

# FOR LEASE

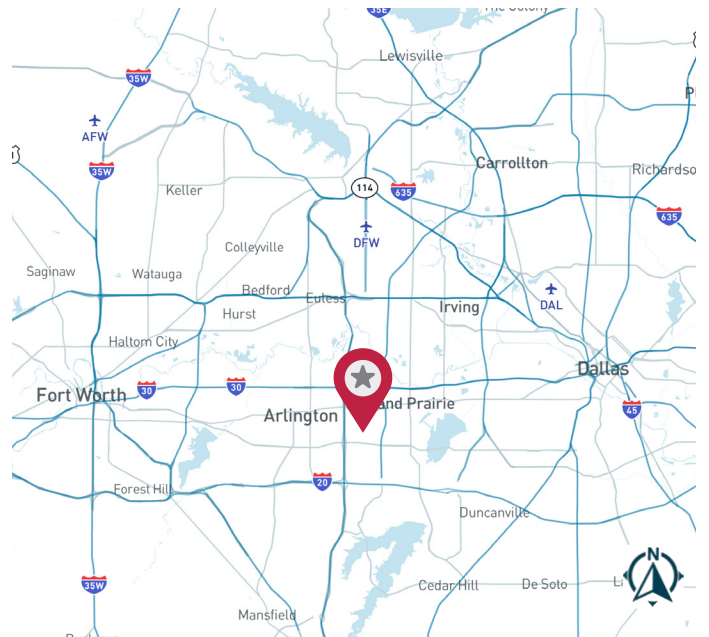
**2604 W. Marshall Drive, Suite 101 | Grand Prairie, TX 75051**



2604 W. Marshall Drive, Suite 101  
**2,864 SF**

## AVAILABILITY HIGHLIGHTS

- 784 SF First Floor Office Space
- 1,309 SF Warehouse
- 771 SF Mezzanine Office
- 16' Clear Height
- One (1) 16' x 14' Grade Level Door
- Shared Parking on all Sides of the Building
- Easy Access to I-30, SH 360 and SH 161



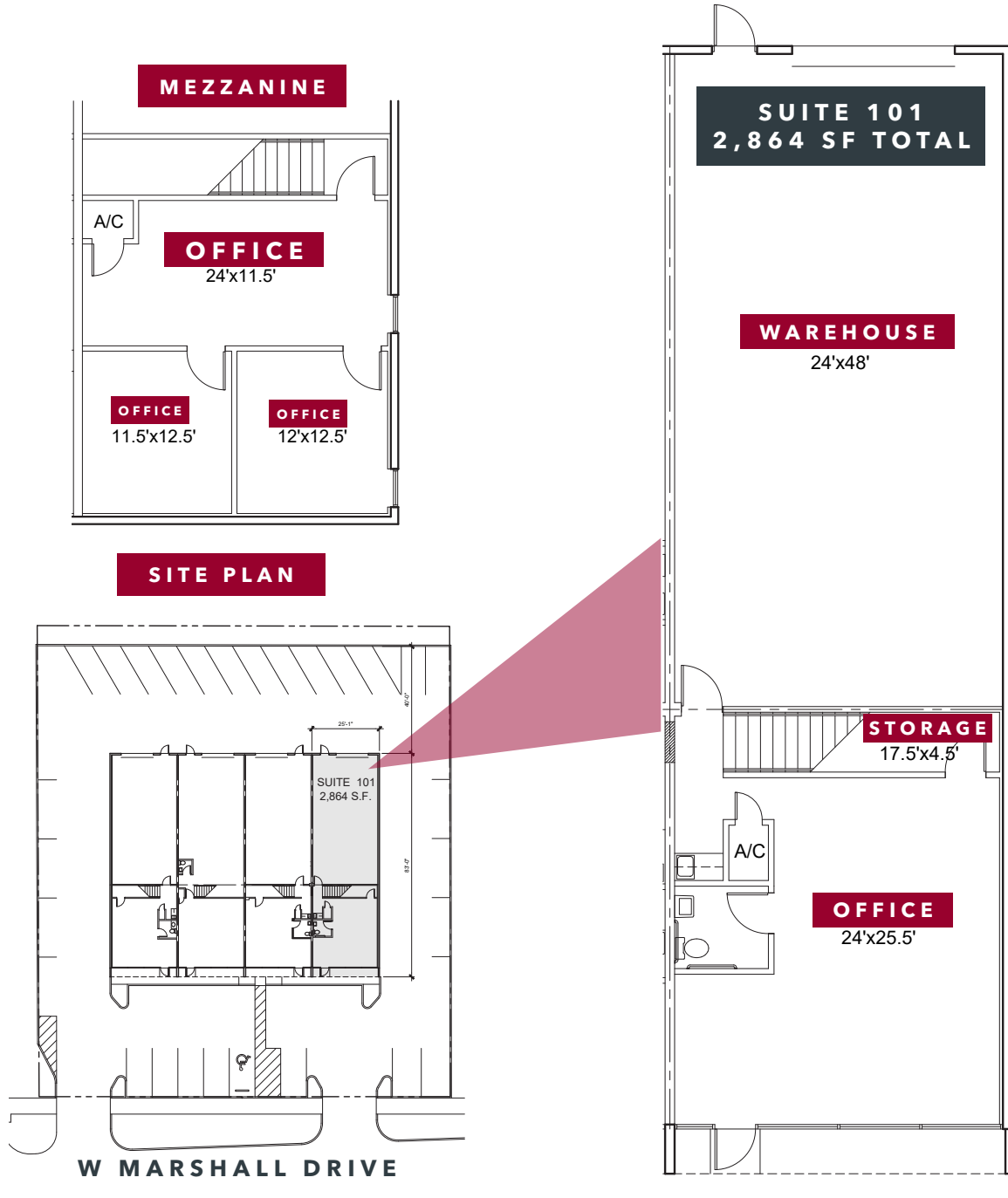
FOR MORE INFORMATION:

**Reed A. Parker, SIOR**  
**Principal**

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**LEE & ASSOCIATES**  
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**SITE PLAN**



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## 2024 EXTERIOR BUILDING IMPROVEMENTS

- Electrical Repairs/Improvements
- New LED Exterior Lighting
- Roof Repairs
- Tilt-Wall Panel Re-Caulking, Concrete Tilt-Wall Panel Repairs, Window Waterproofing, etc.
- New Front Sidewalk, New Concrete In Rear Of Building
- New Wheels Stops
- New Landscaping
- New Fence
- Parking Lot Re-Striping

## BRAND NEW MAKE-READY | SUITE 101 (INCLUDED IN QUOTED RENTAL RATE)

- New LVT Flooring
- Demo Freestanding Wall
- New LVT on Stairs
- New HVAC Supply Grates
- Second Look Ceiling Tiles
- New HVAC Return Grates
- Paint Ceiling Grid
- New White Switches & Plugs
- LED Lighting On Motion
- Service/Repair Overhead Door
- Whitebox Warehouse Walls
- Repair Roof Deck Insulation
- New Texture, Paint & Base
- New Upper and Lower Cabinetry
- New Restroom Fixtures
- Good Working Order



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