

**2302 W MARSHALL DRIVE**

GRAND PRAIRIE, TX 75051

**18.34 ACRES FOR REDEVELOPMENT  
241,710 SF WAREHOUSE FOR LEASE OR SALE**



## AVAILABILITY HIGHLIGHTS

- 241,710 Square Feet Available
- 8,600 SF Office (Plus 8,000 SF Basement Office)
- Able to be Rail Served (Union Pacific)
- 16'-18' Clear Height
- 2,000 Amps 480 Volts 3-Phase Power
- Sprinklered Warehouse
- 13 Dock-High Doors
- 2 Ramps



**LUKE DAVIS**

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**JAMES MANTZURANIS**

214.267.0494

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**SAM HARRELL**

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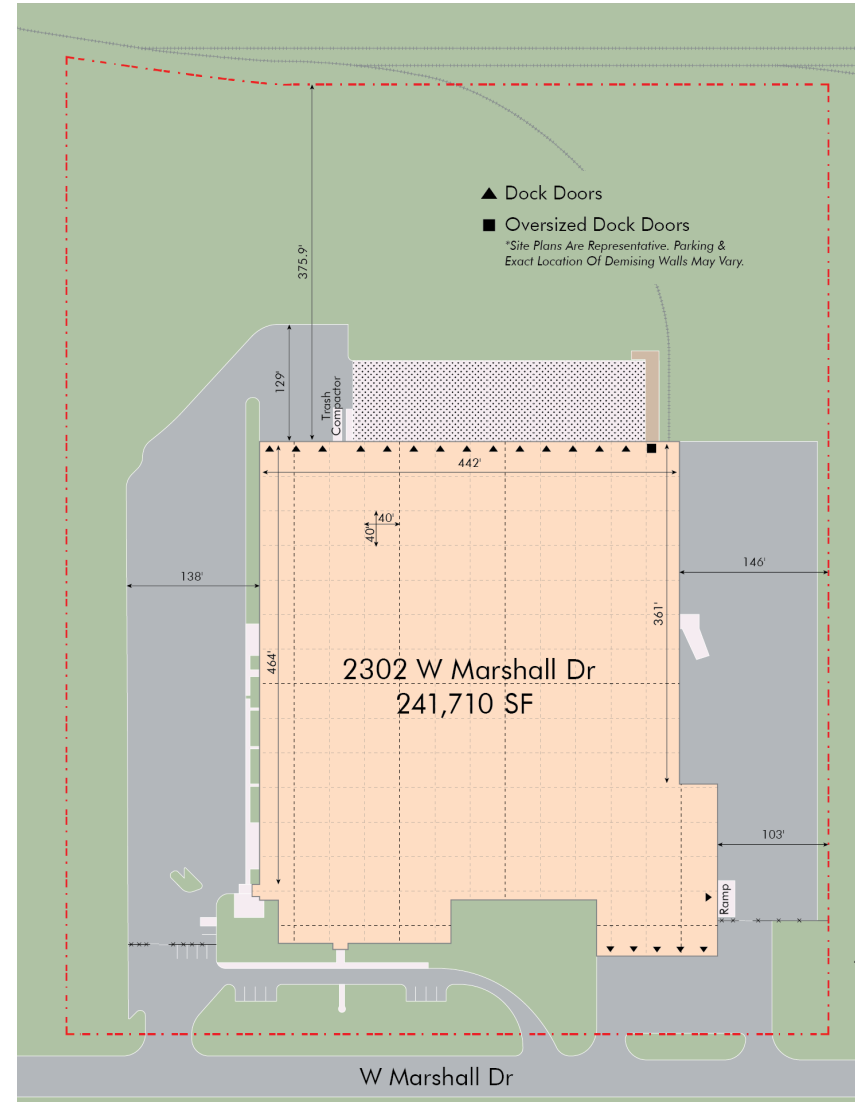
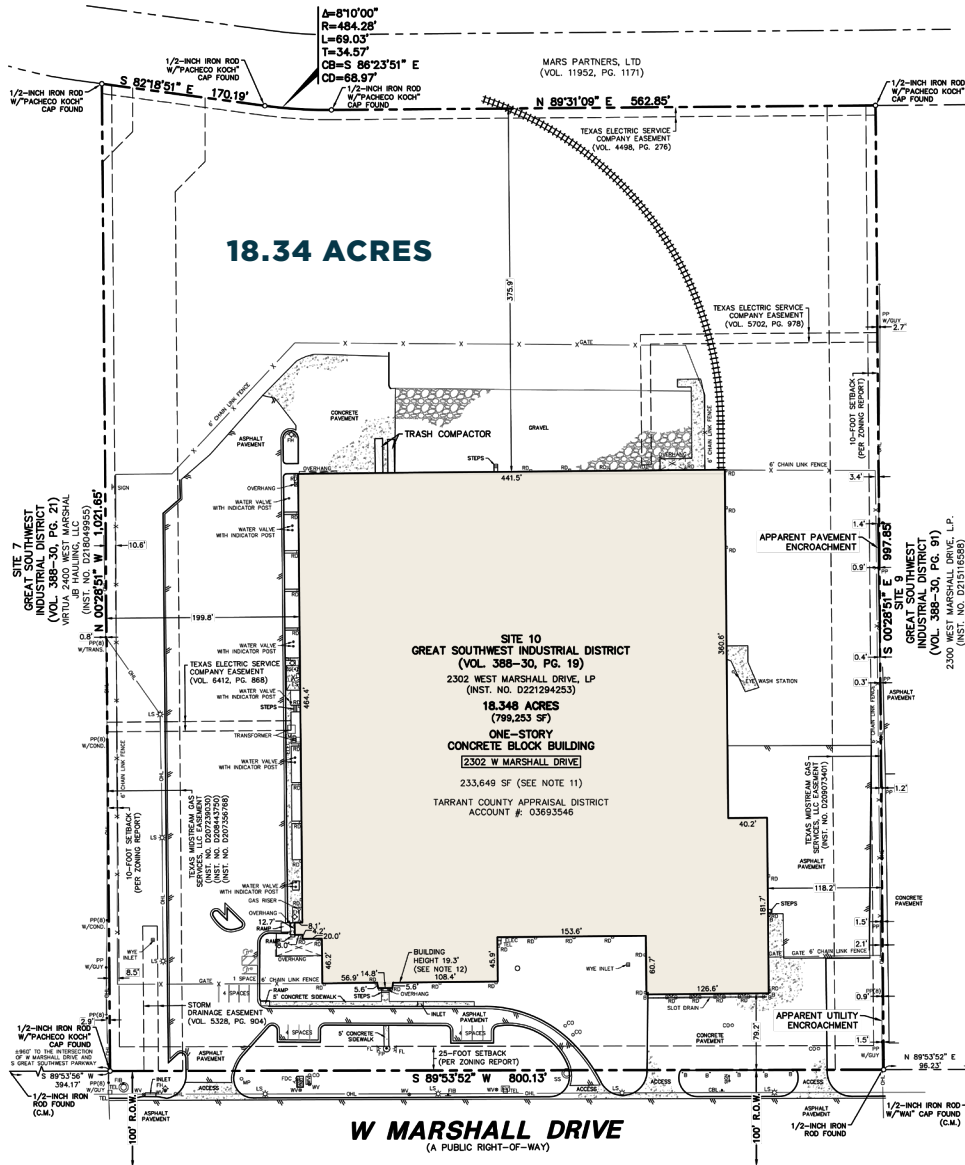
sam.harrell@streamrealty.com

**STREAM**

# 2302 W MARSHALL DRIVE

GRAND PRAIRIE, TX 75051

# SITE PLAN



LUKE DAVIS  
 214.267.0420  
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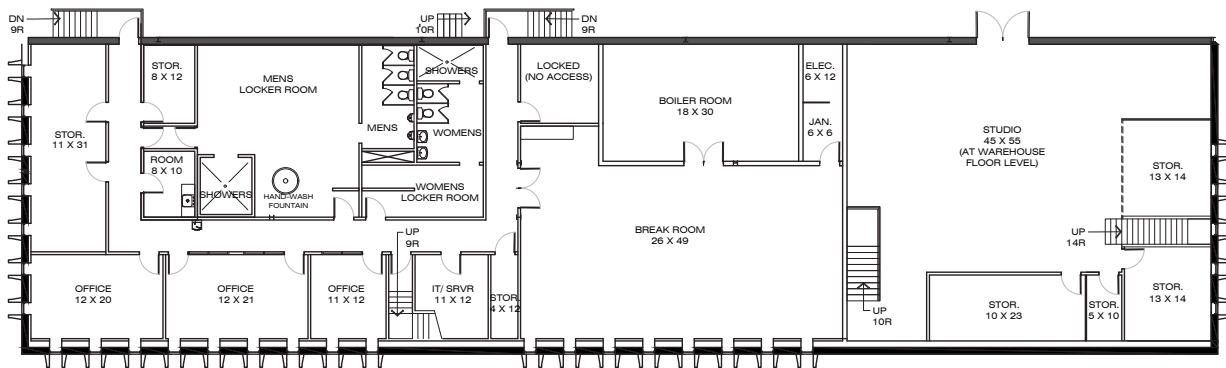
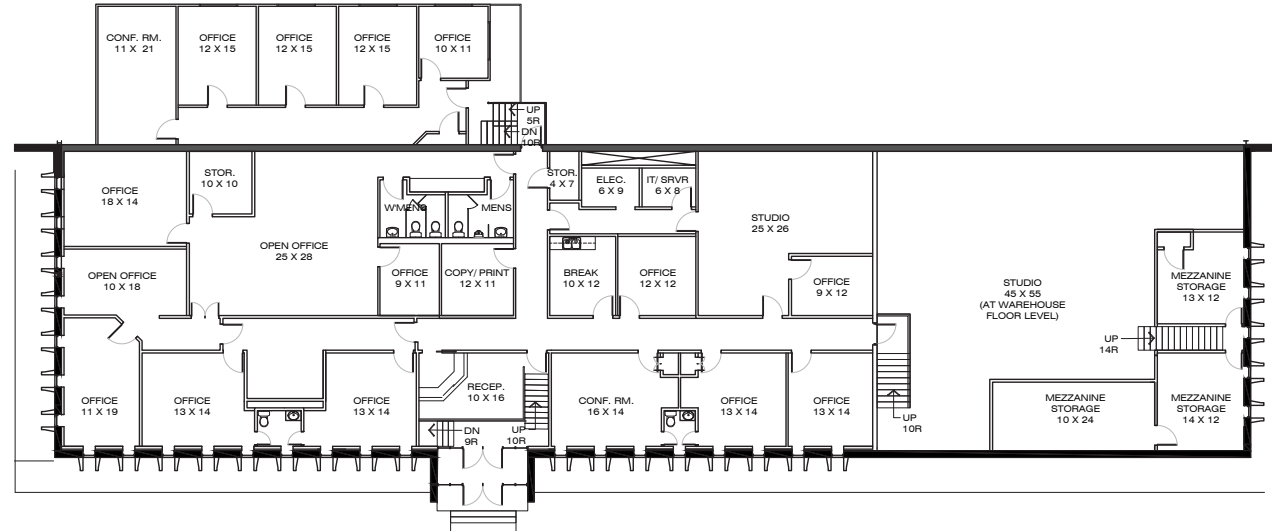
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# OFFICE PLAN



1ST FLOOR OFFICE - 8,600 SF



BASEMENT OFFICE  
(NOT INCLUDED IN NET RENT)

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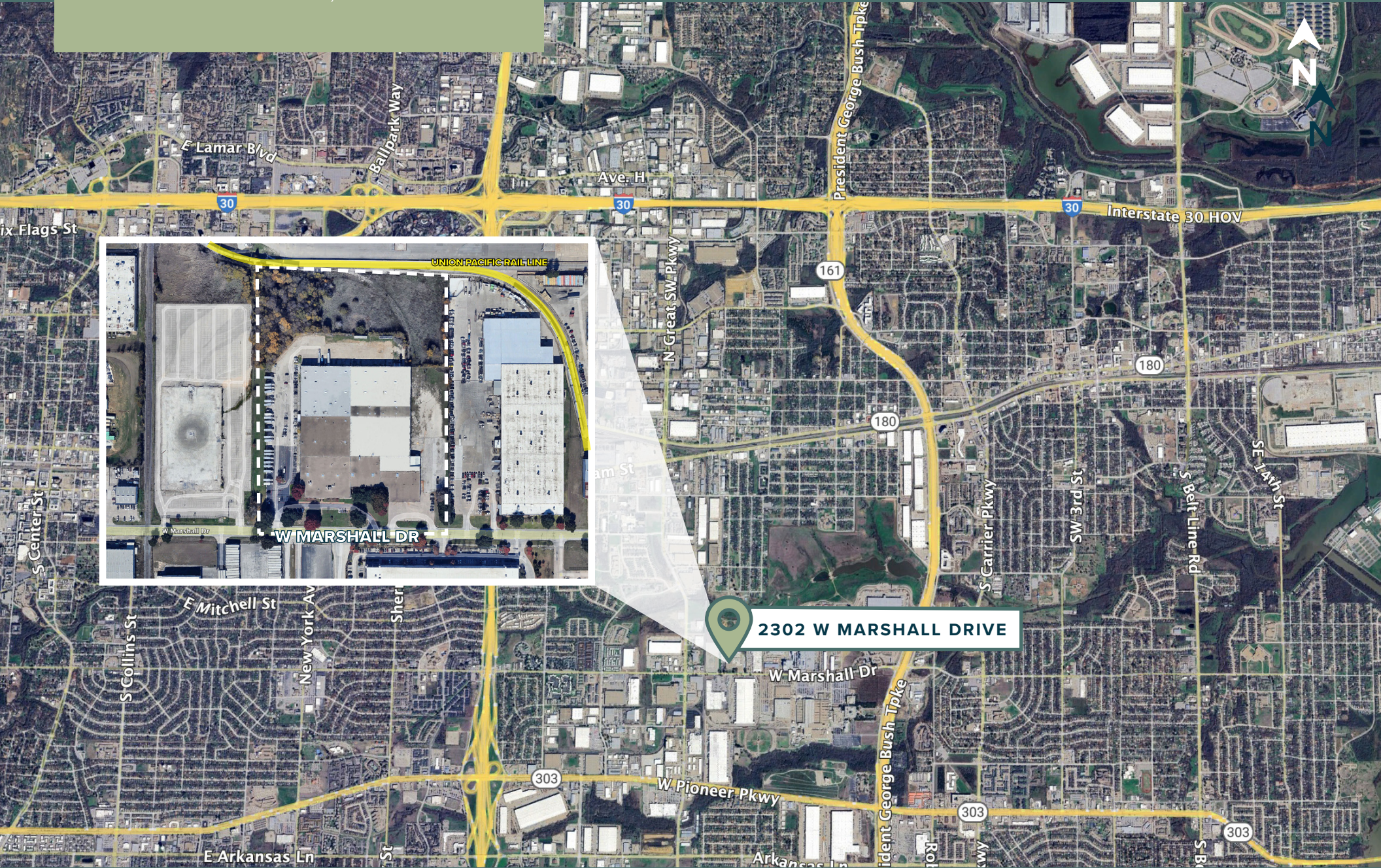
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# LOCATION



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