



44,685 SF

**CARROLLTON, TEXAS
75006**

**2251
CHENAULT DRIVE**

DJ DRAPER

Vice President

Office: 214.307.4541

Cell: 731.819.1008

ddraper@stoicrep.com

SAM SULLIVAN

Associate

Office: 214.307.4541

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ERIC OLSEN

Associate

Office: 214.307.4541

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eolsen@stoicrep.com

2251 CHENAULT DRIVE

PROPERTY FEATURES



44,685 SF ON 2.67 AC



TWO (2) DOCK DOORS



+/- 10,000 SF OFFICE



TWO (2) GRADE LEVEL
DOORS



BUILT IN 1990



10-TON CRANE SERVED



25' CLEAR HEIGHT



100% HVAC



SPRINKLERED



FIVE YEARS OF TERM
REMAINING



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PROPERTY + SURROUNDINGS



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FOR SUBLEASE



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OFFICE FLOOR PLAN - STOIC

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