

FOR SUBLEASE > INDUSTRIAL SPACE

+/- 58,688 SF AVAILABLE

2244 LUNA ROAD, SUITE 120 | CARROLLTON, TEXAS 75006



LOCATION

2244 Luna Road totals approximately 254,500 SF and is conveniently located in the Stemmons/Valwood submarket. The Property offers high visibility from President George Bush Turnpike and Luna Road and easy access to I-635 and I-35E.

HIGHLIGHTS

- > Available thru November 30, 2018
- > (7) Dock High Doors
- > (7) Dock Shelters and Pit Levelers
- > (1) 10'x12' Ramped Door
- > 30' Clear Height
- > (60) Car Parks
- > (10) Trailer Parks
- > 21,160 SF Secured and Fenced Parking Area
- > 40'x40' Column Spacing
- > ESFR Sprinklered
- > Built in 1997

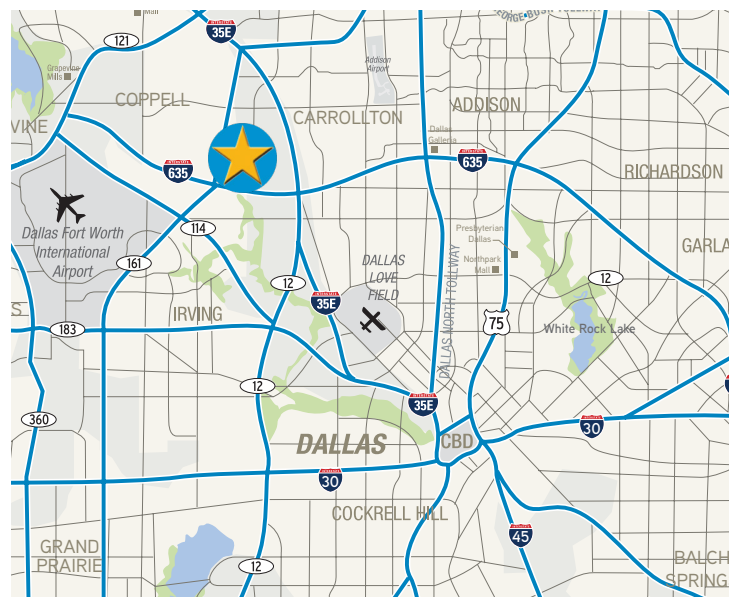
PRICING

- > Lease Rate: \$4.75/SF NNN
- > Opex: \$1.96/SF

BUILDING AREA

Warehouse	±41,152 SF
Climate Controlled Warehouse	±9,600 SF
Office	±7,936 SF

Total Area 58,688 SF*



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