



CITADEL PARTNERS

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4404 Sunbelt Drive

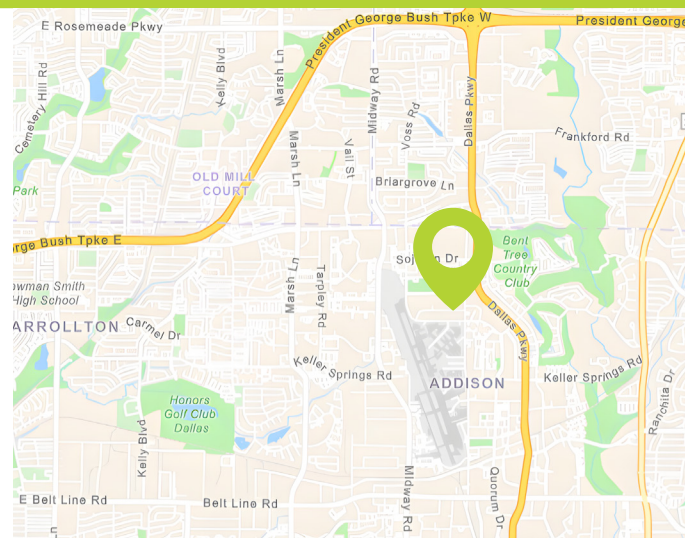
Addison, TX 75001

METROPOLITAN INDUSTRIAL SUBMARKET

For Sublease

PROPERTY HIGHLIGHTS

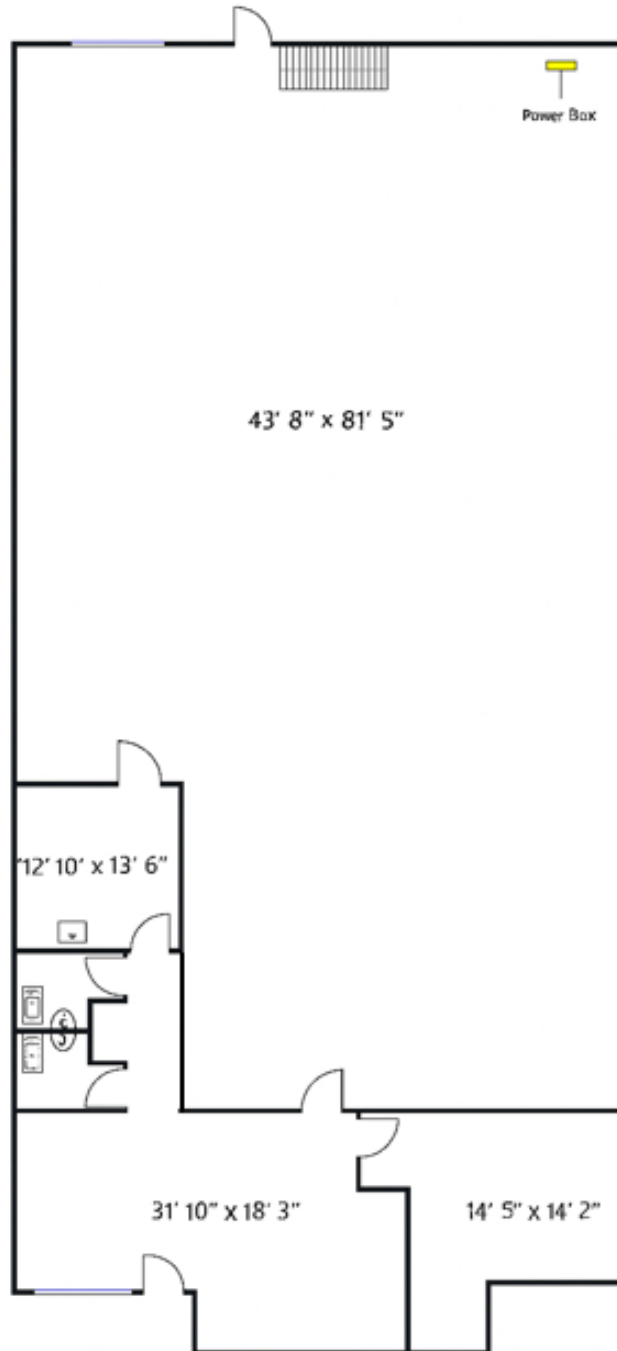
- Total Building Size: 41,194 SF
- 4,836 SF Available
- Year Built: 1979
- Clear Height: 18'
- Parking Ratio: 0.3/1,000 SF
- Expires: March 31, 2027
- 1,500 SF of Office Space
- 3,336 SF of Warehouse Space
- 1 Dock with a Ramp
- Front Park Rear Load



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