

# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**73,562 SF AVAILABLE**  
**1207 W Crosby Drive, Carrollton, TX**  
**Valwood Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



President  
George  
Bush  
Turnpike  
TOLL

  
**73,562-sf  
Available**

W Crosby Road

 **Stonelake**  
CAPITAL PARTNERS

# FOR LEASE

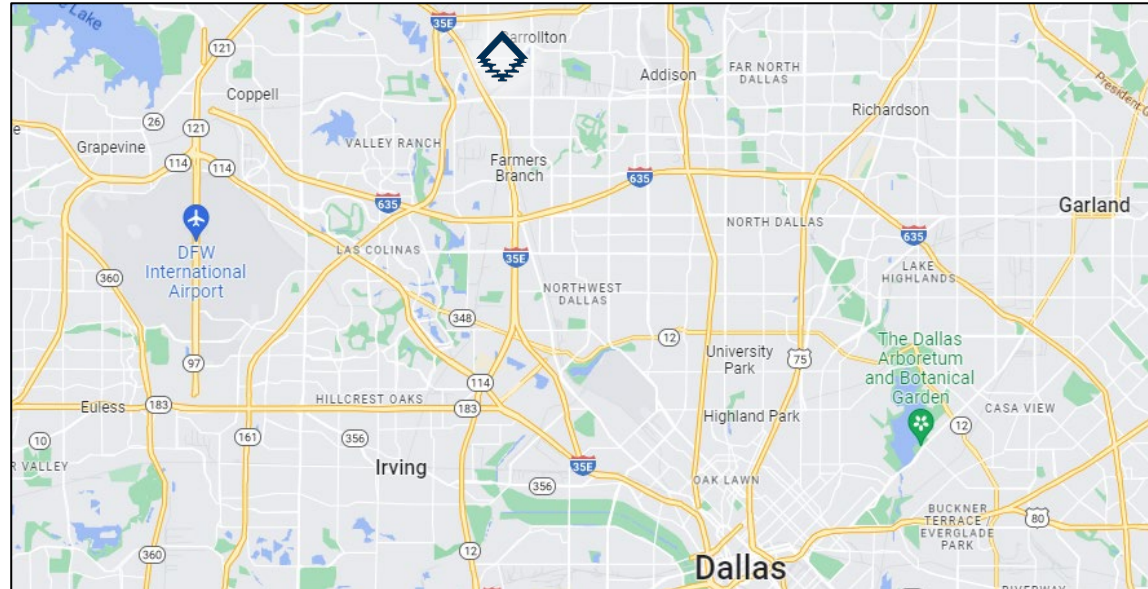
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## SPACE FOR LEASE – INFORMATION

- **73,562 SF Available**
  - **2,612-SF Office**
  - **70,950-SF Warehouse**
- **21' Clear Height**
- **13 Dock High Doors**
- **1 Drive In Door**
- **200-1200 amps, 640 Volt, Three Phase Service**
- **Sprinklered**
- **2024 Make Ready:**
  - **Whitebox Warehouse & LEDs**
  - **2 New Warehouse Restrooms**
  - **Renovated Office**
  - **Exterior Painting**
- **Easy access to I-635 & George W. Bush Tollway**
- **Immediate Availability**



## MARKETED BY:

**Nathan Denton, SIOR**

Principal

972 934 4015

[ndenton@lee-associates.com](mailto:ndenton@lee-associates.com)

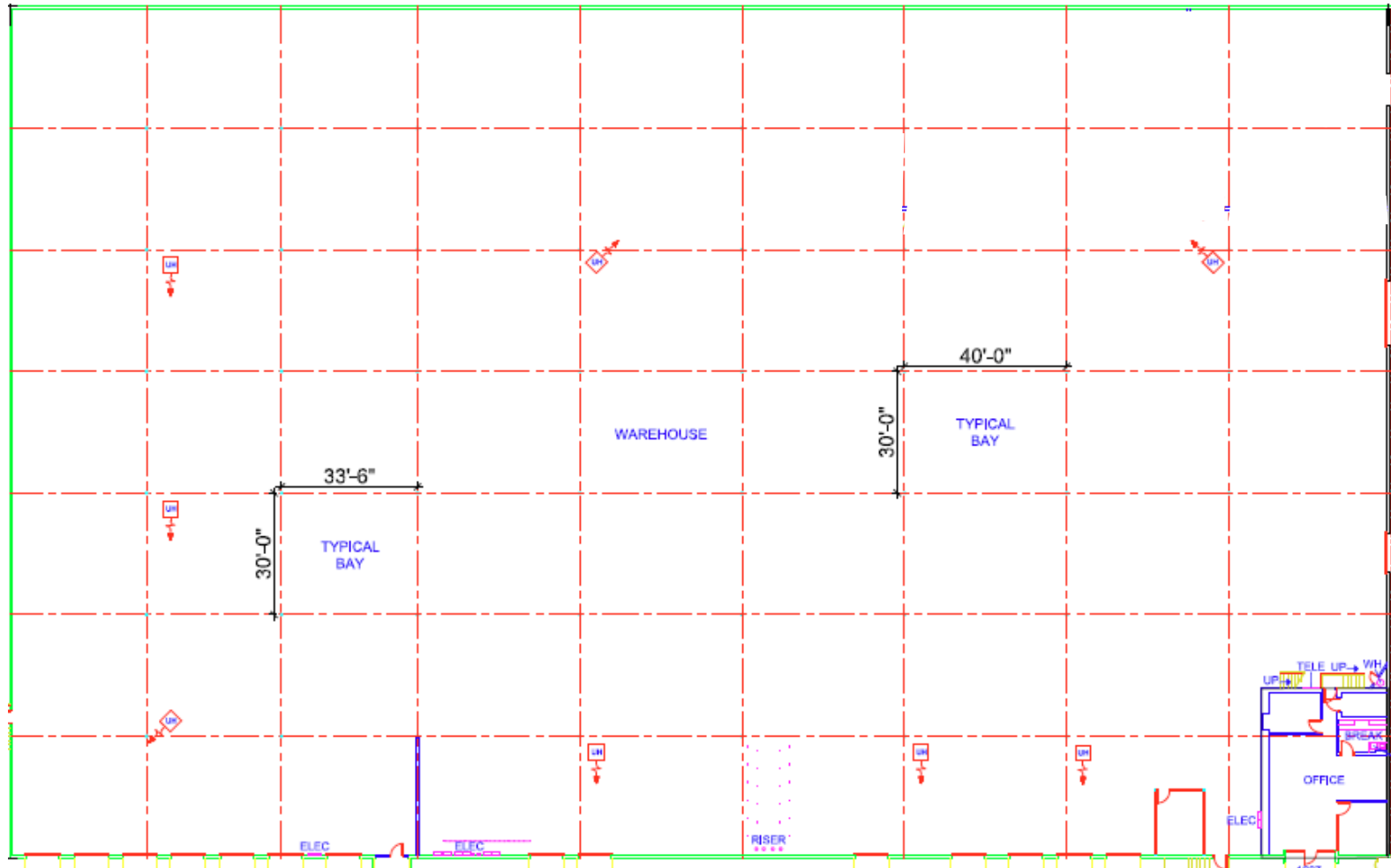
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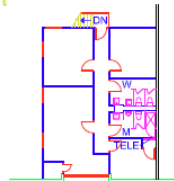
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SF Breakdown:	
Office:	2,612-sf
Warehouse:	70,950-sf
<b>Total:</b>	<b>73,562-sf</b>



2ND FLOOR OFFICE

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**2024 Make Ready**

**New LED Lighting**

**New Ceiling Tile Grid**

**New Paint**

**New Flooring**

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**2024 Make Ready**

**New Breakroom Millwork**

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**2024 Make Ready**

**Painted Roof Deck**

**New LED Lighting**

**Warehouse Whitebox**

**Painted Hazard Columns**

**2 New Warehouse Restrooms**

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**2024 Make Ready**



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