

FOR LEASE

2433 Lacy Lane | Carrollton, TX 75006

FREE RENT INCENTIVE

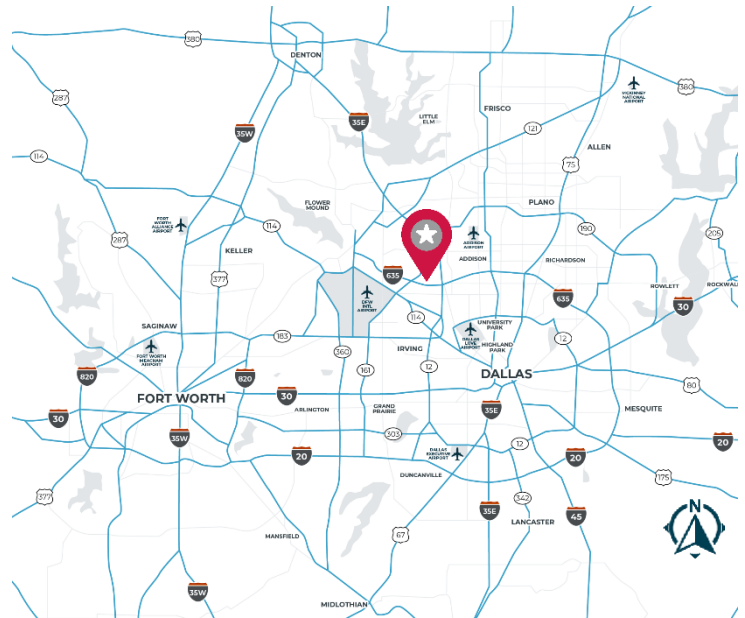
***ONE MONTH FREE,
PER YEAR OF TERM**



2433 LACY LANE
±2,601-3,866 SF

PROPERTY OVERVIEW

- ±36,357 SF Total Building Size
- 16' Clear Height
- 0.69/1,000 Parking Ratio
- Rear Loading, Front Park
- Warehouse LED Lighting
- 90' Building Depth
- 2021 TPO Roof
- Built 1984
- Centrally Located with Easy Access to 635, I-35 and 190 Tollway



***For Qualified Leases** - One month of free rent to be added outside of the lease term, for each year of contracted lease term.

FOR MORE INFORMATION:

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JOHN ANDERSON
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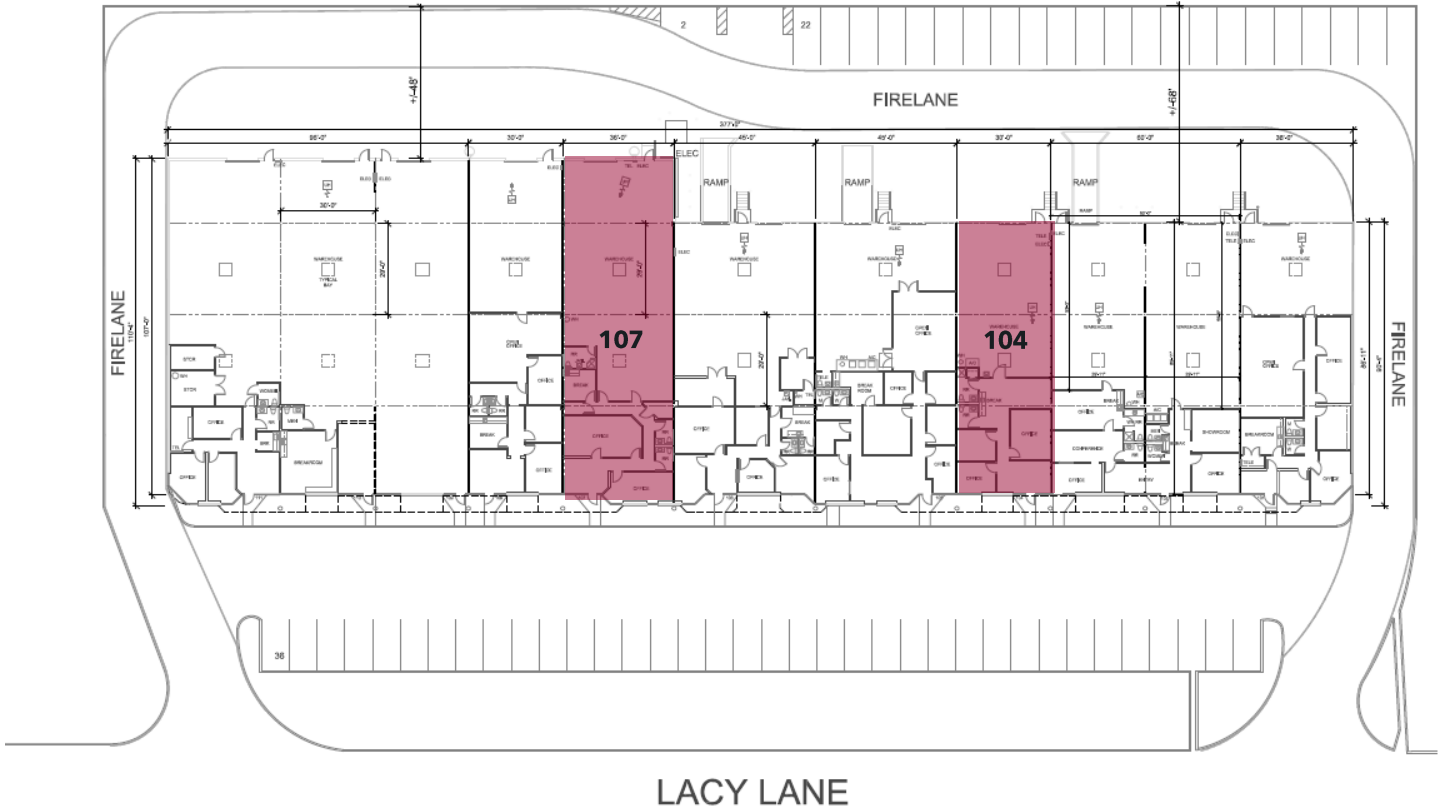
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COMMERCIAL REAL ESTATE SERVICES
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FOR LEASE

2433 LACY LANE
CARROLLTON, TX 75006

SITE PLAN



AVAILABLE SUITES

SUITE	SIZE
104	±2,601 SF
107	±3,866 SF

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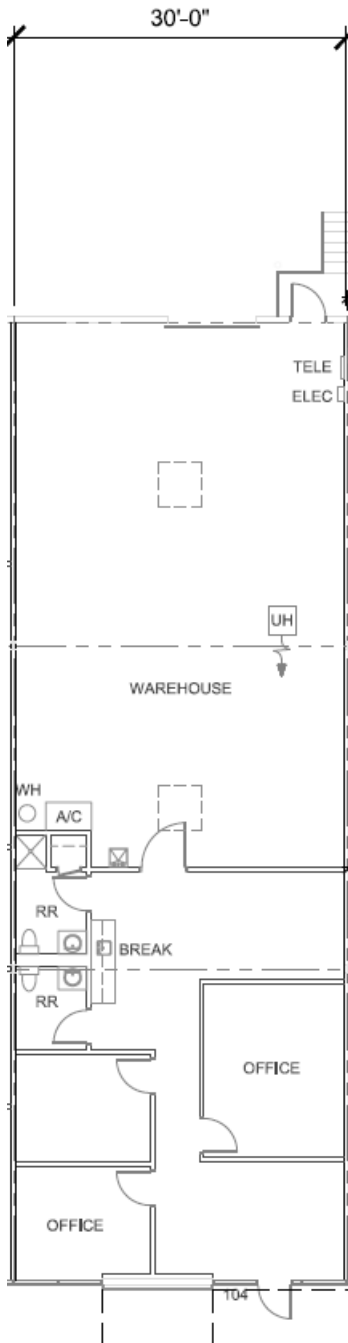
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AVAILABILITY HIGHLIGHTS

Suite 104



SPACE DETAILS

- $\pm 2,601$ SF
- Office & Warehouse Space
- 1 Dock High Door
- 16' Clear Height



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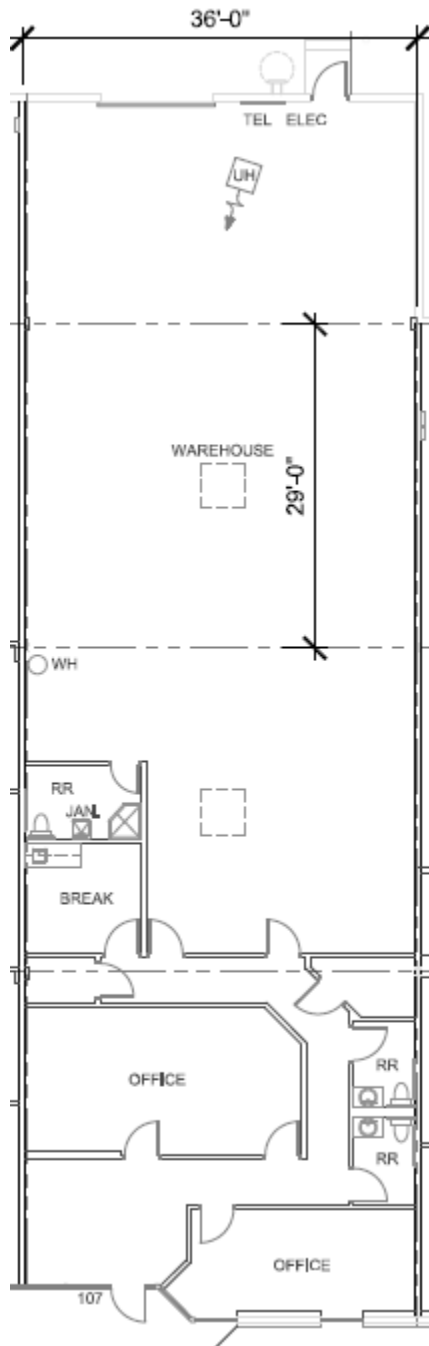
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AVAILABILITY HIGHLIGHTS

Suite 107



SPACE DETAILS

- ±3,866 SF
- Office & Warehouse Space
- 1 Grade Level Door
- 16' Clear Height



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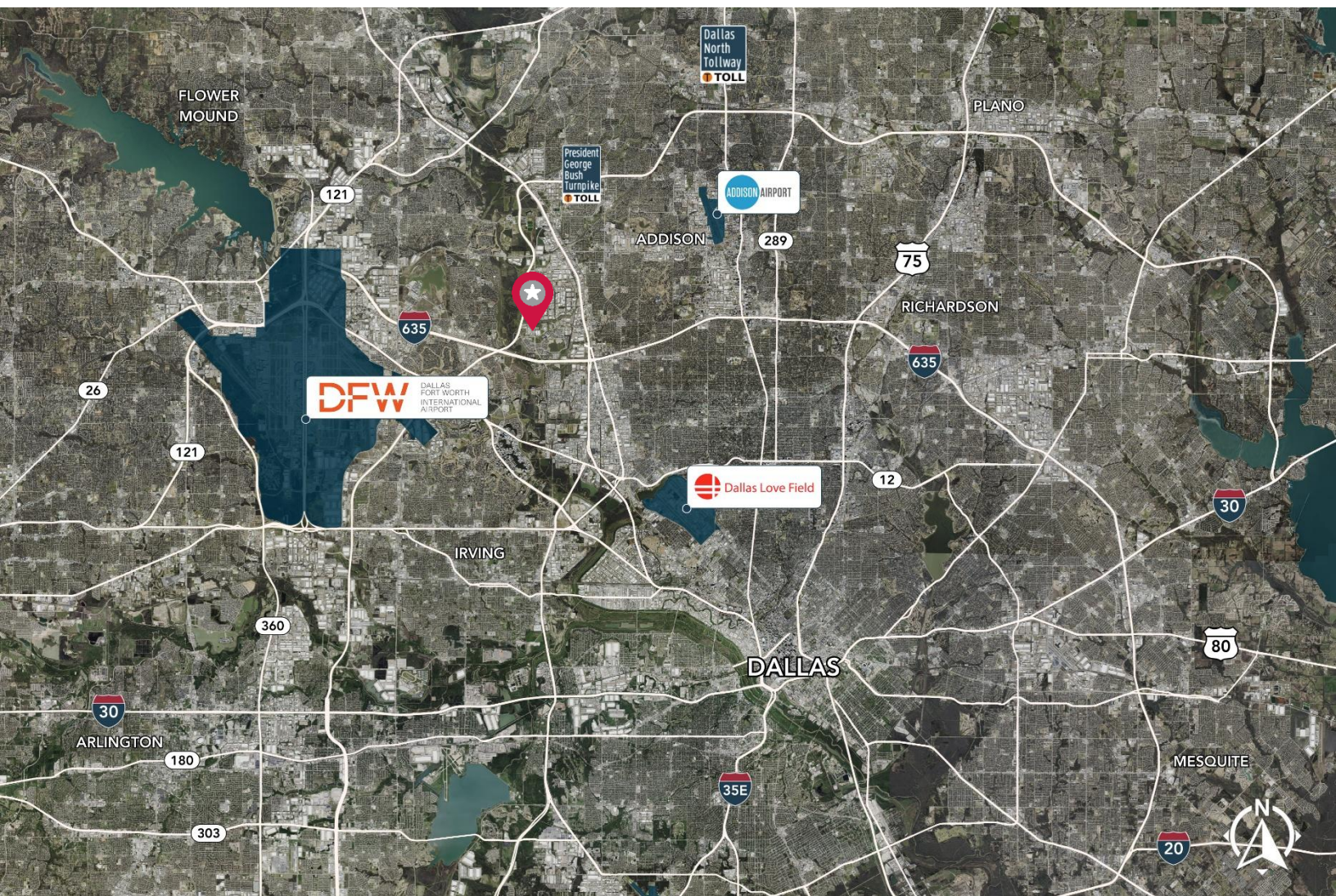
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FOR LEASE

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DRIVE TIME MAP



DRIVE TIMES



.5 MILE



1 MILE



1.88 MILES



7.25 MILES



10 MILES



11.75 MILES

DOWNTOWN
DALLAS

13.75 MILES



13.88 MILES

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