

Industrial ★ SUBLEASE

+/- 4 YR REMAINING

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805 W CARRIER PKWY, SUITE 200 GRAND PRAIRIE, TX 75050



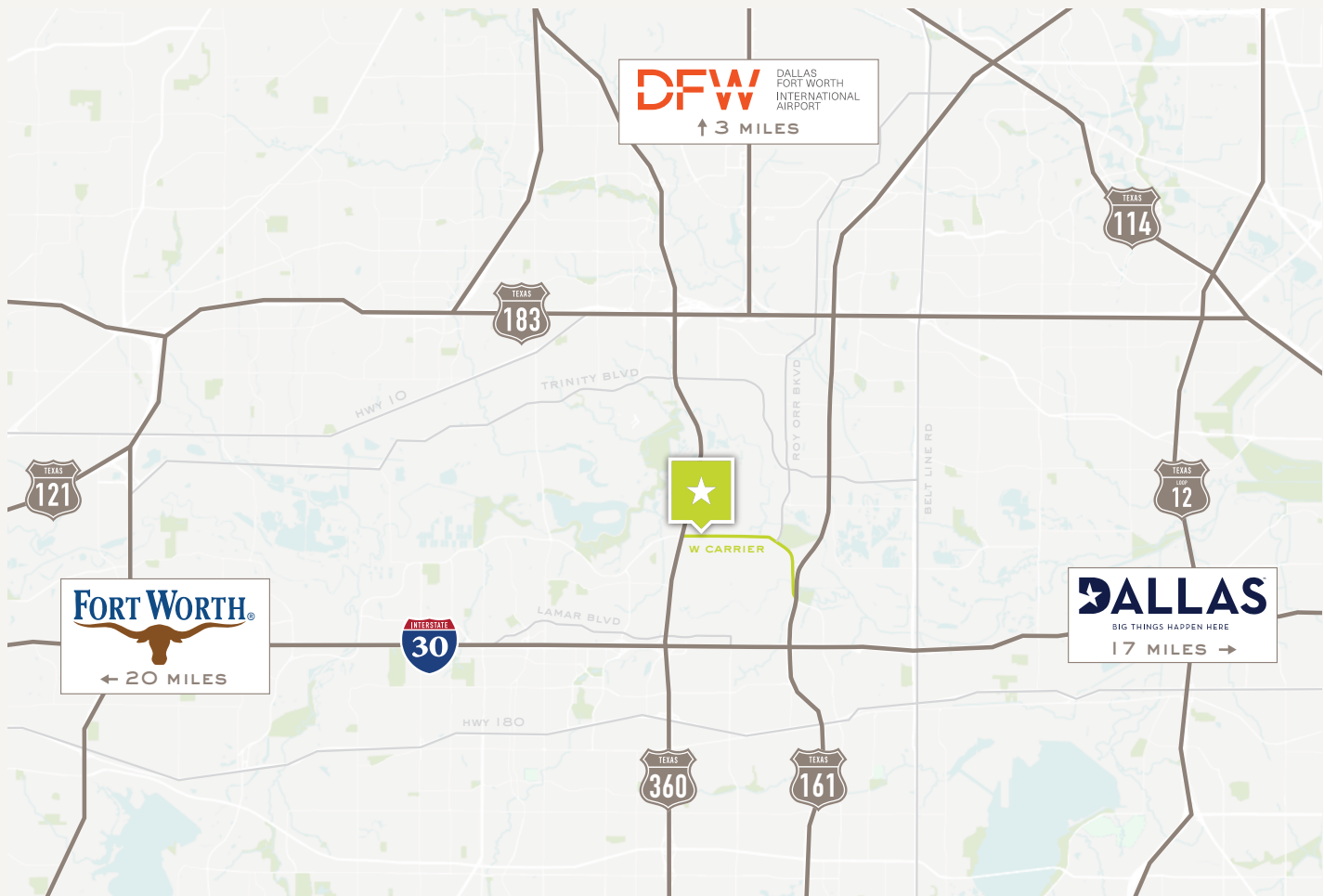
Mark Boone
817-715-4732
mboone@lancarte.com

Parker Lancarte
817-692-0610
parker@lancarte.com

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SUITE SPECIFICS

- 10,556 SF
- 14 - 18' Clear Height
- Zoned LI - Light Industrial
- +/- 4,000 SF office
- 277/ 480 V 3-Phase 4W
- +/- 1,500 SF HVAC Production Room
- Both Grade & Dock Loading
 - 3 12x10 Grade
 - 3 10x10 Dock
- **Flexible Infrastructure:** Tenant willing to install HVAC in the warehouse portion, creating a comfortable and functional environment tailored to your operational needs.

LOCATION OVERVIEW

- Located within the Great Southwest Industrial District
- Convenient access to State Highway 360, Interstate 30, and Interstate 183
- Close proximity to DFW Airport (3 Miles)
- Centrally located within D/FW Metroplex (20 miles to Fort Worth and 18 miles to Dallas)

LEASING STRUCTURE

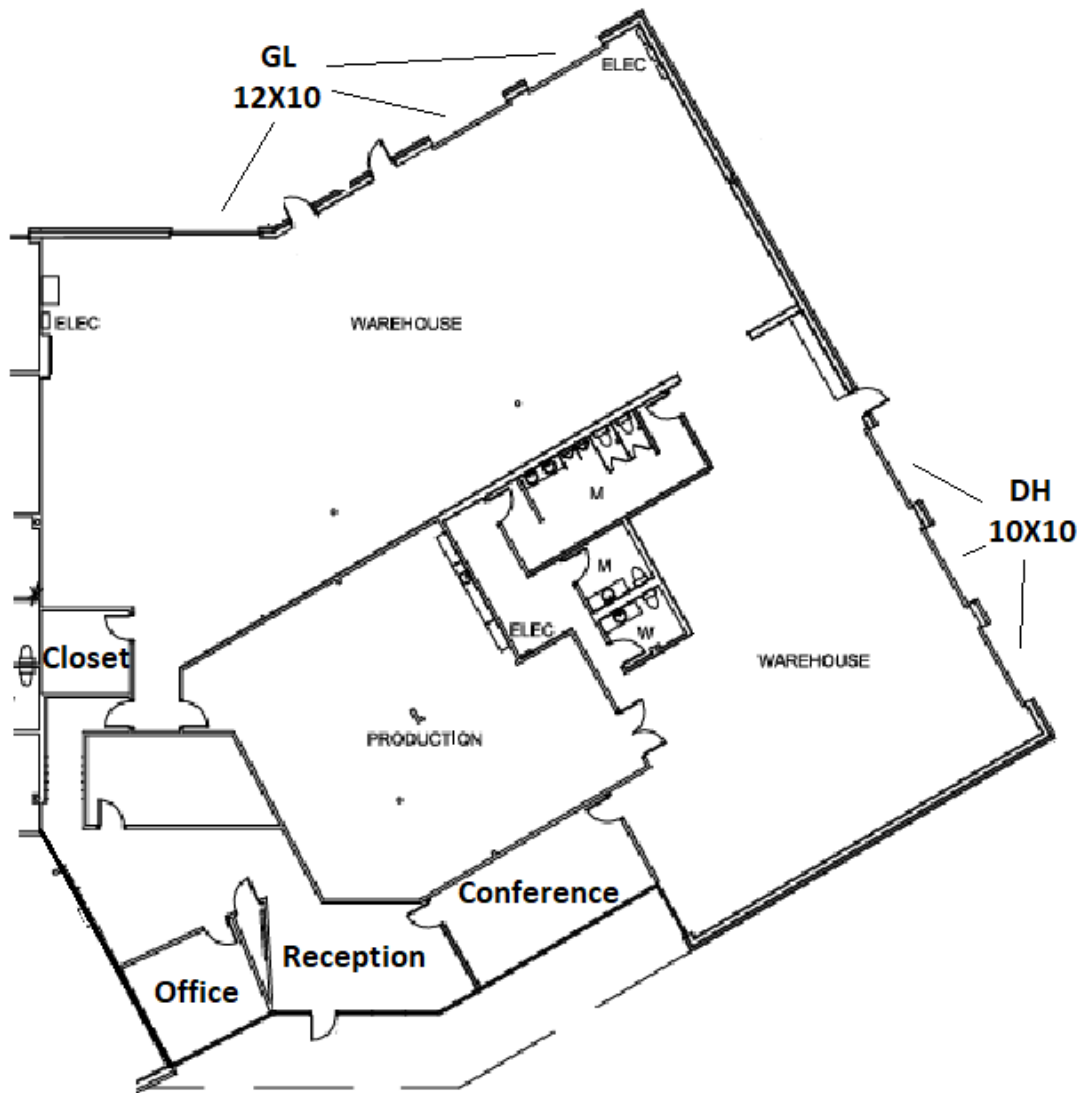
\$11.90 + \$4.69 NNN

Reduced rent available dependent on term and TI

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EXTERIOR PHOTOS



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INTERIOR PHOTOS





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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