

# FOR LEASE

\*IMMEDIATE AVAILABILITY\*

7,156-19,226-SF AVAILABLE For Lease  
2005 108th Street - Suite 503 & 504 , Grand Prairie, TX  
Upper GSW Submarket



360  
TEXAS

W Carrier Parkway

Suite 504  
12,070-sf  
Available

Suite 503  
7,156-sf  
Available

# FOR LEASE

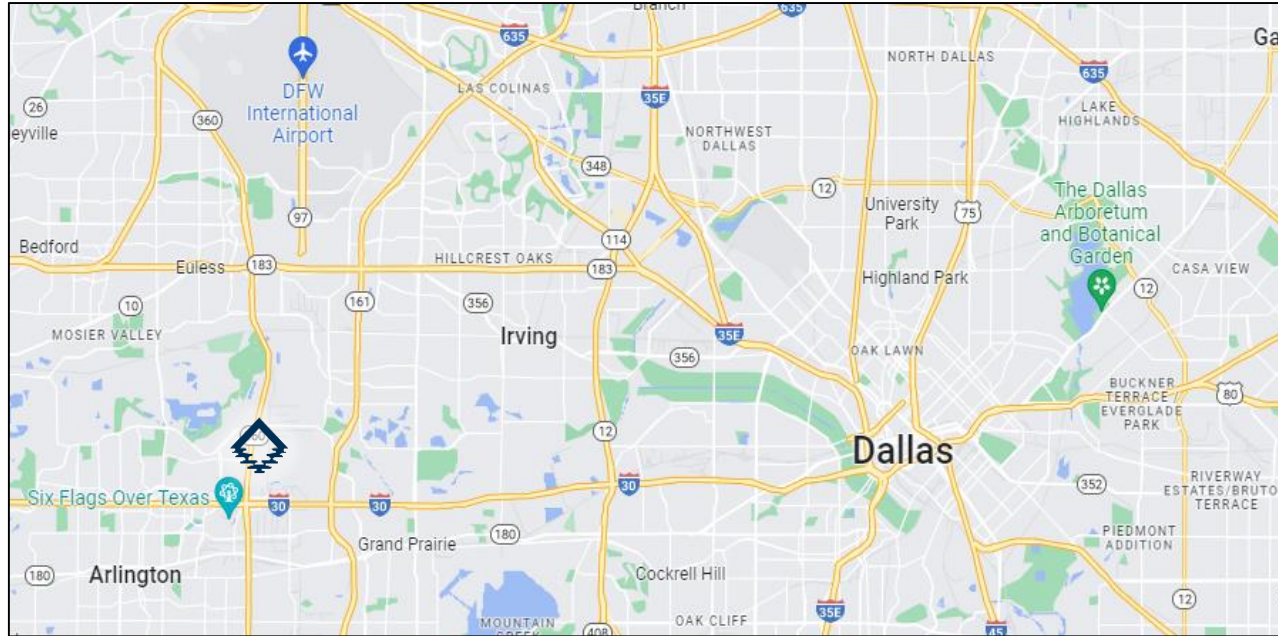
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## **SPACE FOR LEASE – INFORMATION**

- **19,226 SF Total**
  - **12,655 SF Warehouse**
  - **6,571 SF Office**
- **16' Clear Height**
- **4 Dock High Doors**
- **2 Drive in Doors**
- **Rear Load Service**
- **Ample Employee Parking**
- **2024 Make Ready (Suite 504):**
  - **Whiteboxed Warehouse**
  - **Painted Warehouse Deck**
  - **Warehouse LED Lighting**
  - **Office Renovation**
- **Electrical Power:**
  - **Suite 503: 200 amps**
  - **Suite 504: 800 amps**
- **Suite 503: December 2024 Availability**
- **Suite 504: Immediate Availability**



### **MARKETED BY:**

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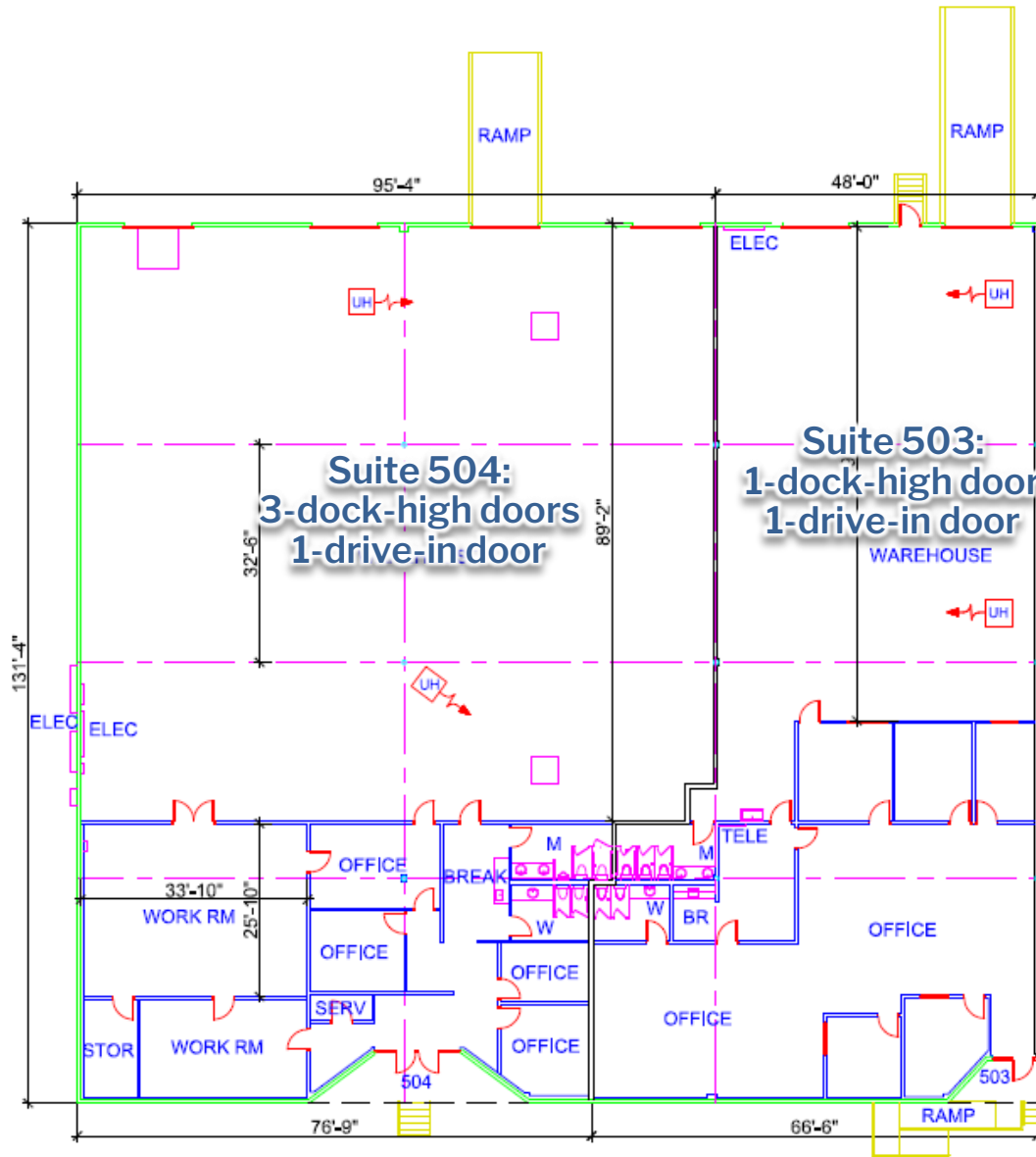
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**SF Breakdown (Suite 504):**

Warehouse	8,809-sf
Office	3,261-sf
<b>TOTAL:</b>	<b>12,070-sf</b>

**SF Breakdown (Suite 503):**

Warehouse	3,846-sf
Office	3,310-sf
<b>TOTAL:</b>	<b>7,156-sf</b>

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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108th Street

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**Make Ready - Suite 504**

Painted Roof Deck

LED Lighting

Warehouse Whitebox

Painted Columns

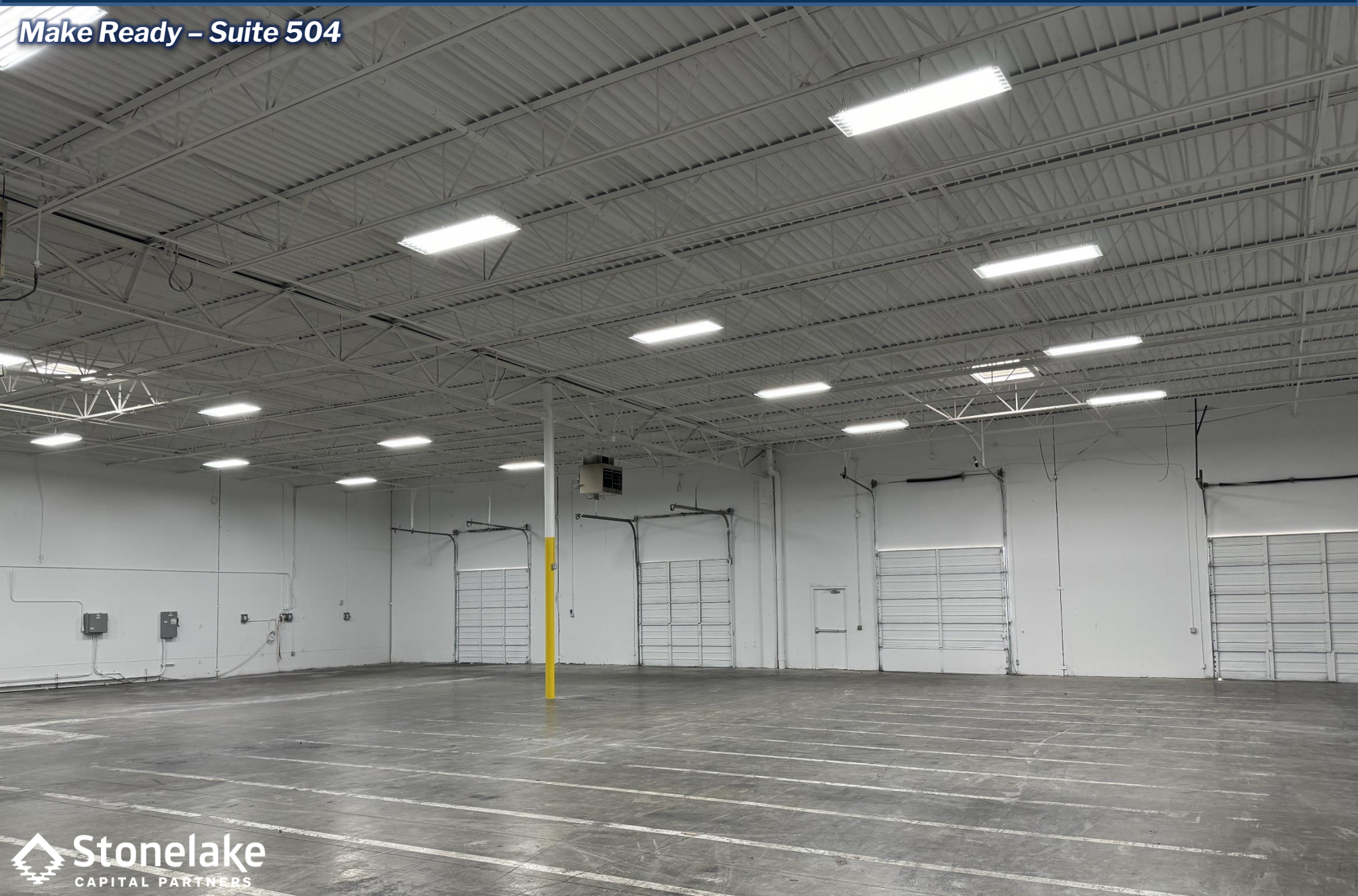
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*Make Ready – Suite 504*



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**Make Ready – Suite 504**

*New LED Lights*

*New Ceiling Grid*

*New Interior Paint*

*New Millwork*

*New Flooring*

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*Make Ready – Suite 504*





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