

FOR LEASE

IMMEDIATE AVAILABILITY

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

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**73,562-sf
Available**

 **Stonelake**
CAPITAL PARTNERS

FOR LEASE

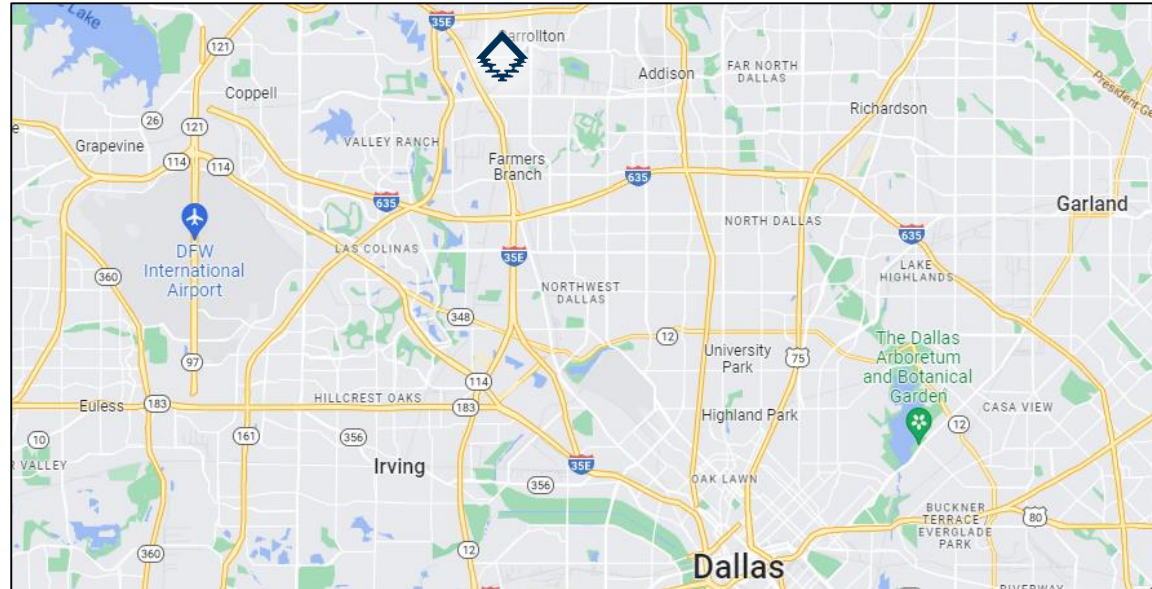
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SPACE FOR LEASE – INFORMATION

- **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

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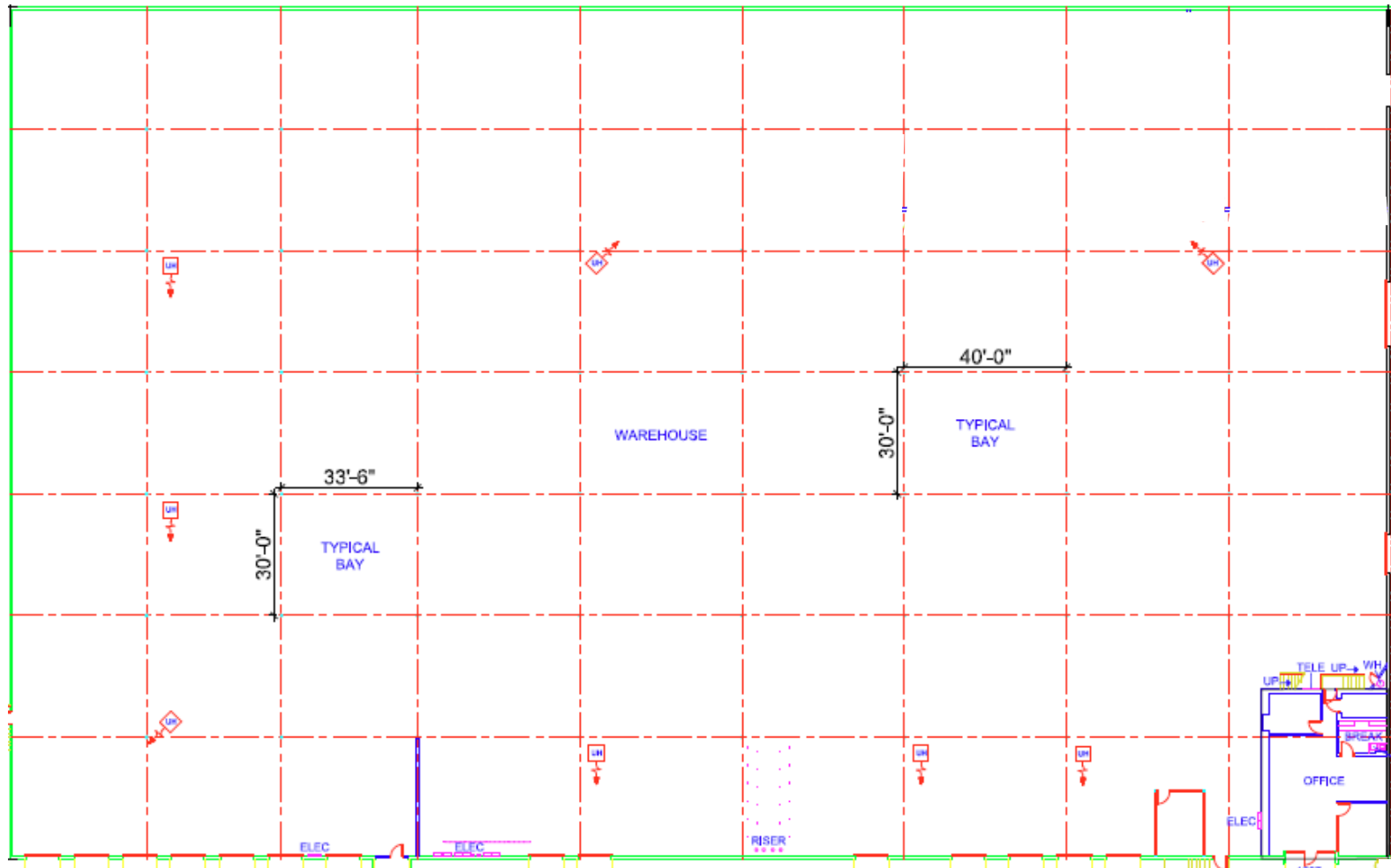
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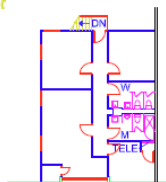
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SF Breakdown:

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



2ND FLOOR OFFICE

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2024 Office Renovation

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 Office Renovation



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2024 Make Ready

2 New Warehouse Restrooms

Painted Roof Deck

New LED Lighting

Painted Hazard Columns

Warehouse Whitebox

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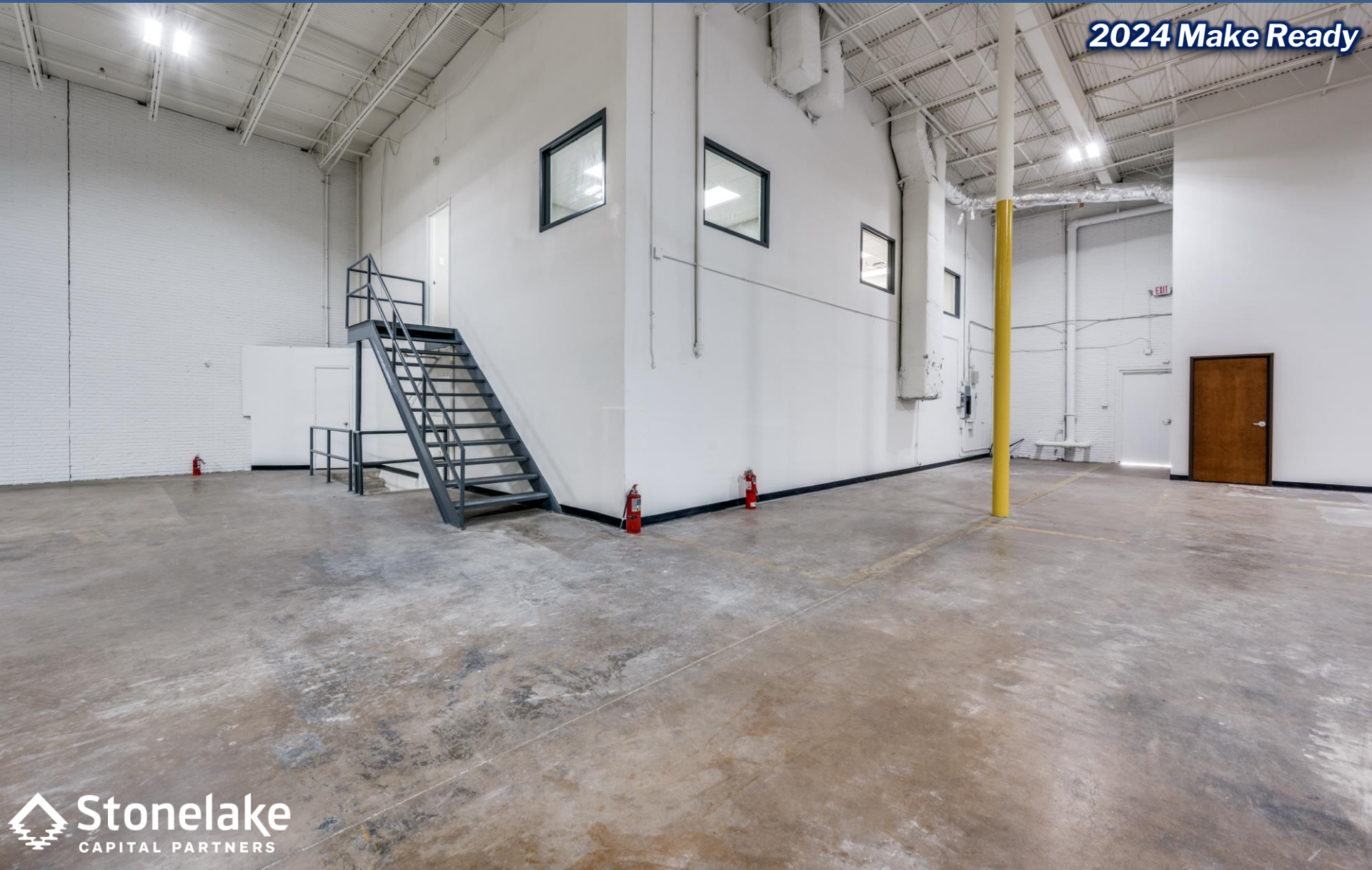
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W Crosby Road

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