

# Industrial For Lease

4600 SIMONTON ROAD  
FARMERS BRANCH, TX 75244

COMPLETELY RENOVATED IN 2022



**LANCARTE**  
COMMERCIAL

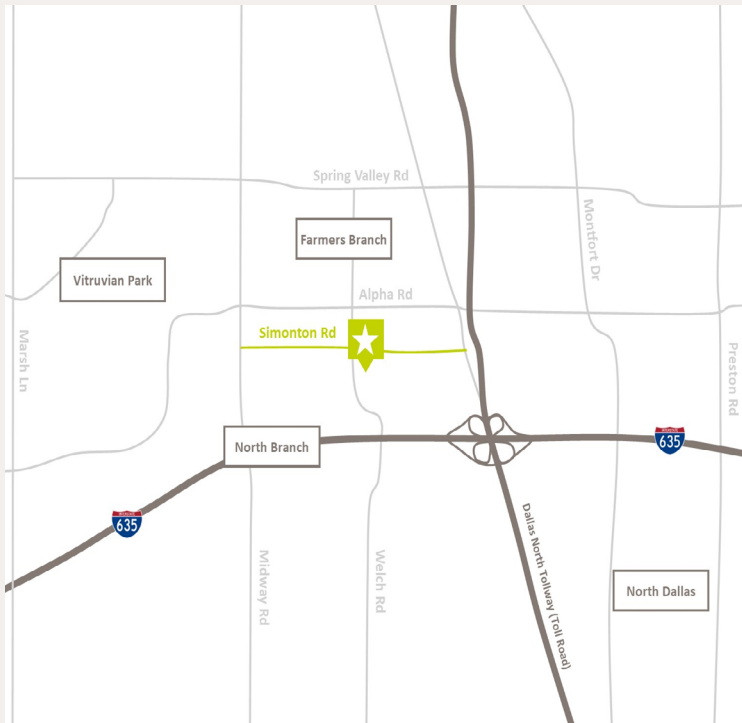
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LanCarterCRE.com  
2900 Wingate Street, Suite 100  
Fort Worth, TX 76107

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4600 Simonton Rd  
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## LEASE RATE & STRUCTURE

## Contact Broker

### PROPERTY FEATURES

- 40,000 SF Available (Single Tenant)
- 5,400 SF New Office
- Built in 1970 / Renovated in 2022
- New Roof
- New HVAC
- 6 Dock Doors (All with Dock Levelers)
- 2 Ramps
- 23' Clear Height
- Sprinklered
- 150' Depth of Building
- 80' Truck Ct
- Light Industrial Zoning
- 3-Phase, 240 V
- Parking for up to 48 Car Parks

### LOCATION OVERVIEW

Prominent North Dallas Location in Farmers Branch, TX off of Hwy 635 and the Dallas North Tollway. The property is less than half mile from LBJ Freeway and the Dallas North Tollway. The property is ideal for a Corporate Headquarter.

**\*Owned by WPI, LLC\***

[\*CLICK HERE TO LEARN MORE!\*](#)

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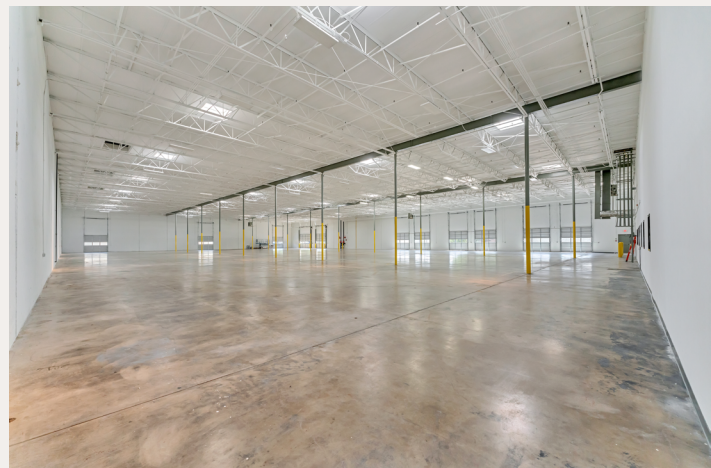


RELENTLESSLY PURSUING WHAT MATTERS.

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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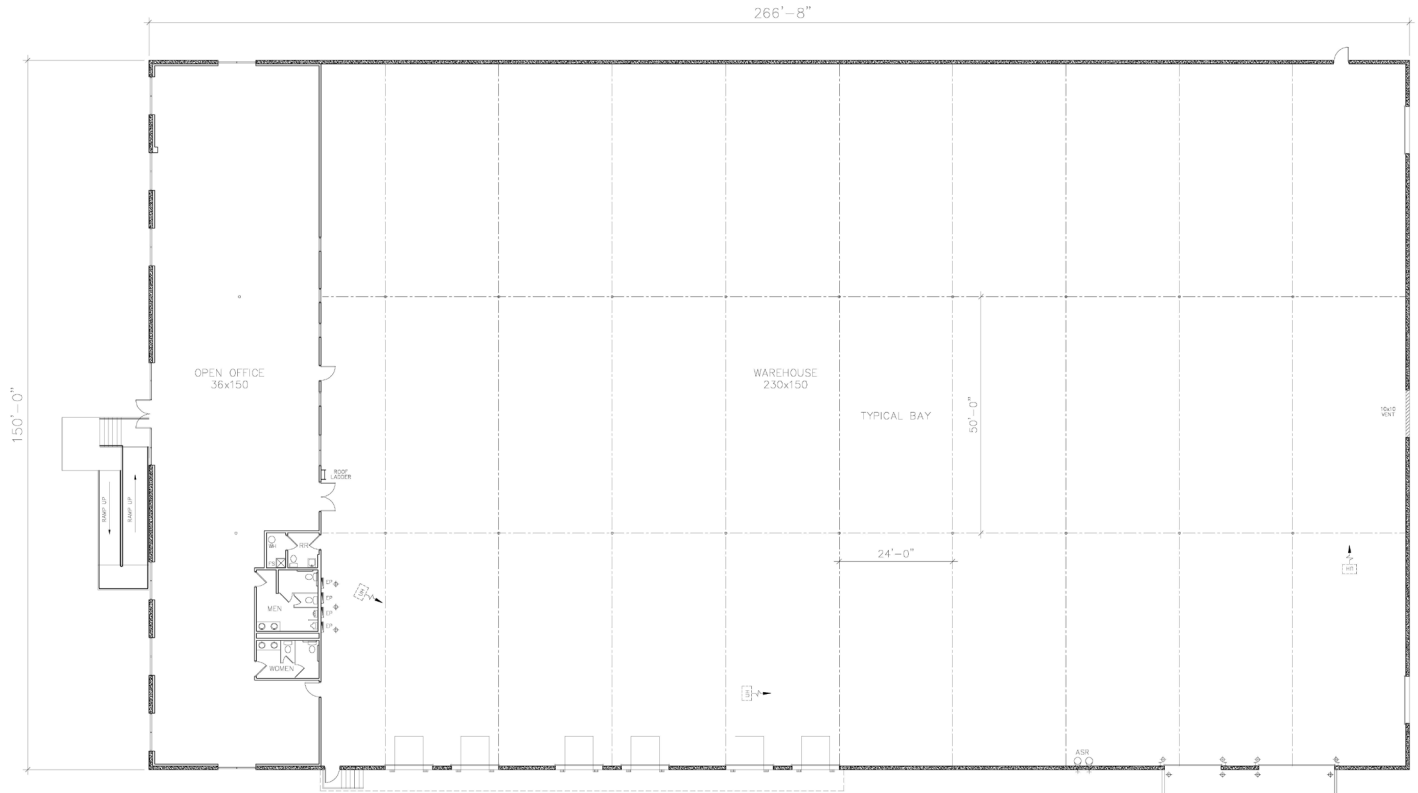


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## FLOOR PLAN



**4600 SIMONTON  
FARMERS BRANCH, TEXAS**

BUILDING SUMMARY	
OFFICE	5,400 SF
WAREHOUSE	34,600 SF
TOTAL	40,000 SF

**BUILDING FEATURES**

- 23' Clear Height
- 100% Sprinkled
- (5) 10x10 OH Dock Doors
- (2) 10x10 Grade Level OH Doors
- (1) 12x12 Dock Door w/ Ramp
- (1) 16x12 Dock Door w/ Ramp
- (6) Dock Levelers
- Easy Access to Major Thoroughfares
- Ample Parking



**CB RICHARD ELLIS**  
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CB RICHARD ELLIS

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# LANCARTE

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