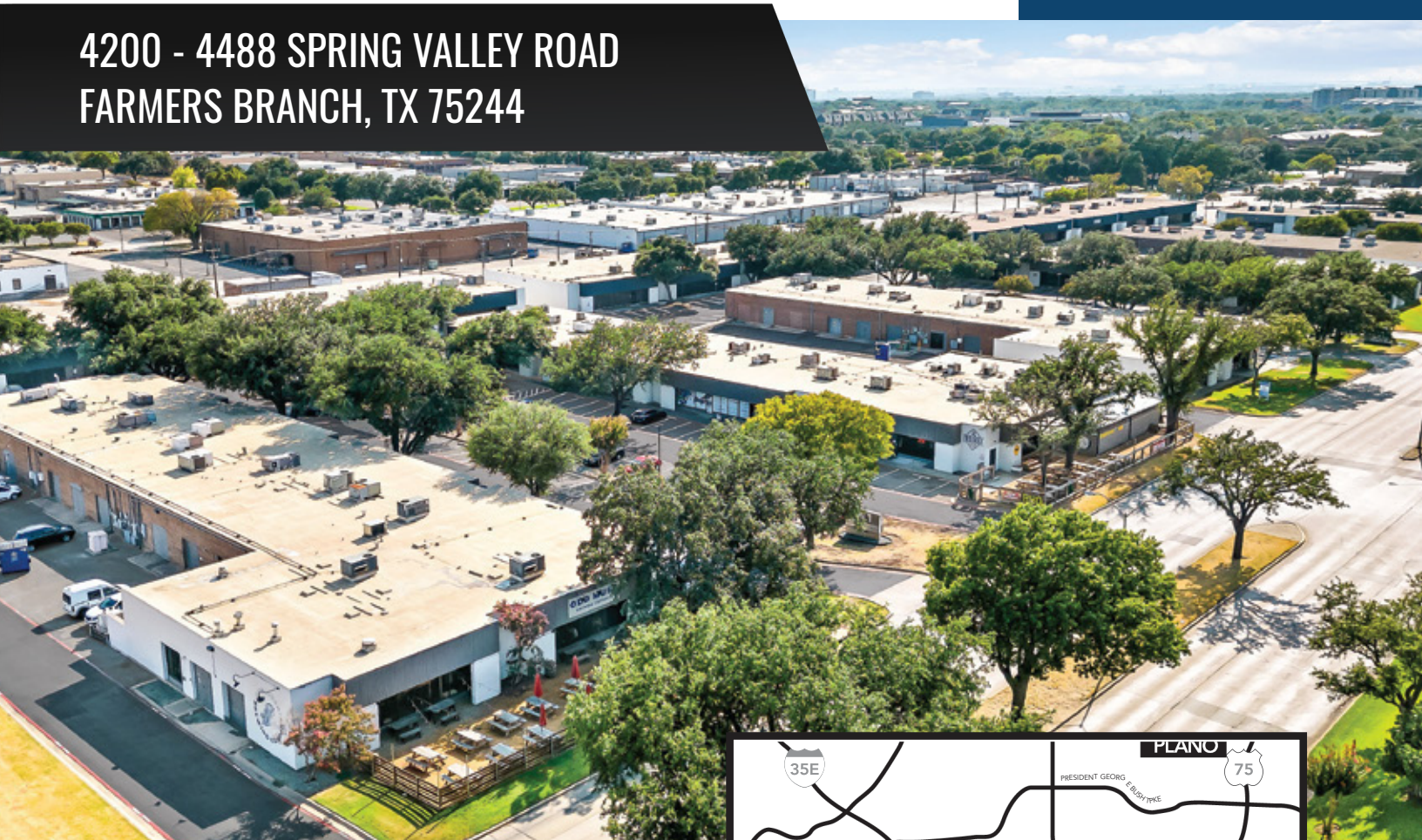


SPRING VALLEY BUSINESS CENTER

FLEX/INDUSTRIAL FOR LEASE • 2,132 – 10,913 SF



4200 - 4488 SPRING VALLEY ROAD
FARMERS BRANCH, TX 75244



JASON FINCH
972.948.8262
jason@richyoungcompany.com

DREW JACOY
214.546.0203
drew@richyoungcompany.com



SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



Available Spaces:

- 4230 Spring Valley – 3,098 SF
- 4300 Spring Valley – 4,658 SF
- 4310 Spring Valley - 2,132 SF
- 4356 Spring Valley – 4,897 SF
- 4372 Spring Valley – 3,032 SF
- 4378 Spring Valley – 3,089 SF
- 4444 Spring Valley – 6,804 SF
- 4458 Spring Valley – 4,109 SF
- 4444-4458 Spring Valley – 10,913 SF

Property Details:

- Dock high & grade level loading available
- 12 - 14' clear height
- 100% air-conditioned spaces available
- 3-phase power
- Floor-to-ceiling windows with plenty of natural light
- Ownership is open to layout changes
- 24/7 direct access
- Easy access to Dallas North Tollway & I-635

JASON FINCH

972.948.8262

jason@richyoungcompany.com

DREW JACOY

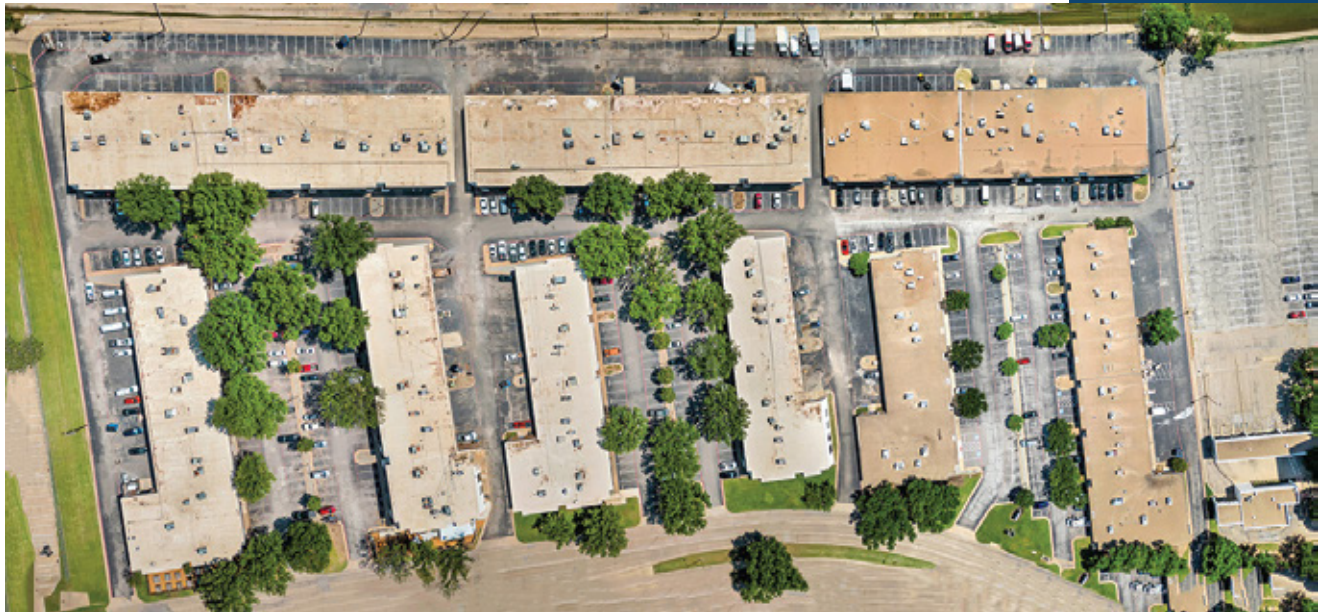
214.546.0203

drew@richyoungcompany.com



SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



FORT
MANAGEMENT

JASON FINCH
972.948.8262
jason@richyoungcompany.com

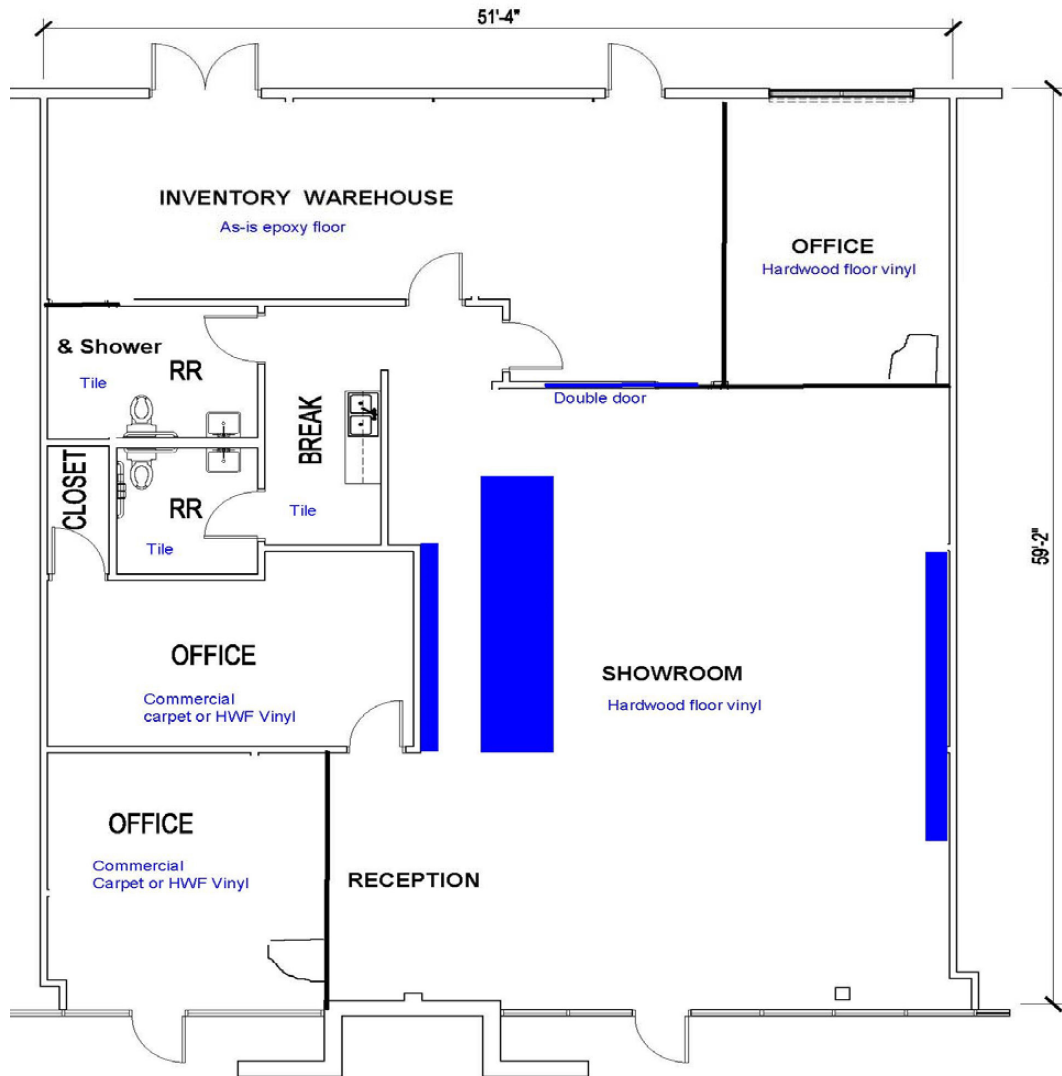
DREW JACOY
214.546.0203
drew@richyoungcompany.com

SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



4230 Spring Valley – 3,098 SF



JASON FINCH

972.948.8262

jason@richyoungcompany.com

DREW JACOY

214.546.0203

drew@richyoungcompany.com



FORT
MANAGEMENT

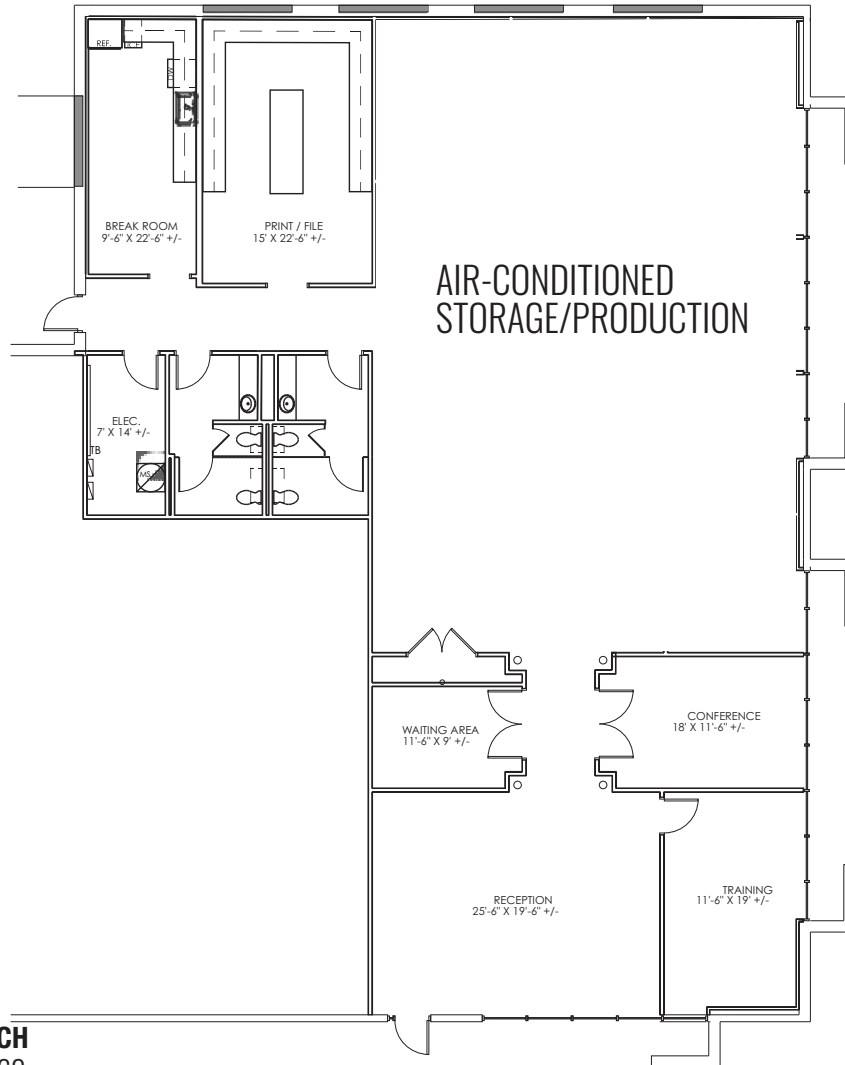


SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244

4300 Spring Valley – 4,658 SF

- Frontage On Spring Valley Road
- 100% Air-Conditioned
- (1) Grade Level Overhead Door



JASON FINCH
972.948.8262
jason@richyoungc

DREW JACOY
214.546.0203
drew@richyoungcompany.com

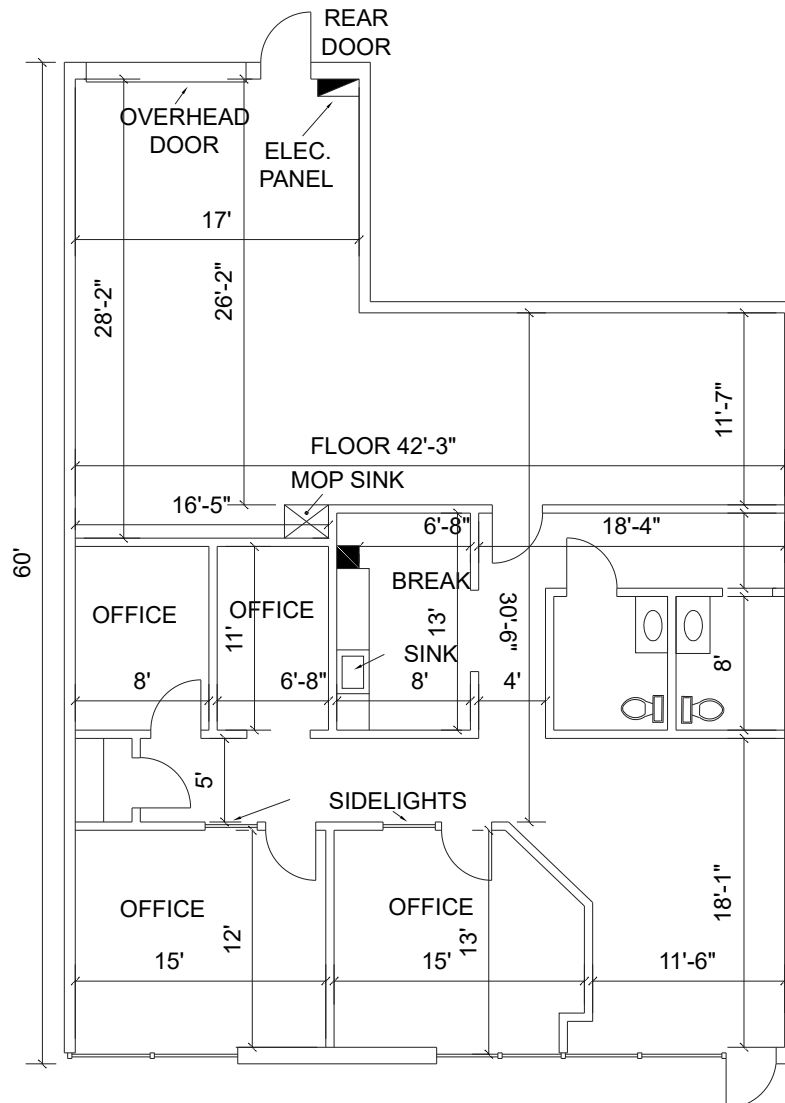


SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244

4310 Spring Valley - 2,132 SF

- 100% Air-Conditioned
- (1) Grade Level Overhead Door



JASON FINCH

972.948.8262

jason@richyoungcompany.com

DREW JACOY 214.546.0203

drew@richyoungcompany.com

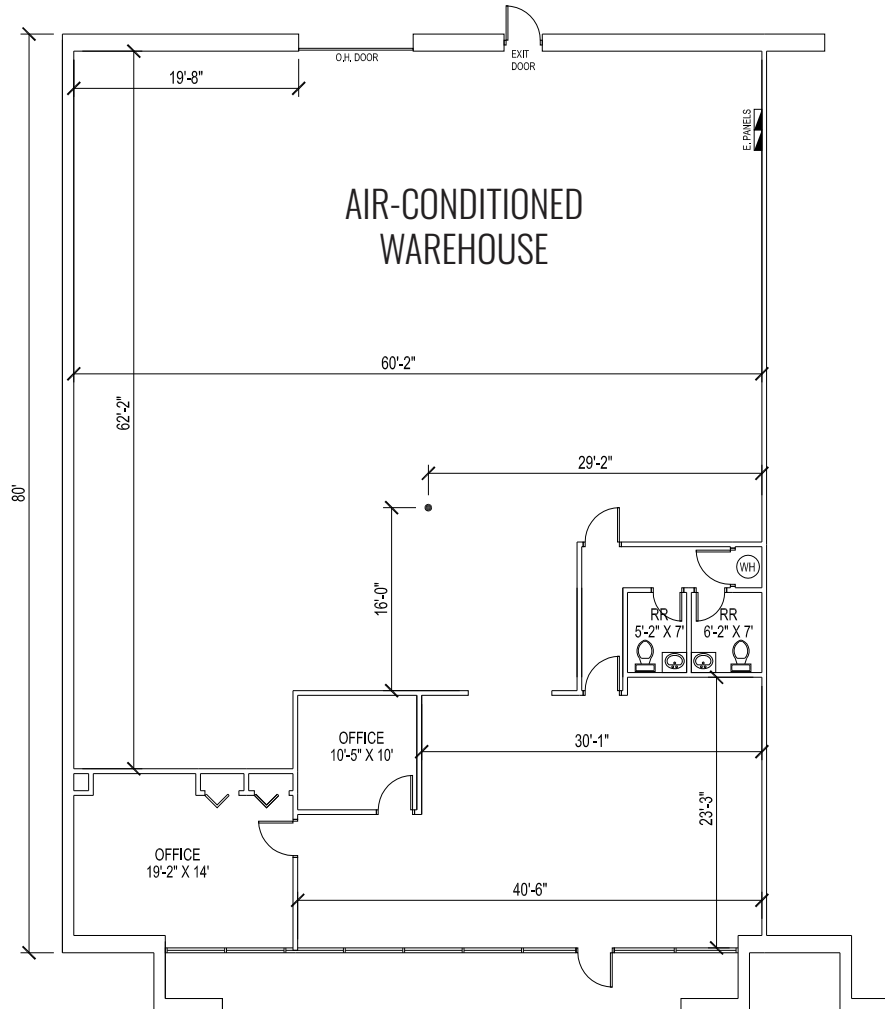


SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244

4356 Spring Valley – 4,897 SF

- (1) Dock-High Door
- 100% Air-Conditioned



JASON FINCH

972.948.8262

jason@richyoungcompany.com

DREW JACOY

214.546.0203

drew@richyoungcompany.com



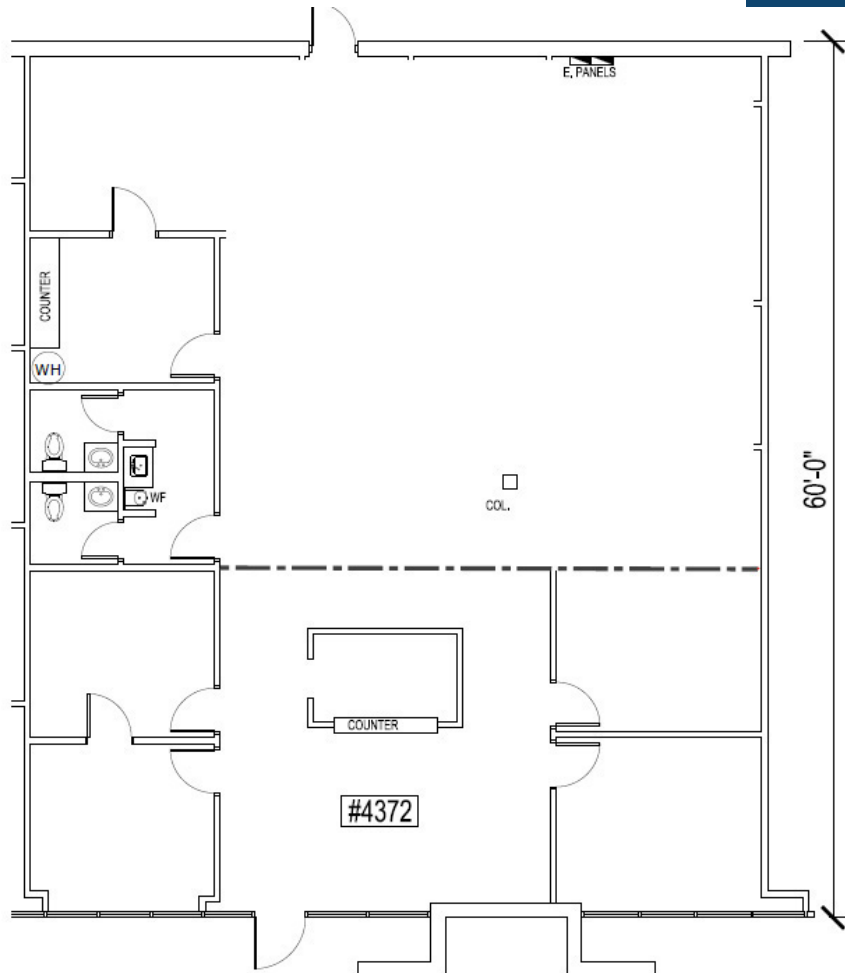
SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



4372 Spring Valley – 3,032 SF

- (1) Grade Level Overhead Door



JASON FINCH

972.948.8262

jason@richyoungcompany.com

DREW JACOY

214.546.0203

drew@richyoungcompany.com

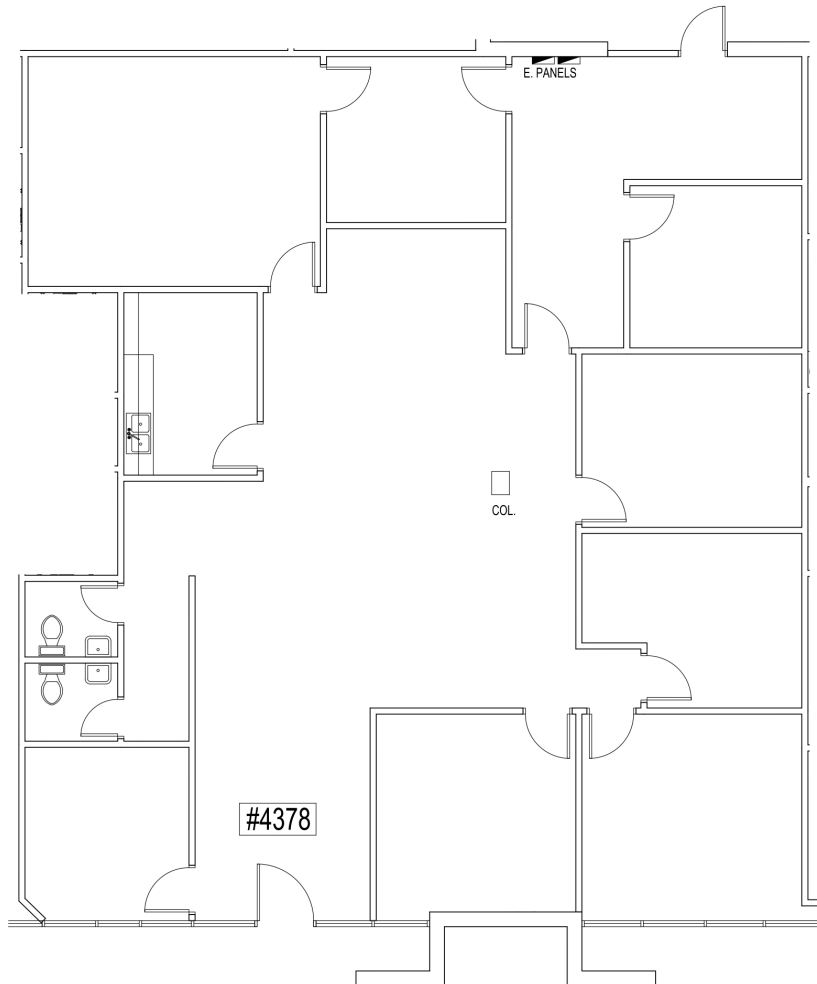


SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



4378 SPRING VALLEY – 3,089 SF



JASON FINCH

972.948.8262

jason@richyoungcompany.com

DREW JACOY

214.546.0203

drew@richyoungcompany.com



FORT
MANAGEMENT



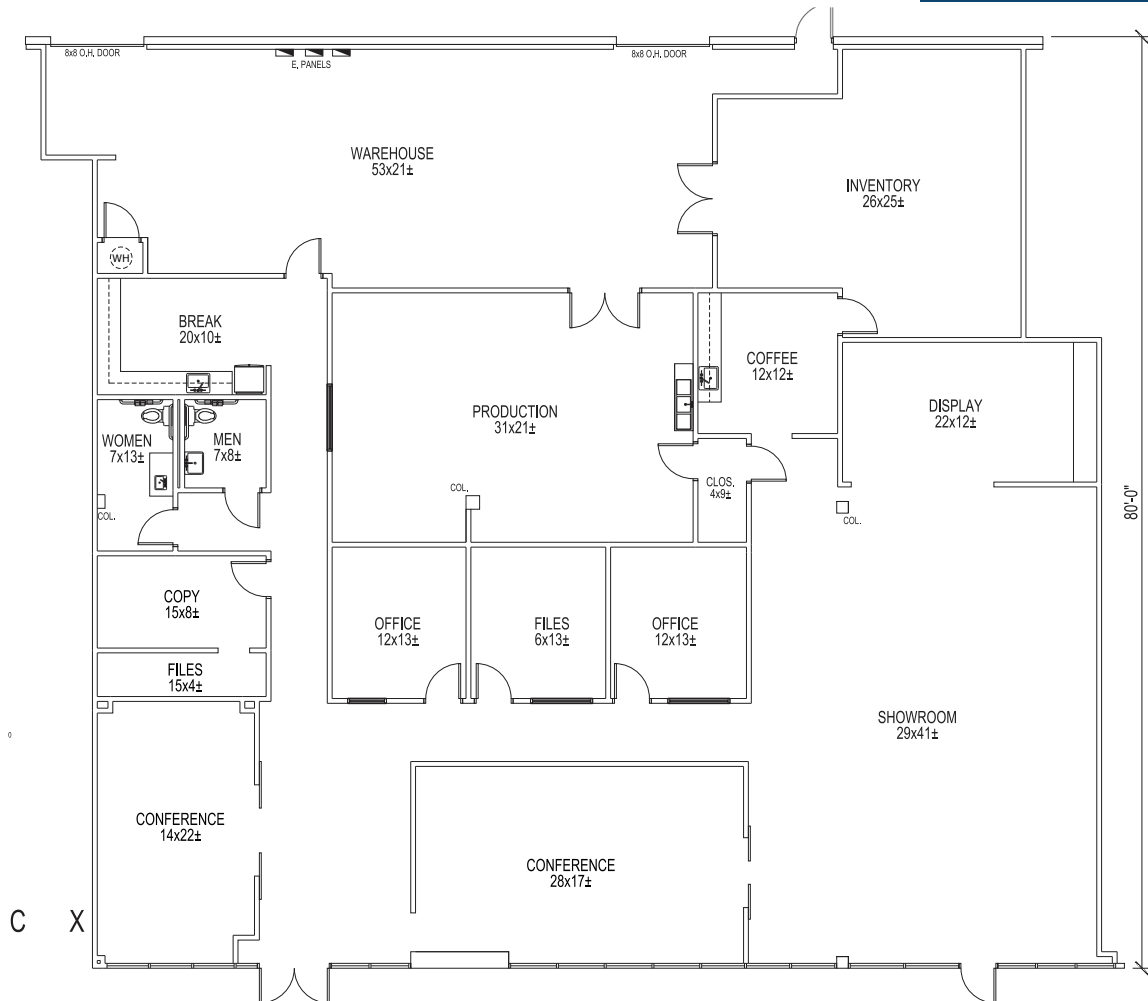
SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



4444 Spring Valley – 6,804 SF

- Heavy Power – 1,200 Amps
- 100% Air-Conditioned
- (1) Dock-High Door
- (1) Grade Level Overhead Door



JASON FINCH
972.948.8262
jason@richyoungcompany.com

DREW JACOY
214.546.0203
drew@richyoungcompany.com



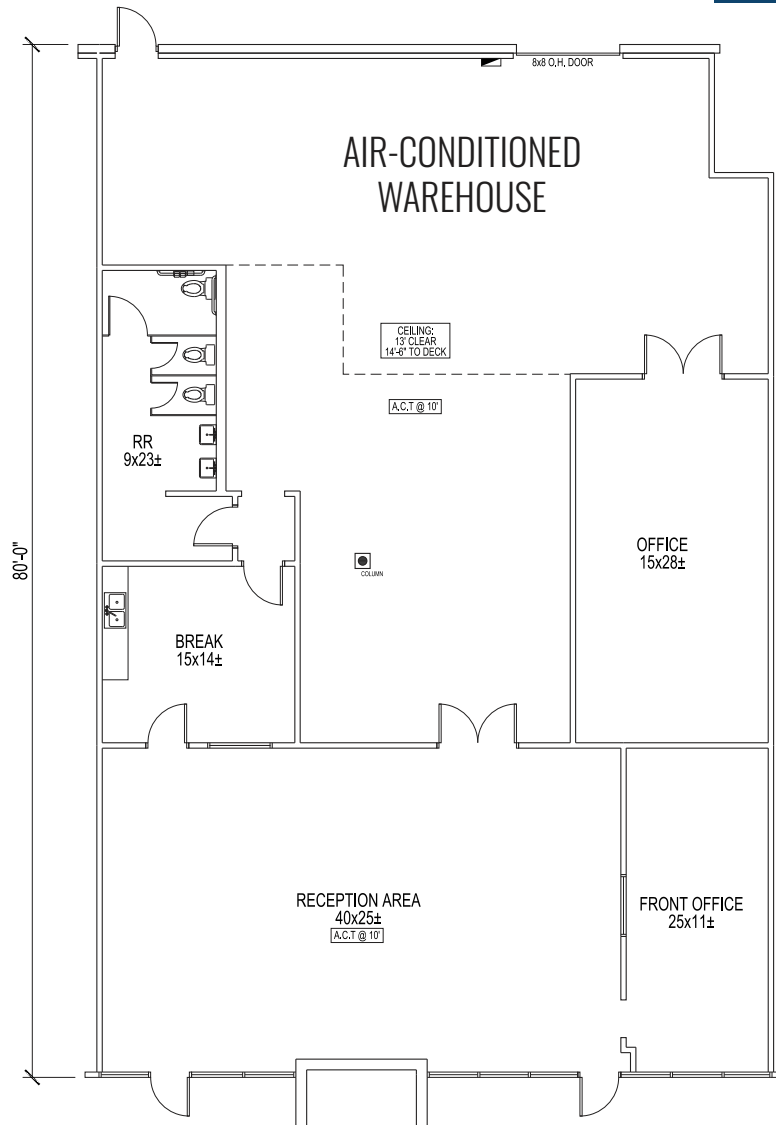
SPRING VALLEY BUSINESS CENTER

4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244



4458 Spring Valley – 4,109 SF

- Ability To Be Combined With #4458 For 10,913 Sf
- 100% Air-Conditioned
- (1) Grade Level Overhead Door



JASON FINCH
972.948.8262
jason@richyoungcompany.com

DREW JACOY
214.546.0203
drew@richyoungcompany.com



4200 - 4488 SPRING VALLEY ROAD, FARMERS BRANCH, TX 75244

- Heavy Power – 1,400 Amps
- 100% Air-Conditioned
- (1) Dock-High Door
- (2) Grade Level Overhead Door

