



CITADEL PARTNERS

Real Estate Advisors

15770 North Dallas Parkway, Suite 800
Dallas, Texas 75248
(972) 980-2800

300 Throckmorton Street, Suite 560
Fort Worth, Texas 76102
(817) 840-7200

CitadelPartnersUS.com



4404 Sunbelt Drive

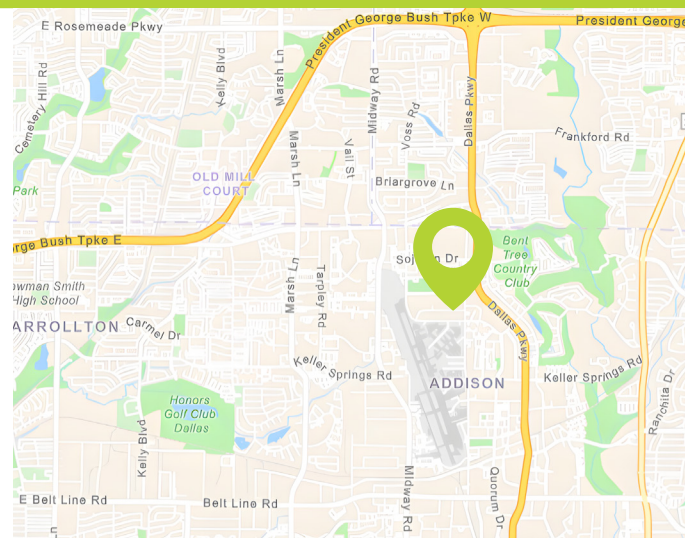
Addison, TX 75001

METROPOLITAN INDUSTRIAL SUBMARKET

For Sublease

PROPERTY HIGHLIGHTS

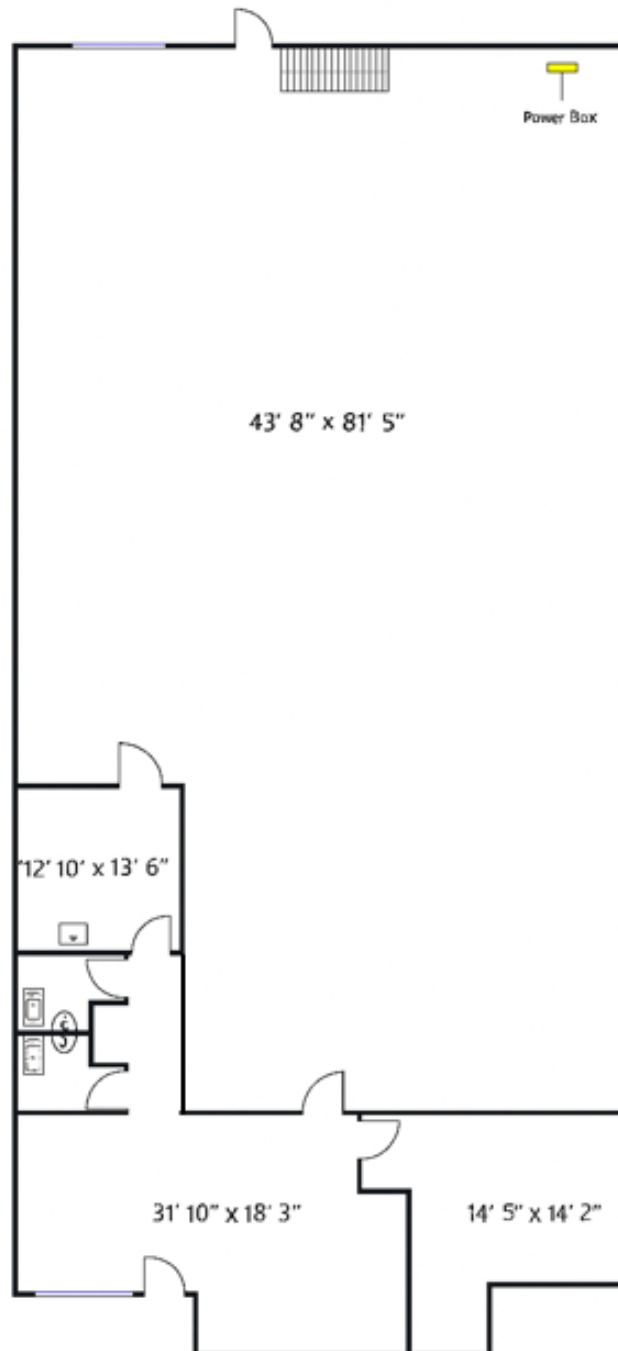
- Total Building Size: 41,194 SF
- 4,836 SF Available
- Year Built: 1979
- Clear Height: 18'
- Parking Ratio: 0.3/1,000 SF
- Expires: March 31, 2027
- 1,500 SF of Office Space
- 3,336 SF of Warehouse Space
- 1 Dock with a Ramp
- Front Park Rear Load



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Paul Clarkson *Senior Advisor*
(972) 980-2869 o | (972) 369-6893 c
PClarkson@CitadelPartnersUS.com

Grant Rickertsen *Associate Advisor*
(972) 918-3396 o | (563) 219-3576 c
GRickertsen@CitadelPartnersUS.com