# 222,175 SF

Industrial Space For Lease





2323 McDaniel Drive Carrollton, TX 75006 USA



#### **LOCATION**

 Easy access to major thoroughfares including President George Bush Turnpike, I-635, and I-35E

#### **FACILITY**

- · 222,175 sf available
- 8,628 sf office
- 21' 22' clear height
- 40' x 41'-8" typical bay spacing
- $20 (10' \times 10')$  overhead dock doors, 10 with levelers
- 4 (10' x 10') overhead dock doors with ramp
- $1(14' \times 14')$  overhead dock door with ramp
- 5 (10' x 10') overhead rail doors
- · Fully sprinklered

#### **ADVANTAGES AND AMENITIES**

- Rail served by Fort Worth & Western Railroad (FWWR)
- Heavy power (estimated 16,200 amps)
- Access to the <u>Prologis Essentials</u> platform, which includes:
  - Operations Essentials
  - <u>Energy + Sustainability Essentials</u>
  - Mobility Essentials
  - Workforce Essentials

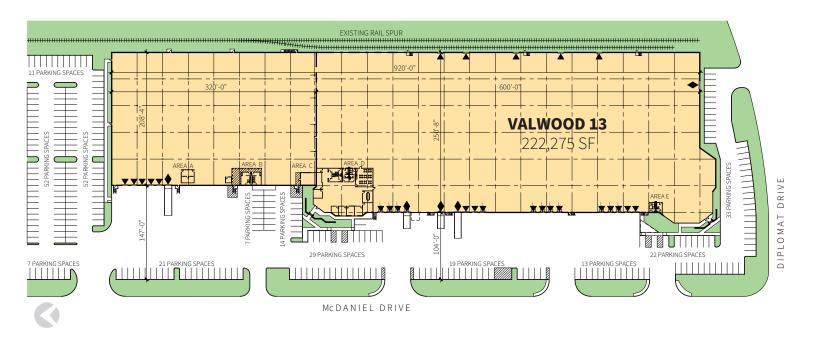
Prologis Essentials: your single-source service for efficient move-in and operations at prologisessentials.com

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## Prologis Valwood 13



#### Lee & Associates

Reid Bassinger, SIOR rbassinger@lee-associates.com ph +1 972 934 4013 cell +1 214 208 3194 14950 Quorum Drive Suite 100 Dallas, TX 75254 USA

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Trey Fricke, SIOR tfricke@lee-associates.com ph +1 972 934 4010 cell +1 817 991 1800 14950 Quorum Drive Suite 100 Dallas, TX 75254 USA

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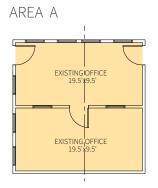
Aaron Schulle aschulle@lee-associates.com cell +1 512 964 5607 14950 Quorum Drive Suite 100 Dallas, TX 75254 USA

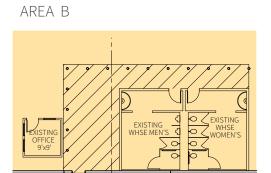
#### **Prologis**

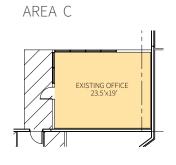
Mitch Pruitt mpruitt@prologis.com ph +1 972 884 9221 cell +1 214 518 9292 2021 McKinney Avenue Suite 1050 Dallas, TX 75201 USA Industrial Space For Lease



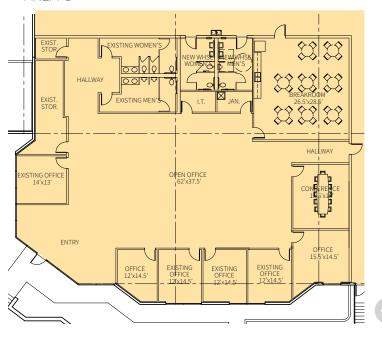
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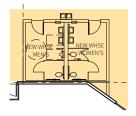












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