



CITADEL
PARTNERS

A REAL ESTATE ADVISORY FIRM

15050 E. Beltwood Pkwy

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Addison, TX 75001



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Space Overview

- Single-Tenant Lease Through February 28, 2027
- Asking Price: \$3,900,000
- \$318,892 Average NOI
- Annual Increases of Over 4.1%
- Guaranteed Lease
- Semiconductor Fabrication Facility
- 24,190 Square Feet
- 1.44 Acre Site Area

Building Features

- Ceiling Height 22'
- Sprinklered
- 8,000 Square Feet Office
- 6,374 Square Feet Clean Room (Class 1,000)
- 3,107 Square Feet Lab Area with ESD Flooring

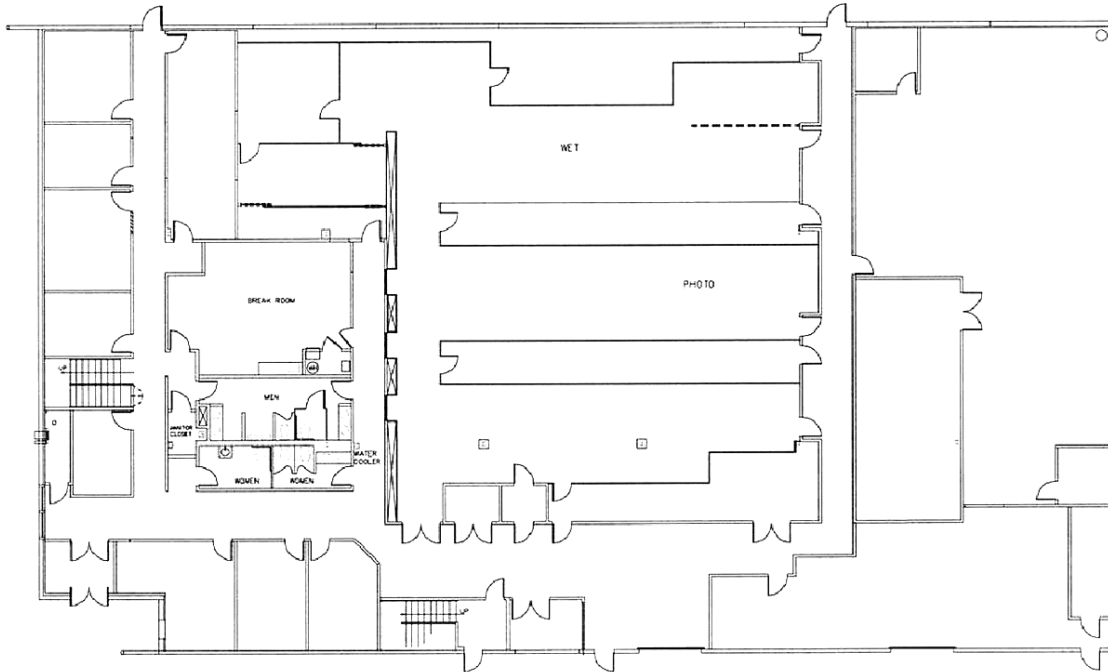



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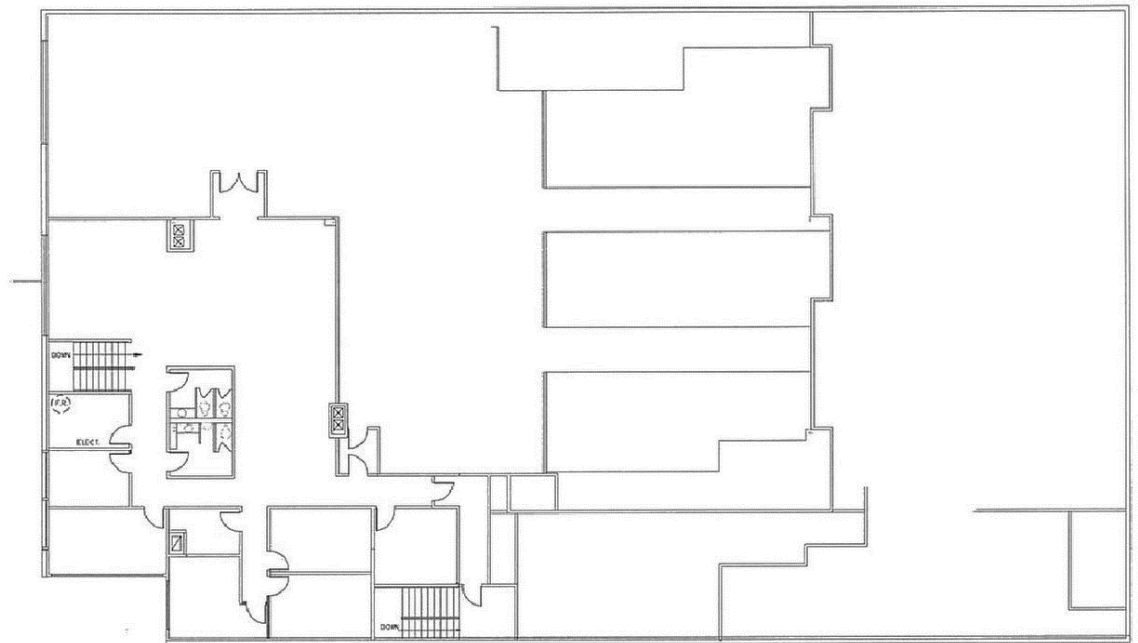
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15050 E. Beltwood Pkwy Approximately 24,190 SF



BUILDING "O" - FLOOR PLAN - 1ST FLOOR 



BUILDING "O" - FLOOR PLAN - 2ND FLOOR 

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