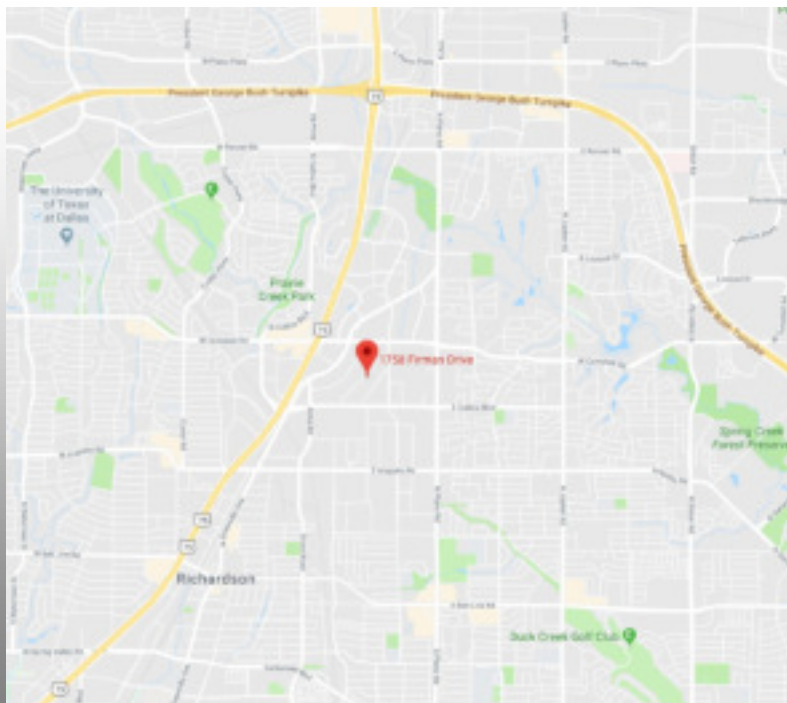


FOR LEASE: 8,500 SQUARE FEET

1758 FIRMAN DRIVE, RICHARDSON, TX 75081

INDUSTRIAL REAL ESTATE BROKERAGE

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## DETAILS

### AVAILABLE FOR LEASE

- ◆ TOTAL SF: 8,500
- ◆ OFFICE SF: 4,206
- ◆ CLEAR HEIGHT: 18'
- ◆ GRADE LEVEL DOORS: 2
- ◆ HEAVY POWER: 3-PHASE | 200-400A | 208-480V | 60 Hz
- ◆ MULTIPLE FIBER NETWORKS AVAILABLE
- ◆ 100% HVAC CAPABLE
- ◆ AMPLE PARKING
- ◆ LOCATED IN THE TELECOM CORRIDOR
- ◆ NEAR RICHARDSON'S URBAN DEVELOPMENT "EAST SIDE"
- ◆ YEAR OF CONSTRUCTION: 1981

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CELL 214.802.0940

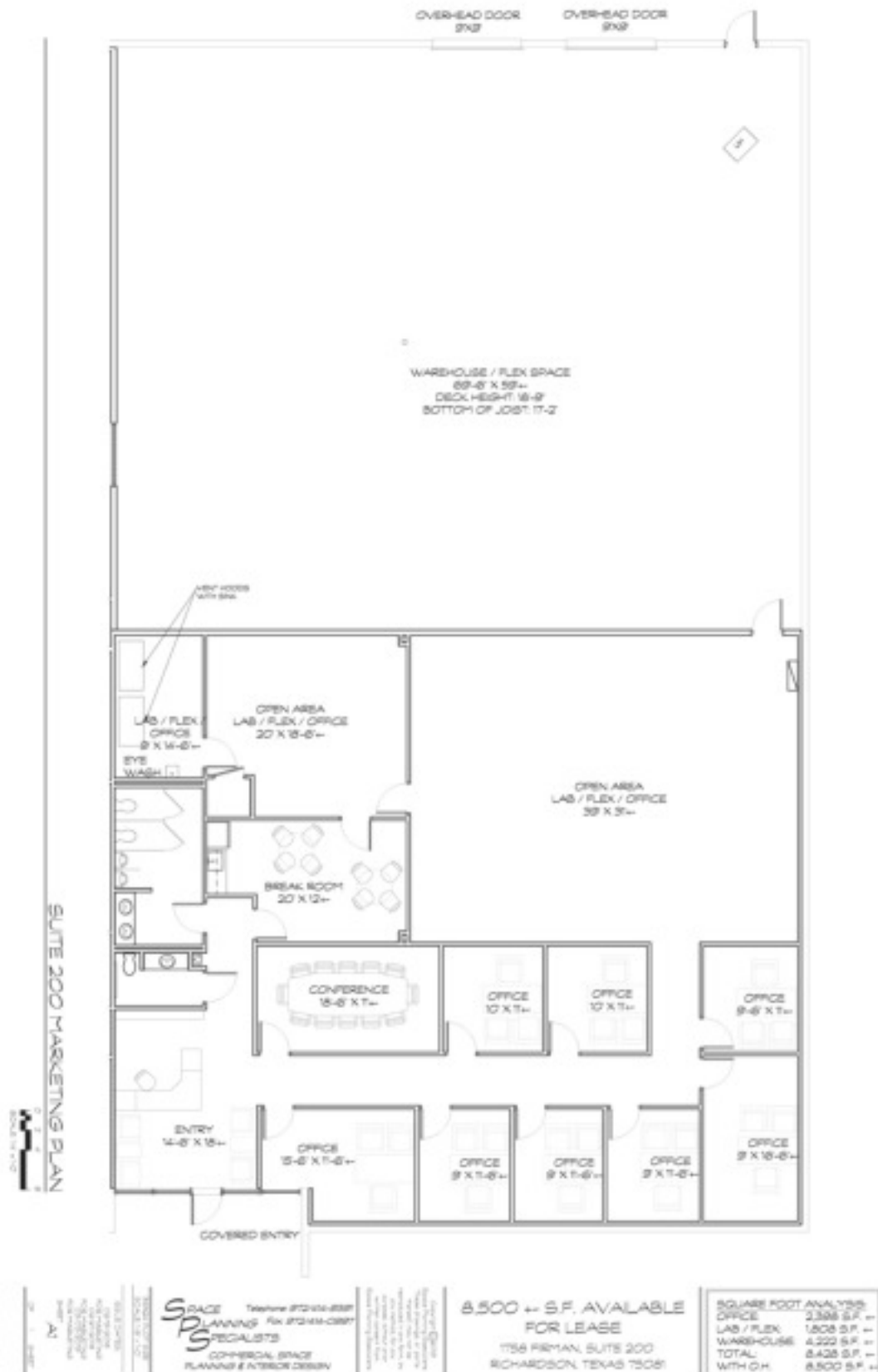
TCASON@MERCER-COMPANY.COM

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.