

# For Lease

12,342 to 62,882 SF

603 Sanden Blvd  
Wylie, TX 75098



## Property Highlights

- Available SF: 62,882 SF
- Divisible to +/- 12,342 SF, 25,000 SF, 37,500 SF & 50,000 SF
- 1,800 SF Spec Office
- 24' Clear Height
- ESFR Sprinkler System
- 22 Dock High Doors
- 2 Ramped Doors
- Building Depth; 135'
- Typical Column Spacing 46' X 45'
- End Cap Column Spacing 50' X 45'
- Parking Ratio: +/- 1.50/1,000 SF
- Truck Court Depth: 115' - 130'

### Comments

- Spec office in each suite
- Tilt wall construction
- Can combine multiple suites totaling 2,342 SF, 25,000 SF, 37,500 SF, 50,000 SF and 62,882 SF.
- Multiple dock high doors at each suite.
- Move-in ready suites
- Rear load configuration
- Tenant signage on front of building available.
- Available Q1 2027

For more information, contact:

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**BRETT LEWIS**  
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Listed by:



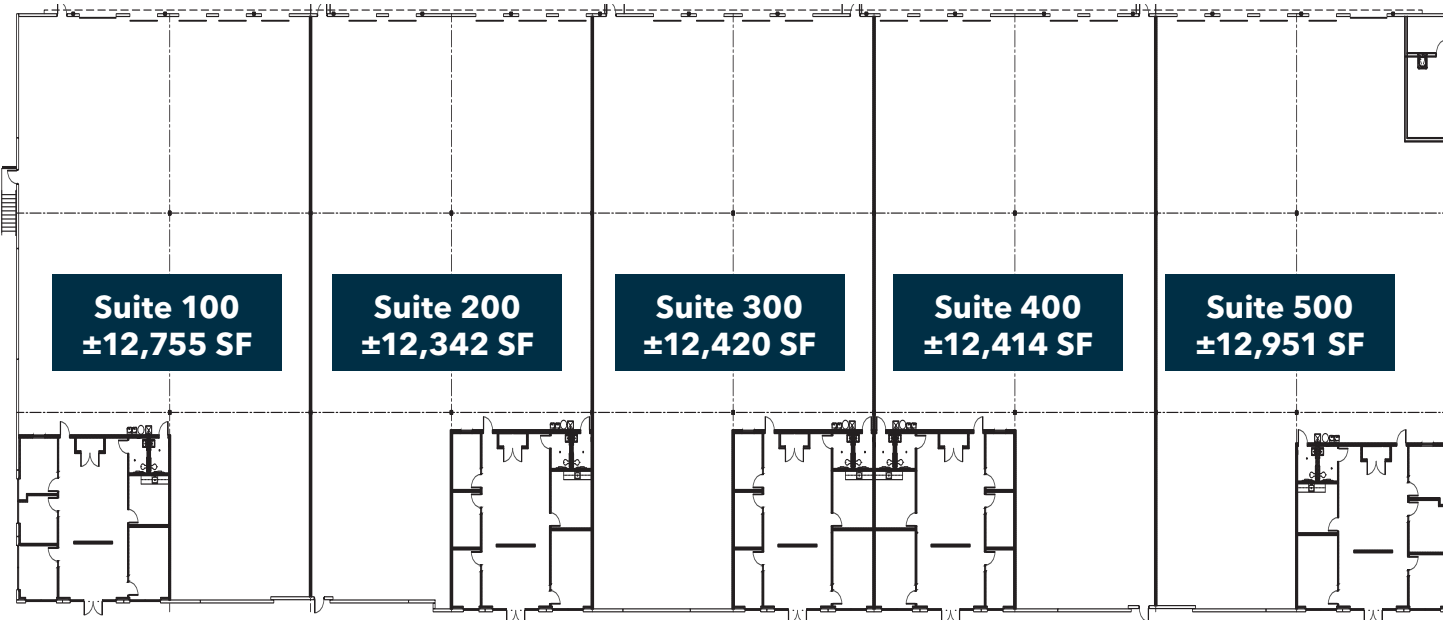
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# Floorplan

603 Sanden Blvd  
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**Suite 100**  
±12,755 SF

**Suite 200**  
±12,342 SF

**Suite 300**  
±12,420 SF

**Suite 400**  
±12,414 SF

**Suite 500**  
±12,951 SF

**SUITE 100**  
±12,755 SF  
1,800 SF office  
4 Dock High Doors  
1 Ramped Door

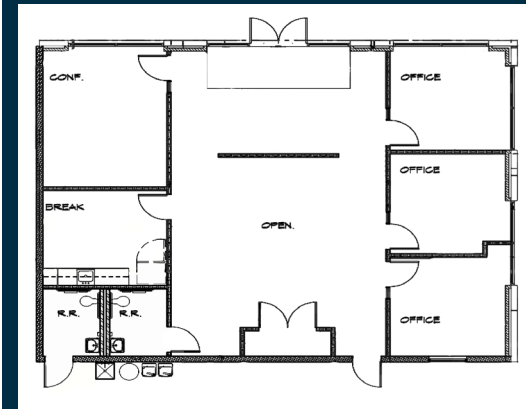
**SUITE 200**  
±12,342 SF  
1,800 SF office  
5 Dock High Doors  
Ramp Available

**SUITE 300**  
±12,420 SF  
1,800 SF office  
4 Dock High Doors  
Ramp Available

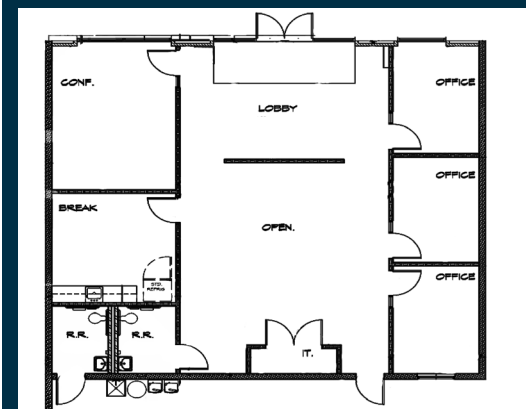
**SUITE 400**  
±12,414 SF  
1,800 SF office  
5 Dock High Doors  
Ramp Available

**SUITE 500**  
±12,951 SF  
1,800 SF office  
4 Dock High Doors  
1 Ramped Door

## Endcap Office 1,800 SF



## Interior Office 1,800 SF



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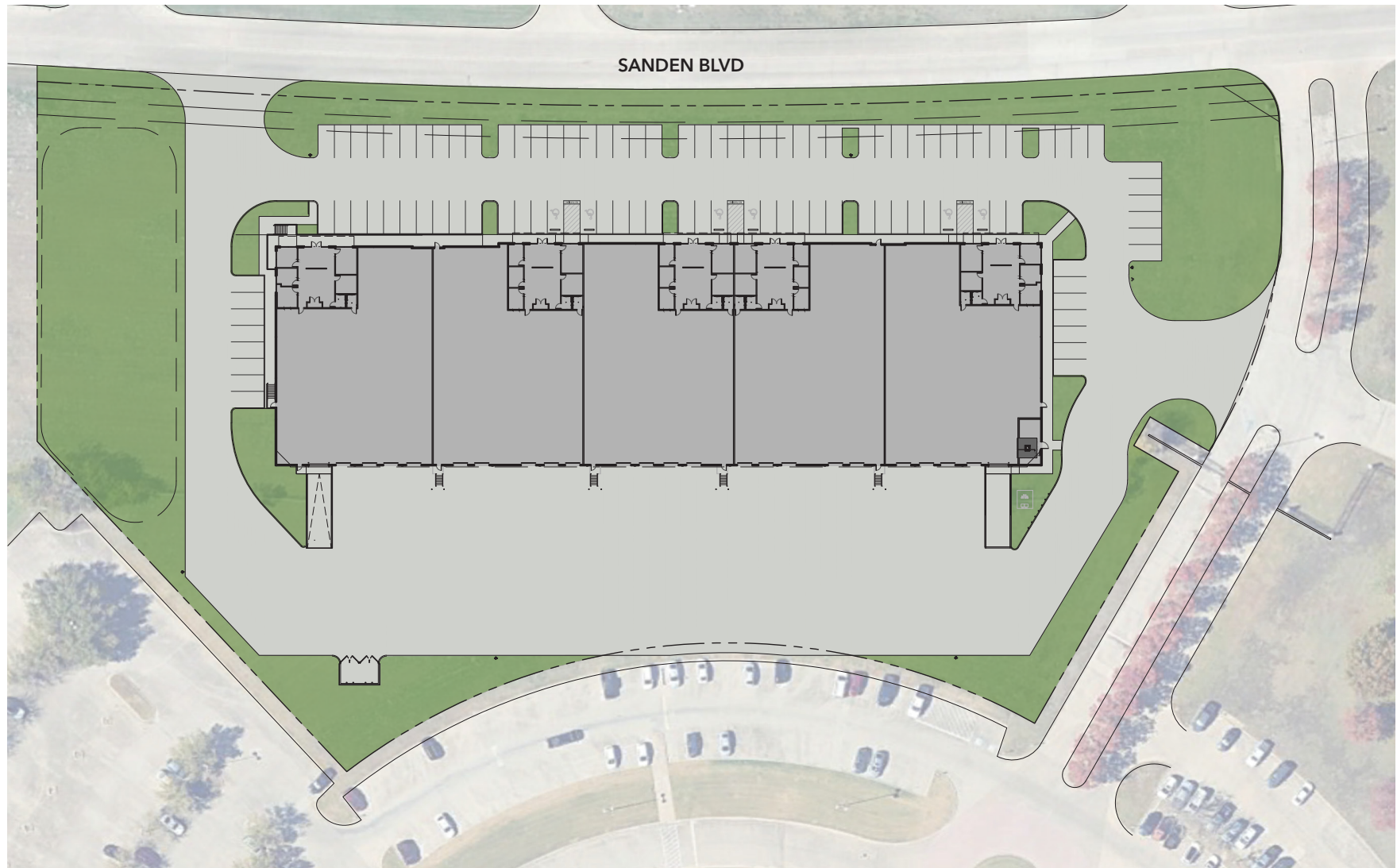
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# Siteplan

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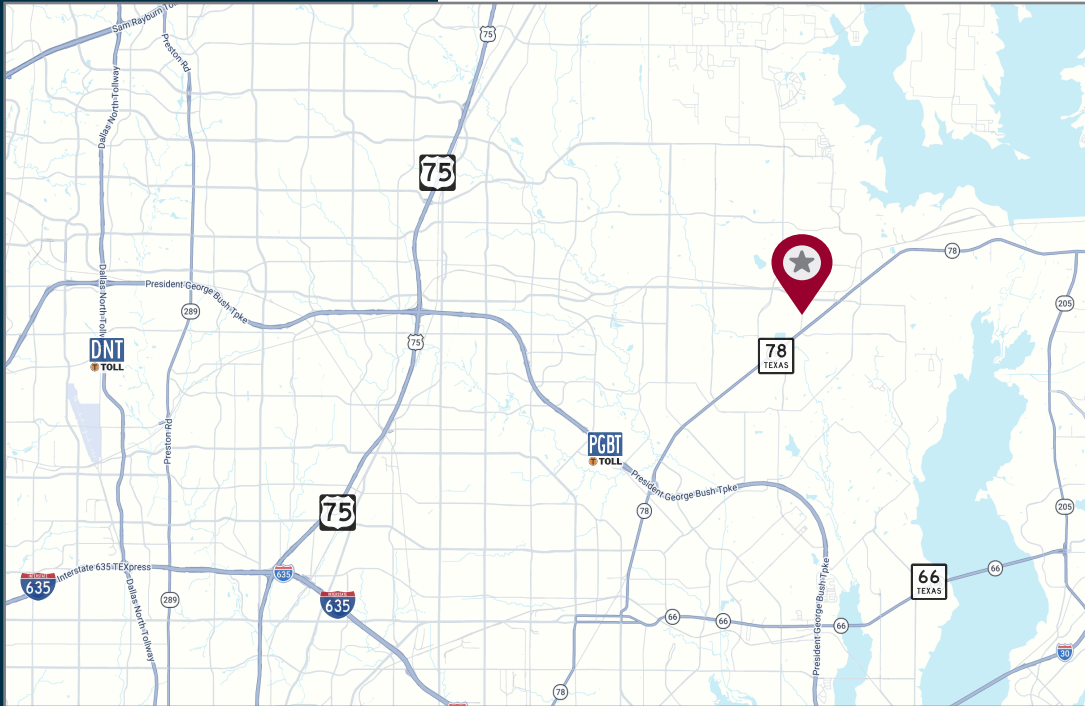


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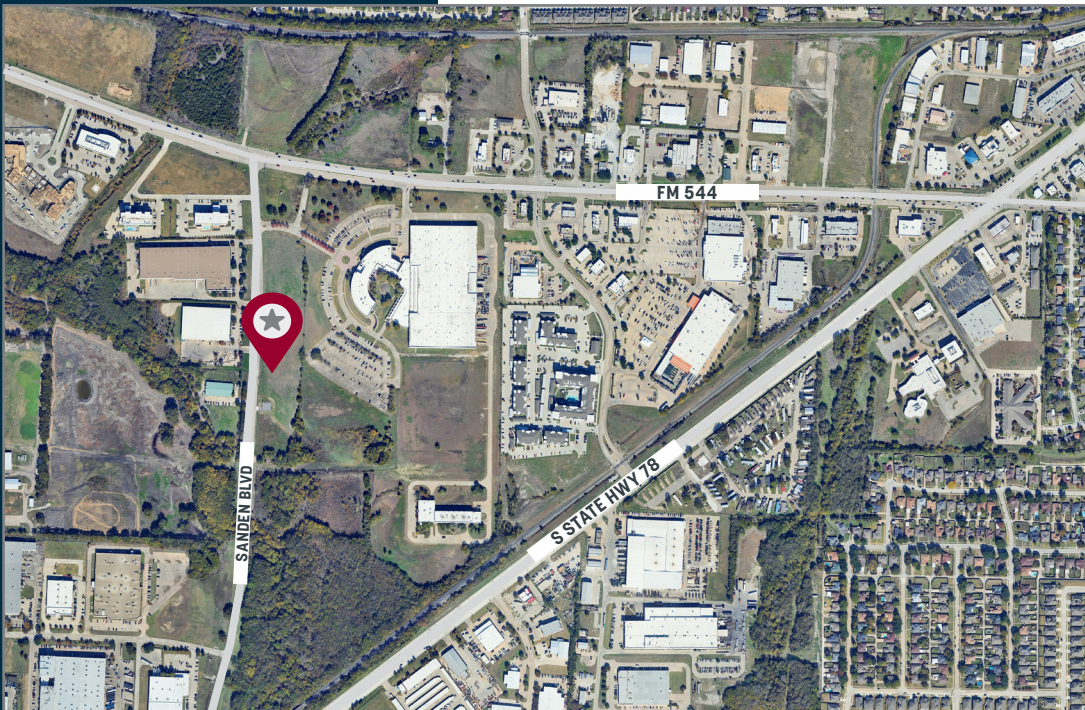
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