

# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**73,562 SF AVAILABLE**  
**1207 W Crosby Road, Carrollton, TX**  
**Valwood Submarket**



**73,562-sf  
Available**





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## **SPACE FOR LEASE – INFORMATION**

- **73,562 SF Available**
  - **2,612-SF Office**
  - **70,950-SF Warehouse**
- **21' Clear Height**
- **13 Dock High Doors**
- **1 Drive In Door**
- **1,400 amps, 640 Volt, Three Phase Service (Ability to Scale up Amperage)**
- **Sprinklered**
- **Completed Make Ready:**
  - **Whitebox Warehouse & LEDs**
  - **2 New Warehouse Restrooms**
  - **Renovated Office**
  - **Exterior Painting**
- **Easy access to I-635 & George W. Bush Tollway**
- **Immediate Availability**

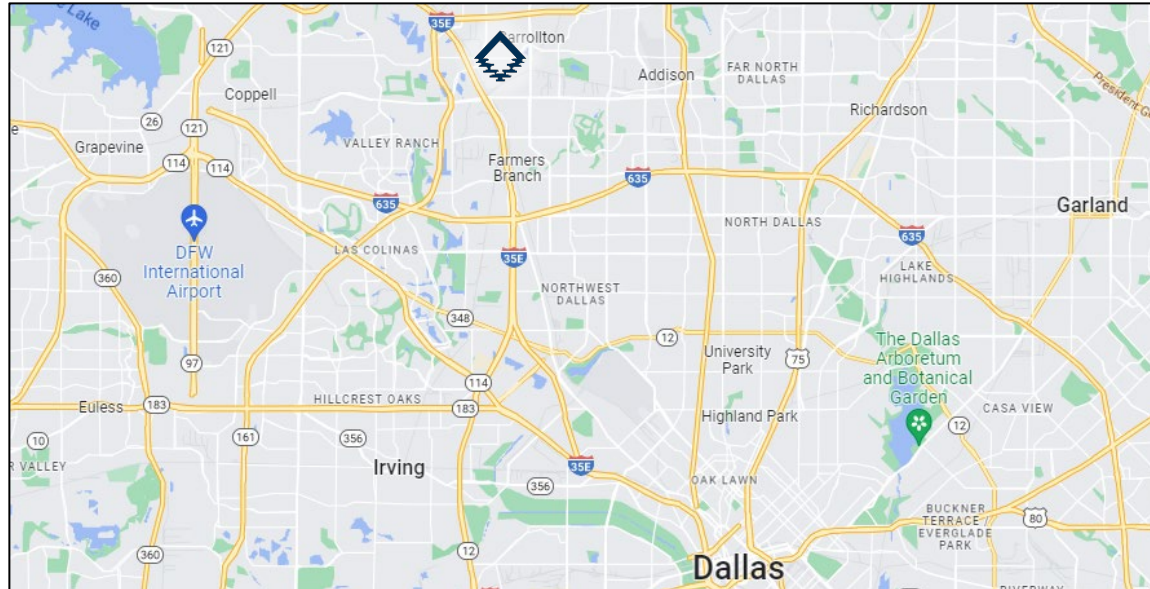
## **MARKETED BY:**

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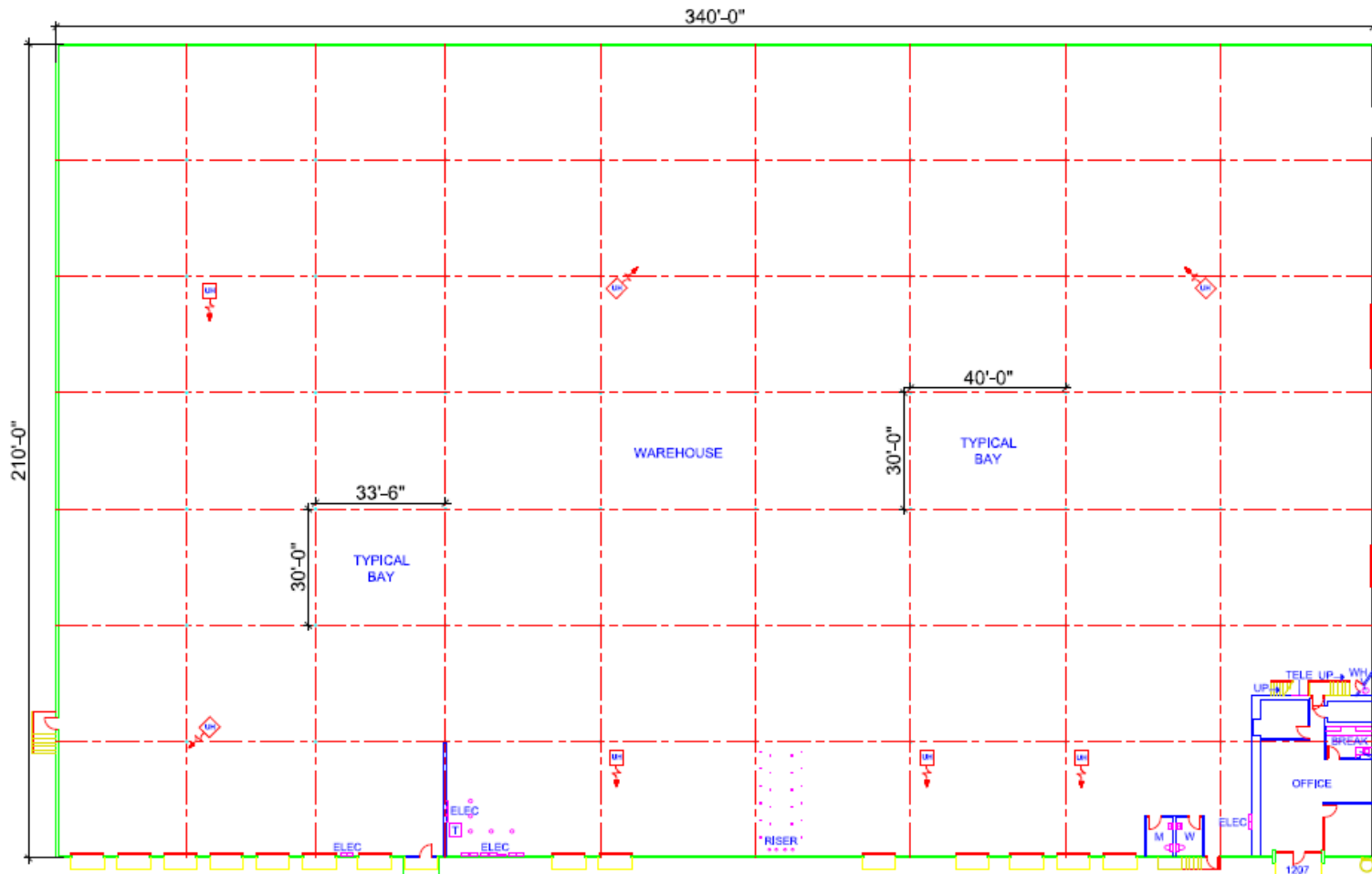
[Jason@richyoungcompany.com](mailto:Jason@richyoungcompany.com)



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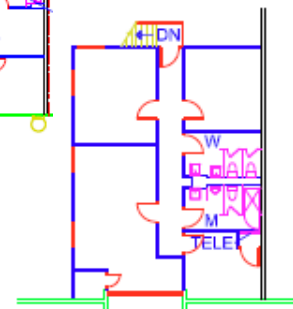
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## SF Breakdown:

Office:	2,612-sf
Warehouse:	70,950-sf
Total:	73,562-sf



2ND FLOOR OFFICE



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President  
George  
Bush  
Turnpike  
TOLL

  
**73,562-sf  
Available**

**W Crosby Road**



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**Office Renovation**

**New LED Lighting**

**New Ceiling Tile Grid**

**New Paint**

**New Flooring**



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***Office Renovation***

***New Breakroom Millwork***



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***Office Renovation***





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**Make Ready Complete**

**2 New Warehouse Restrooms**

**Painted Roof Deck**

**New LED Lighting**

**Painted Hazard Columns**

**Warehouse Whitebox**



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***Make Ready Complete***

