

FOR SUBLEASE

361 E Exchange | Allen, TX 75002



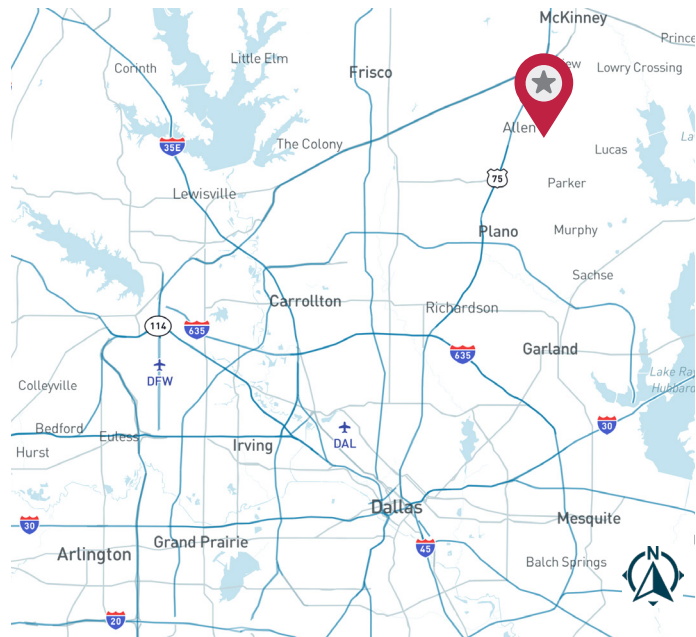
±28,732 SF | AVAILABLE FOR SUBLEASE

AVAILABILITY HIGHLIGHTS

Available SF:	28,732 SF
Office SF:	11,432 SF
Warehouse SF:	17,300 SF (+/- 5,000 is HVAC'd)
Loading:	2 dock high doors, 1 ramped door
Clear Height:	24'
Zoning:	Light industrial
Power:	1,600 amps
Sprinklered:	Yes

NOTES

- High end office finish out
- Excellent curb appeal
- Easy access to I-75, Hwy 121, George Bush 190.
- Close proximity to nearby restaurants, retail, and jogging trails
- +/- 5,000 SF of warehouse area is HVAC'd with pin-weld insulation
- Office furniture and warehouse racking available
- Sublease through 12/31/2029



FOR MORE INFORMATION:

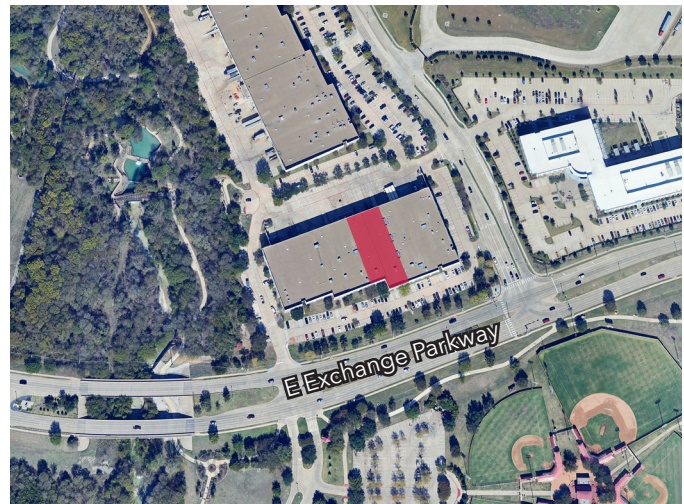
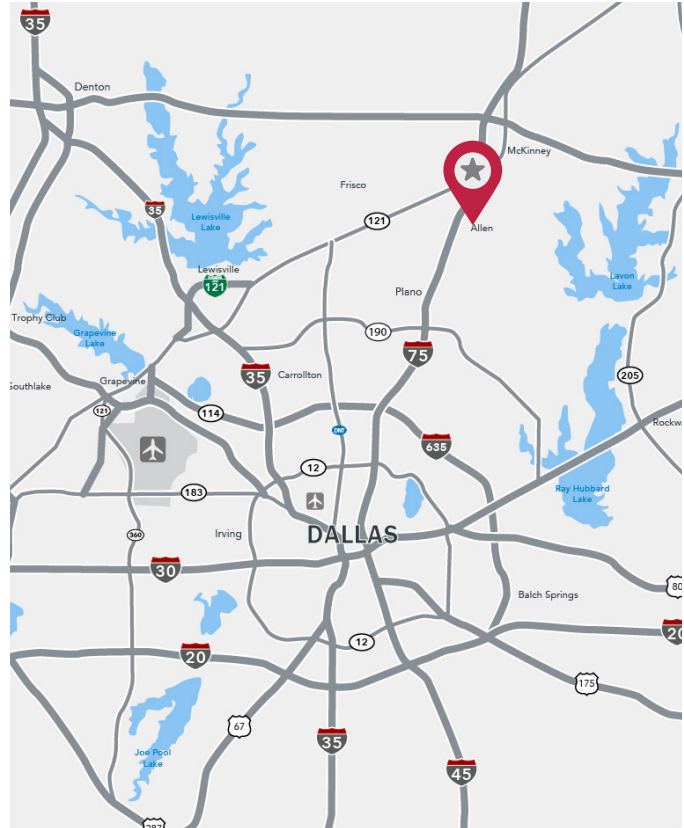
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PROPERTY IMAGES



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