

FOR LEASE

Owned and Operated by



1810 KELLY BLVD

CARROLLTON, TX 75006

±104,231 SF



**LEASING INFO
& CONTACT**

Ken Wesson, Co-Managing Principal

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Phil Rosenfeld, Principal

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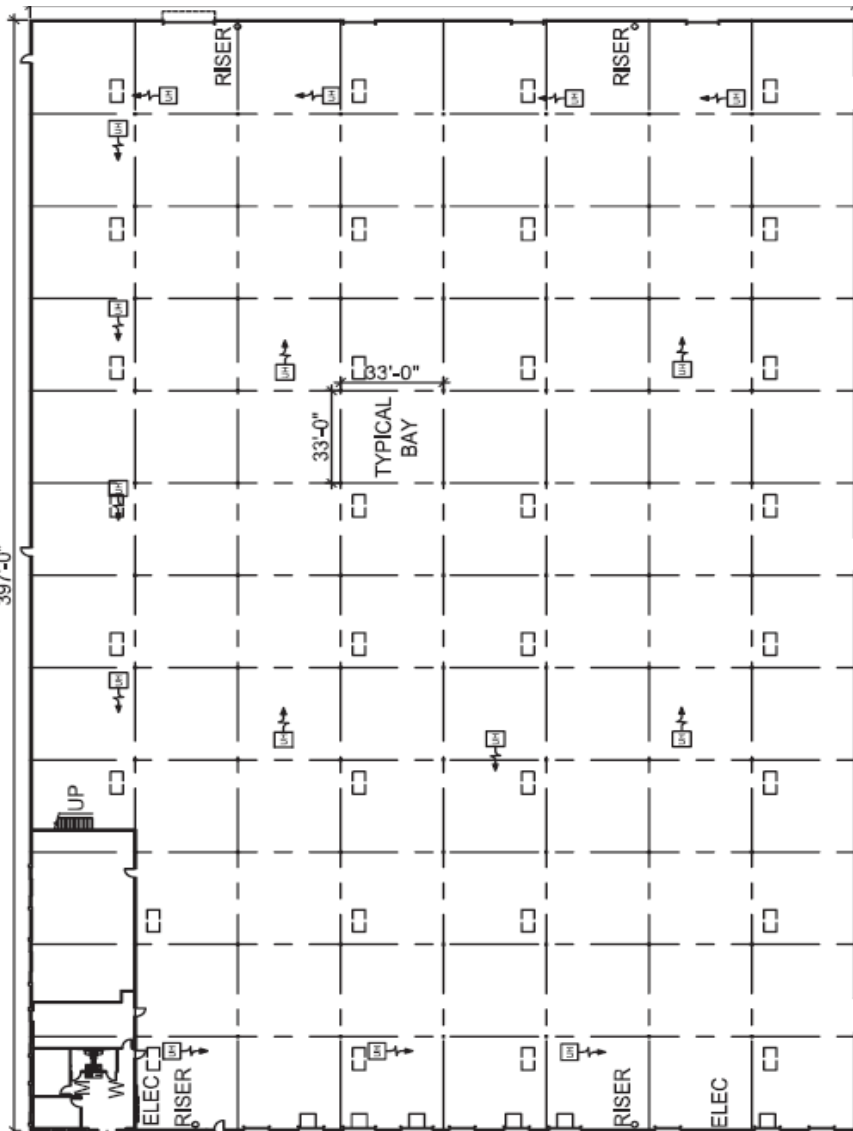
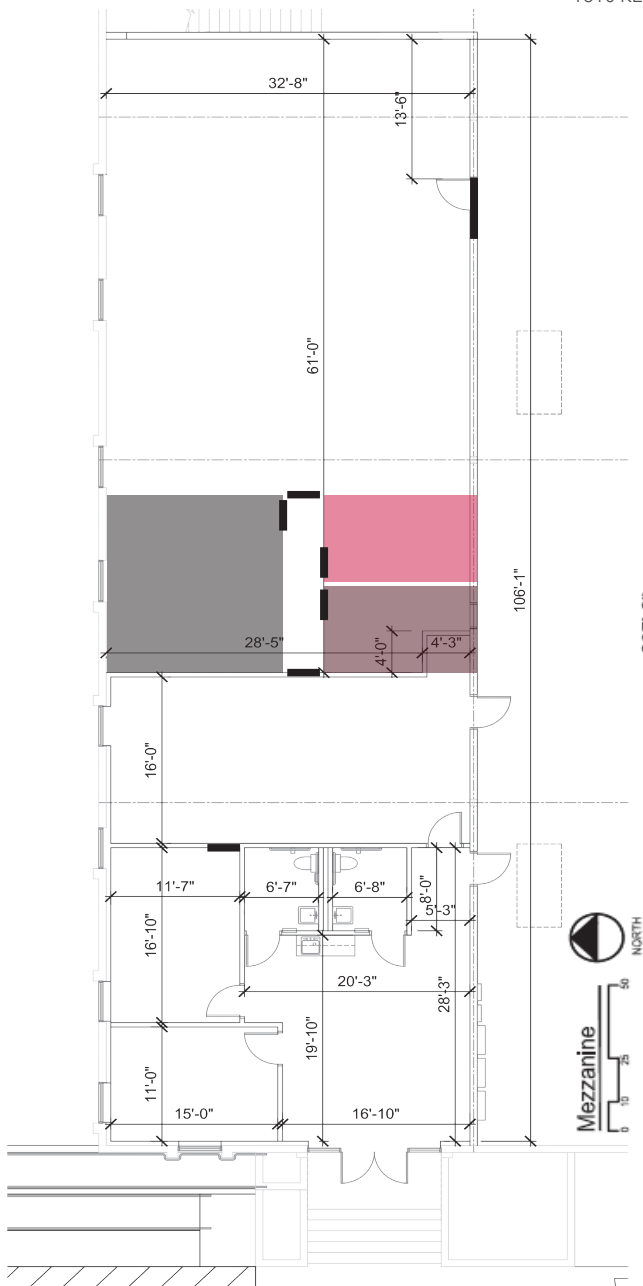
Corbin Blount, SIOR, Principal

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LISTING HIGHLIGHTS

- AVAILABLE SF:** 104,231 SF
- OFFICE SF:** +/- 3,666 SF
- YEAR BUILT:** 1970
- SPRINKLERED:** Yes
- CLEAR HEIGHT:** 21'
- PARKING RATIO:** +/- 0.49/1,000 SF
- LOADING:** 10 Dock high doors
6 with levelers
4 Rail doors
- POWER:** 3 Phase 480v Power
- COMMENTS:**
 - Unit Heaters
 - 4'x8' Skylights
 - Easy access to Beltline, the Tollway & I-35
 - Fenced truck court
 - Active Rail - served by DGNO
 - Additional ±3,666 SF of Mezzanine Office available at a Rate to be negotiated

