



7,500 SF Available



7,500 SF AVAILABLE • TWO DOCK-HIGH DOORS

FLEX / INDUSTRIAL • WAREHOUSE + OFFICE • DOCK-SERVED

3214 Skylane Dr.

Move-in-ready flex space in Carrollton's Metropolitan Corridor — 7,500 SF of dock-served warehouse with a small showroom, multiple private offices, and a kitchenette. Minutes from Addison Airport, the Dallas North Tollway, and LBJ Freeway.

LEASE RATE

Call Agent

FOR PRICING & DETAILS

AVAILABLE

7,500 SF

BUILDING SIZE

30,000 SF

CLEAR HEIGHT

22'

YEAR BUILT

1979

↓ **SCHEDULE A PRIVATE TOUR**

LISTING BROKERS

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Property Details.

PROPERTY OVERVIEW

3214 Skylane Drive offers 7,500 square feet of clean, functional flex space within a 30,000-square-foot masonry building in Carrollton's established Metropolitan Corridor industrial park. The unit is dock-served with two dock-high doors — one fitted with a drive-in ramp for grade-level access — and carries 22' clear height in the warehouse.

The front of the space is finished with a small showroom, multiple private offices, and a kitchenette, making it turnkey for an owner-operator, distributor, or service business that needs both a customer-facing area and functional warehouse behind it. The building is air-conditioned and sits minutes from Addison Airport, the Dallas North Tollway, and LBJ Freeway (I-635).

PROPERTY HIGHLIGHTS

- 7,500 SF available within a 30,000 SF flex / industrial building
- Two dock-high doors — one with a drive-in ramp for grade-level loading
- 22' clear height in the warehouse
- Small showroom, multiple private offices & kitchenette
- Air-conditioned space — office and warehouse
- Immediate access to Addison Airport, Dallas North Tollway & LBJ (I-635)

PROPERTY SPECS

PROPERTY TYPE	Flex / Industrial
AVAILABLE SF	7,500 SF
TOTAL BUILDING	30,000 SF
CLEAR HEIGHT	22'
DOCK DOORS	2 Dock-High (1 w/ Ramp)
OFFICE FINISH	Showroom + Offices + Kitchenette
HVAC	Air-Conditioned
YEAR BUILT	1979
COUNTY	Dallas
MARKET	Carrollton / Metropolitan Corridor
ZONING	Light Industrial
LEASE RATE	Call Agent

LOCATION

Skylane Dr & Midway Rd

Carrollton, TX 75006
Metropolitan Corridor

ACCESS & CONNECTIVITY

Addison Airport	~1 mi	Dallas North Tollway	~1.5 mi
LBJ Freeway (I-635)	~3 mi	Pres. George Bush Tpke	~4 mi
Downtown Dallas	~18 min	DFW Int'l Airport	~20 min

Distances and drive times are approximate (~) and provided for general reference only.

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Photos & Location.



WAREHOUSE • 22' CLEAR



SHOWROOM & OFFICES



KITCHENETTE

LOCATION & ACCESS

3214 Skylane Dr

Carrollton, TX 75006
At Skylane Dr & Midway Rd

Addison Airport	~1 mi
Dallas North Tollway	~1.5 mi
LBJ Freeway (I-635)	~3 mi
Pres. George Bush Tpke	~4 mi
DFW Int'l Airport	~20 min



DOCK-SERVED FLEX • METROPOLITAN CORRIDOR

Photography and information contained herein were obtained from sources deemed reliable; however, Capstone Commercial Real Estate Group, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All measurements are approximate. A branded satellite trade-area aerial is available upon request.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement.

AS AGENT FOR BOTH — INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary must treat all parties honestly, may not disclose confidential information or price the seller or buyer would accept unless authorized to do so, and may, with written consent, appoint a different license holder to each party.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials	_____ Date _____
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