

CHAMPION PARK

FOR LEASE • OFFICE/WAREHOUSE



1421 CHAMPION DRIVE
CARROLLTON, TEXAS 75006

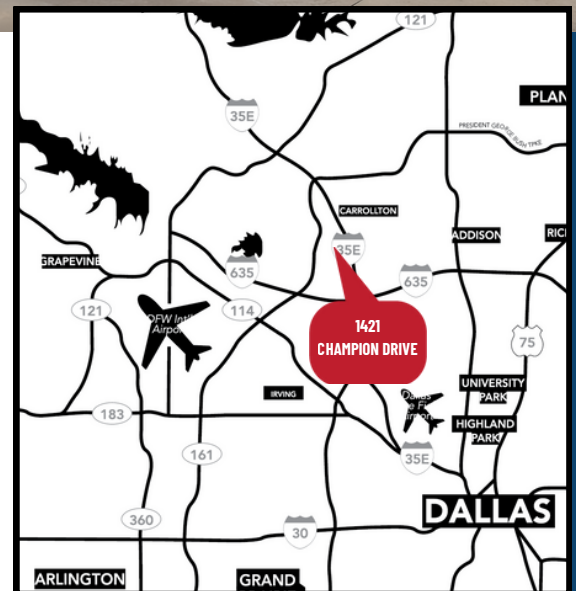


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OWNED BY:



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Property Highlights

- Grade Level Loading
- +/- 16' Clear-Height
- Easy access to I-35, I-635 & PGBT
- 24/7 Access
- Oversized Loading Doors
- Move-In Ready

AVAILABLE SUITES:

#112 - 3,015 SF

#124 - 1,515 SF

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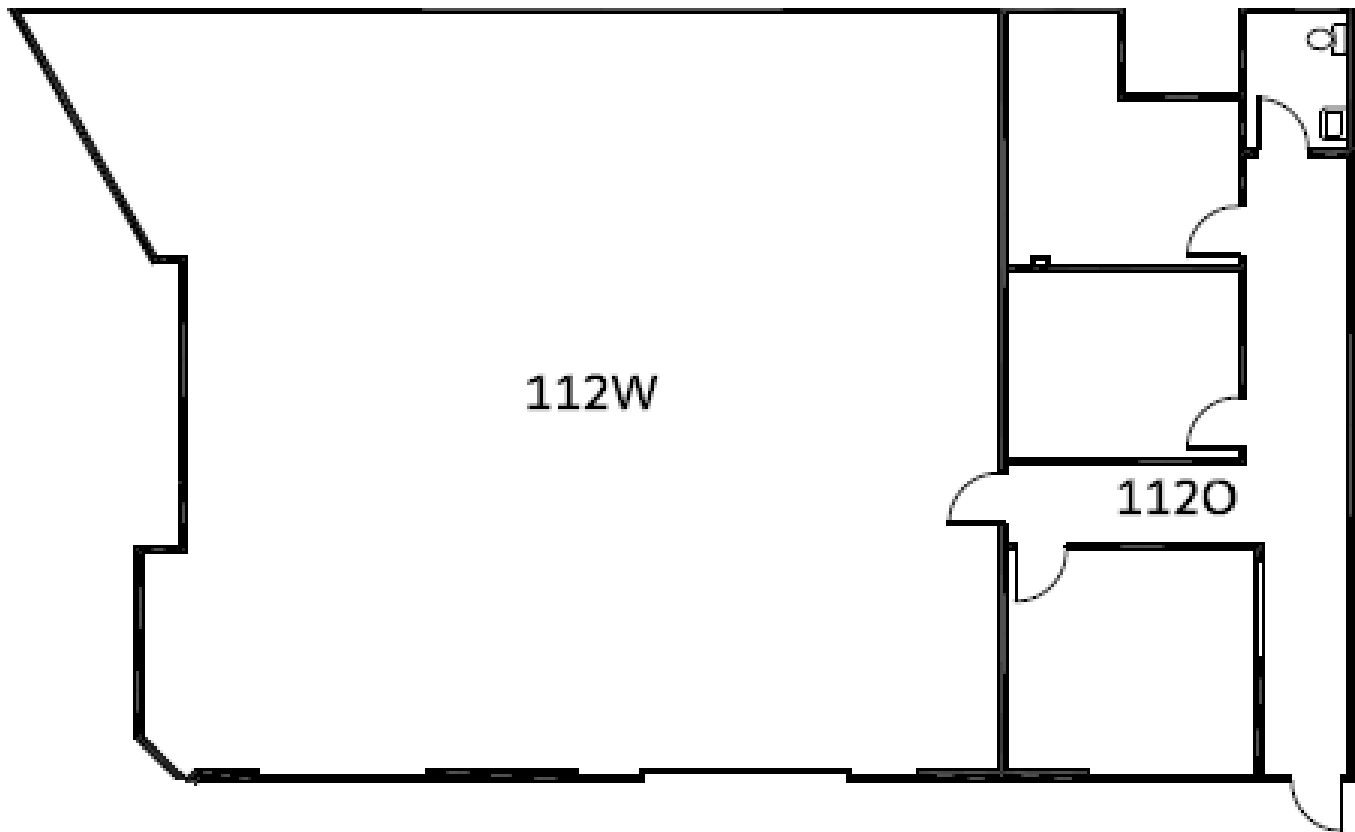
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Available Space:

#112 - 3,015 SF



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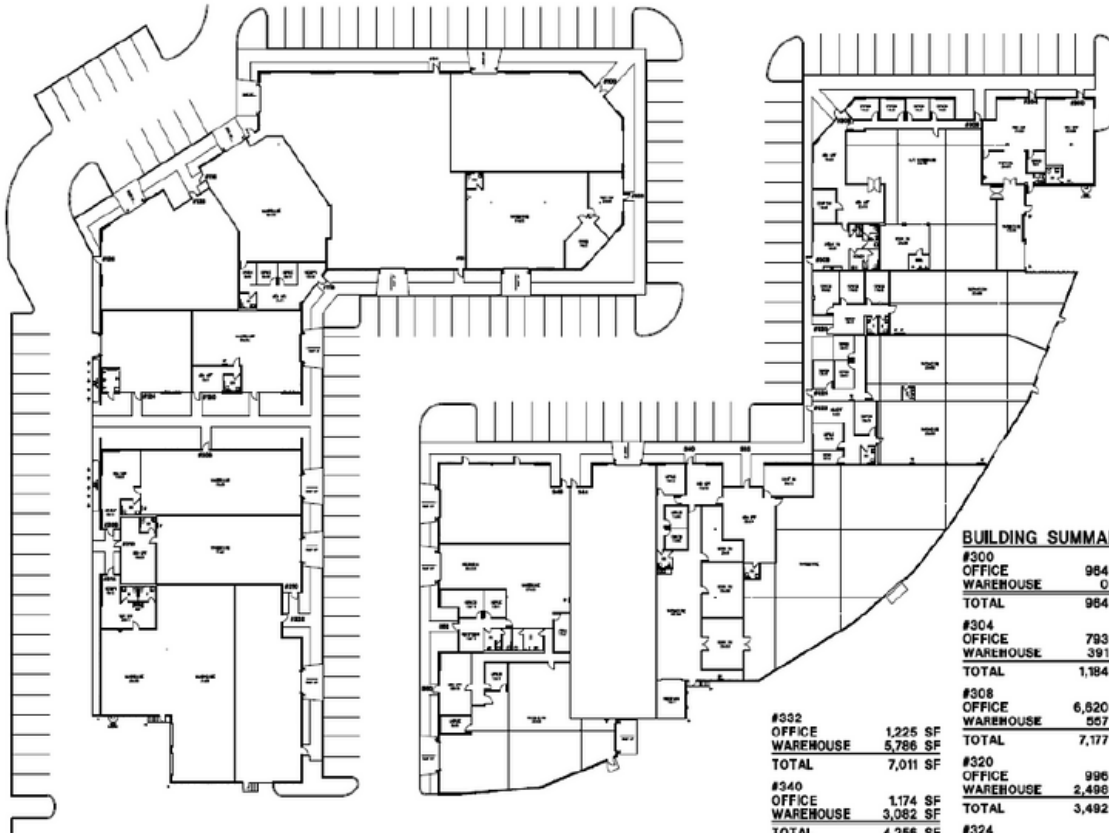
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A SITE PLAN
SCALE: 1" = 20'

VALPOINTE BUSINESS PARK
1421 CHAMPION
CARROLLTON, TX

BUILDING SUMMARY

#100	XXX SF
#104	XXX SF
#108	OFFICE 790 SF
	WAREHOUSE 2,884 SF
TOTAL	3,674 SF
#112	XXX SF
#116	OFFICE 848 SF
	WAREHOUSE 2,808 SF
TOTAL	3,656 SF
#120	OFFICE 309 SF
	WAREHOUSE 1,742 SF
TOTAL	2,051 SF
#124	1,515 SF
#128	XXX SF

BUILDING SUMMARY

#300	OFFICE 984 SF
	WAREHOUSE 0 SF
TOTAL	984 SF
#304	OFFICE 793 SF
	WAREHOUSE 391 SF
TOTAL	1,184 SF
#308	OFFICE 6,520 SF
	WAREHOUSE 557 SF
TOTAL	7,177 SF
#320	OFFICE 996 SF
	WAREHOUSE 2,496 SF
TOTAL	3,492 SF
#324	OFFICE 585 SF
	WAREHOUSE 2,542 SF
TOTAL	3,227 SF

BUILDING SUMMARY

#202	XXX SF
#206	OFFICE 670 SF
	WAREHOUSE 2,570 SF
TOTAL	3,240 SF
#210	OFFICE 556 SF
	WAREHOUSE 2,078 SF
TOTAL	2,634 SF
#214	OFFICE 581 SF
	WAREHOUSE 4,506 SF
TOTAL	5,087 SF

#332	OFFICE 1,225 SF
	WAREHOUSE 5,786 SF
TOTAL	7,011 SF
#340	OFFICE 1,174 SF
	WAREHOUSE 3,082 SF
TOTAL	4,256 SF
#344	XXX SF
#348	2,100 SF
#360	OFFICE 1,284 SF
	WAREHOUSE 3,052 SF
TOTAL	4,336 SF
#352	OFFICE 784 SF
	WAREHOUSE 1,489 SF
TOTAL	2,273 SF
#328	OFFICE 920 SF
	WAREHOUSE 2,053 SF
TOTAL	2,973 SF



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