

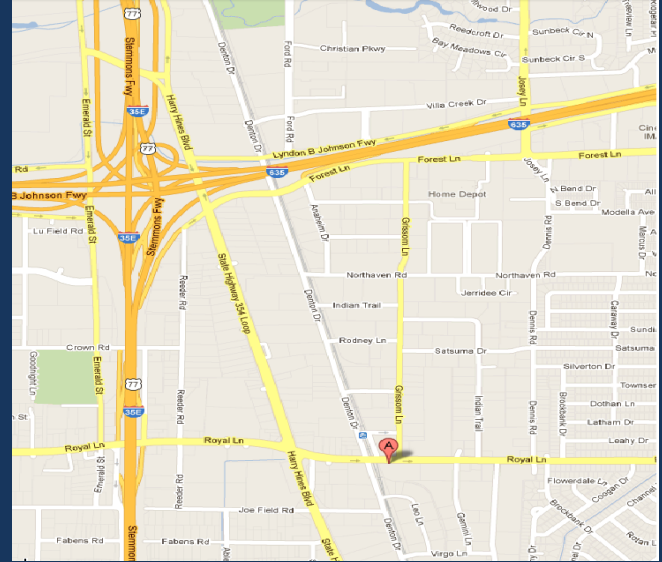
DIPLOMAT CENTER

13995 Diplomat Drive • Farmers Branch, Texas 75234
Office • Flex • Warehouse



ASSET PROFILE

Size	102,000 SF
Clear Height	24'
Loading	Rear Loading: 13 Dock High & 3 Ramp
Building Amenities	14' Glass Store Front Entrances Office Finish from 20% to 70% Approximately 75% Air Conditioned Typical Bay Size of 50' X 40' Multi-Tenant Complex High Density Parking Class Four Plus Sprinkler System



LOCATION HIGHLIGHTS

- ❖ In Valwood Industrial Park
- ❖ 0.3 Miles from I-35E-Stemmons
- ❖ 2 Miles from 635-LBJ Freeway
- ❖ 2 Miles from Bush Turnpike
- ❖ Minutes from DFW Airport

Developed & Professionally
Leased & Managed by

HAY & JONES INC.

Commercial Real Estate Services

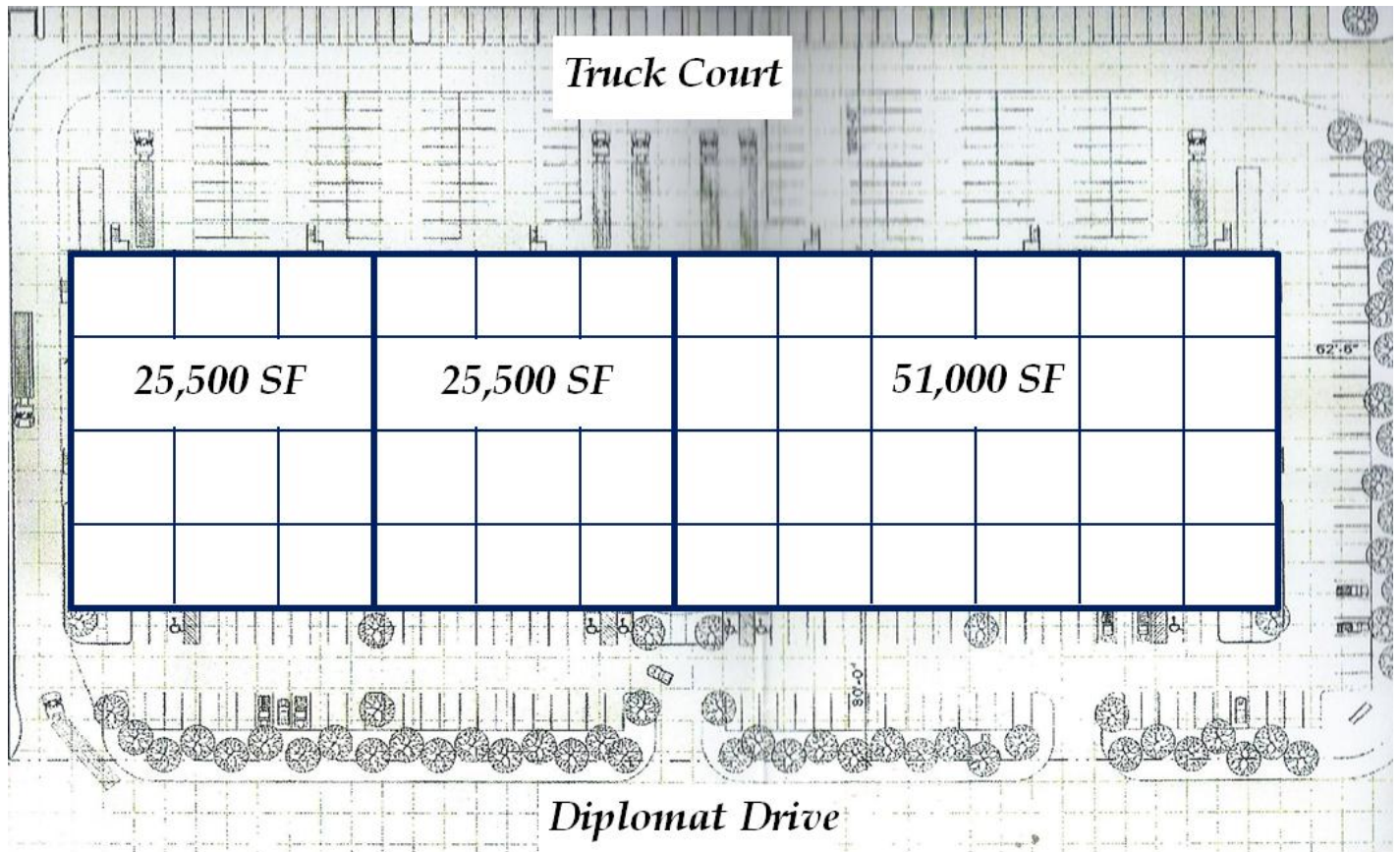
HayJones.com
972.620.8850



DIPLOMAT CENTER

13995 Diplomat Drive • Farmers Branch, Texas 75234

Diplomat Center by Hay & Jones Inc. is a multi-tenant office/ flex/ warehouse Triple Freeport property strategically located in Valwood Industrial Park near the Stemmons, Bush, and LBJ Freeways. The property is a class A institutional grade industrial building with high density parking, 14' glass store front entrances, and approximately 75% air conditioned space.



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