

FOR LEASE

IMMEDIATE AVAILABILITY

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

LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE

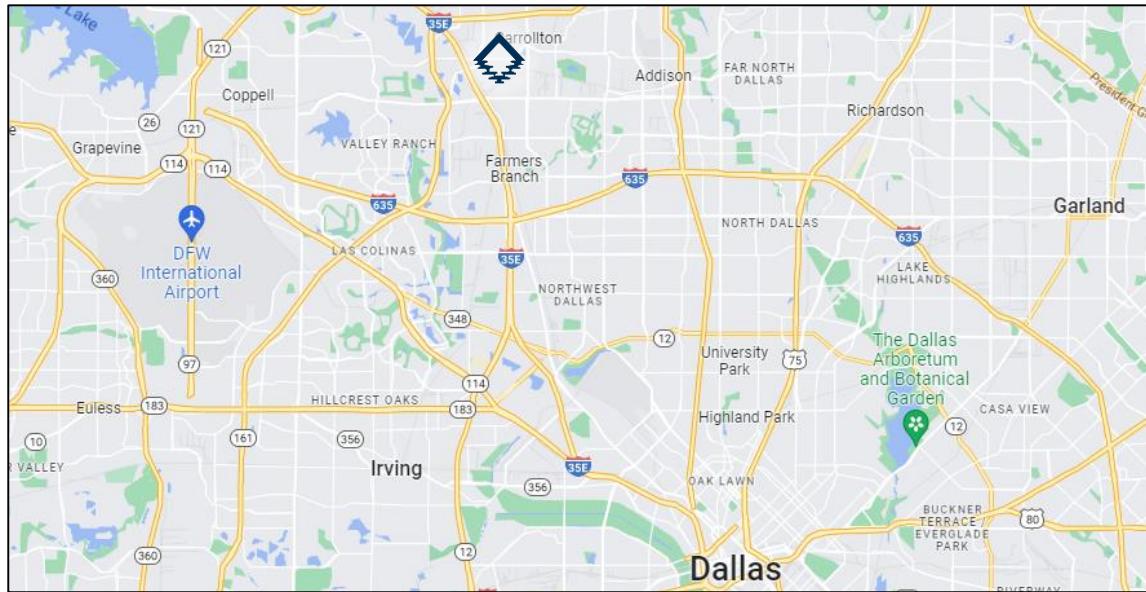
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SPACE FOR LEASE – INFORMATION

- **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

 **Stonelake**
CAPITAL PARTNERS

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

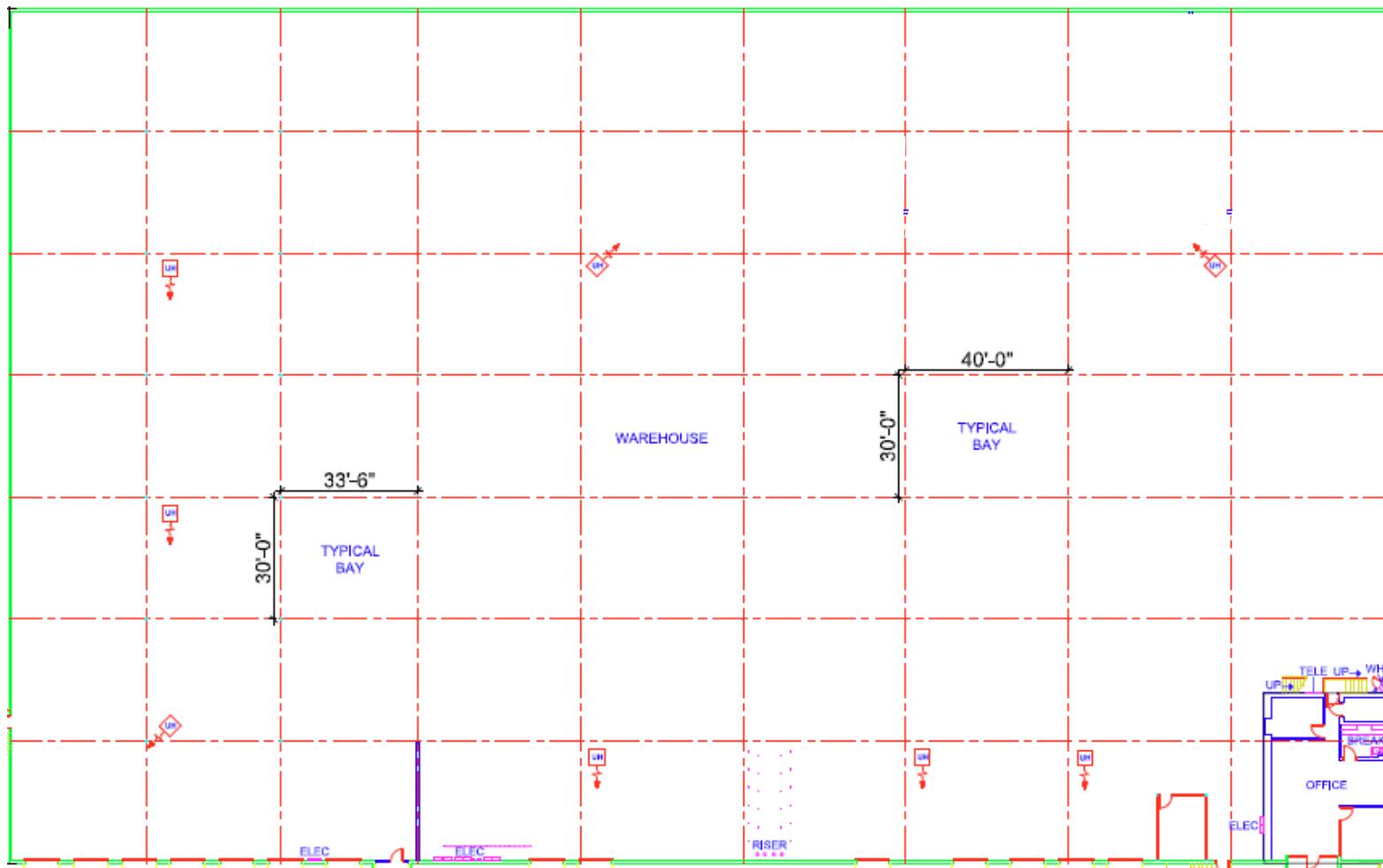


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SF Breakdown:

Office:	2,612-sf
Warehouse:	70,950-sf
Total:	73,562-sf

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2024 Office Renovation



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2024 Make Ready

New Breakroom Millwork



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2024 Make Ready



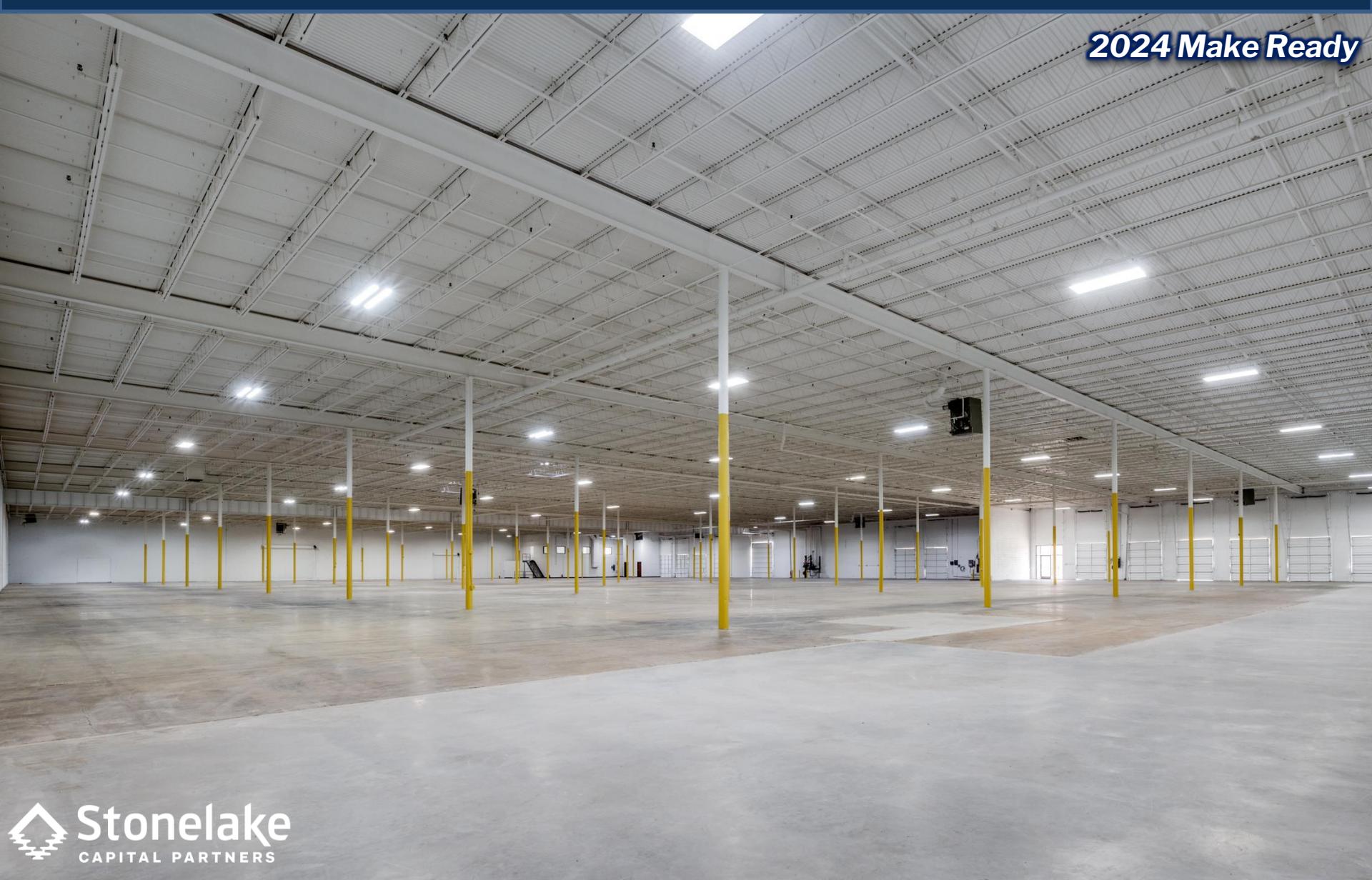
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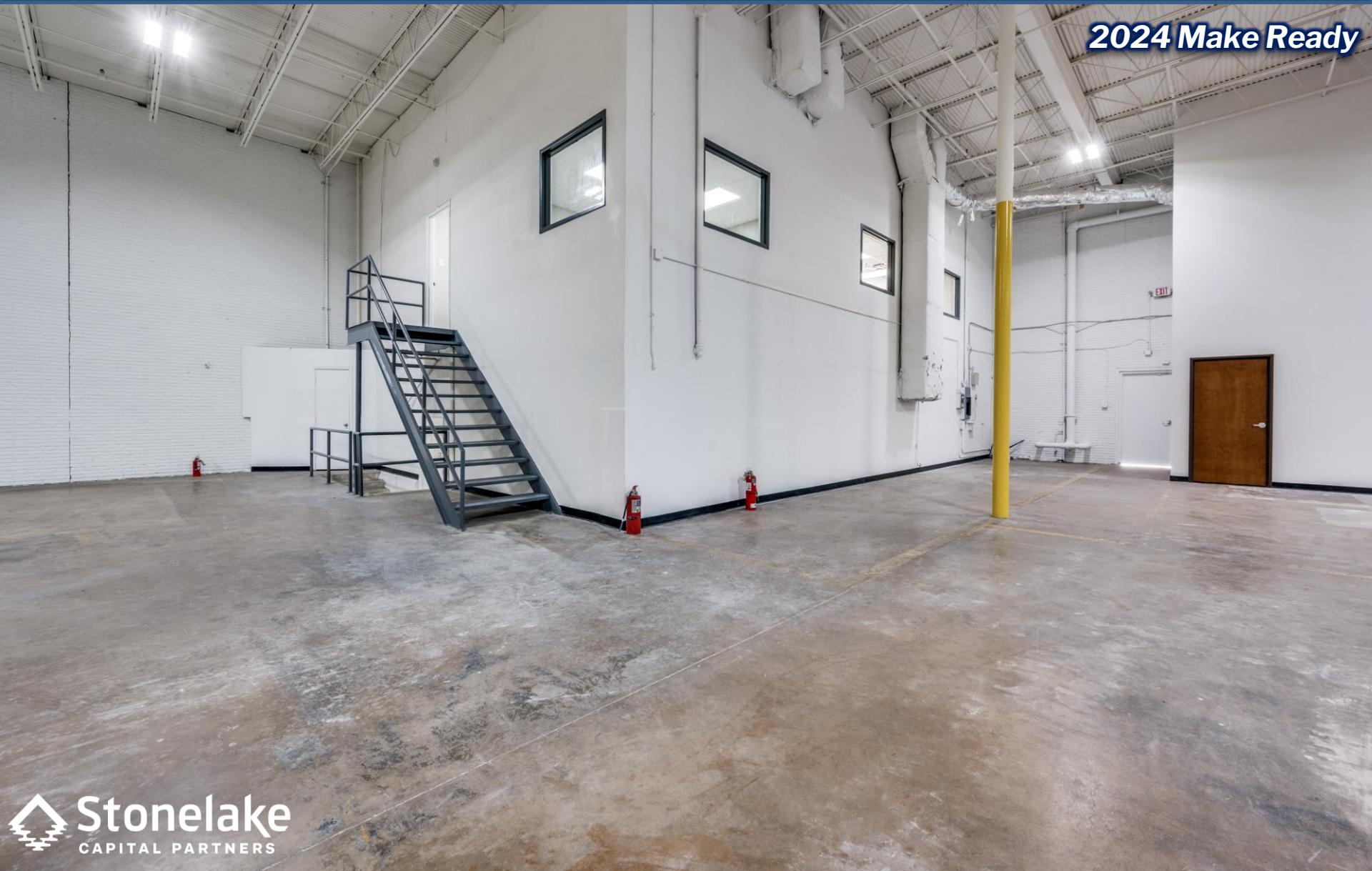


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