

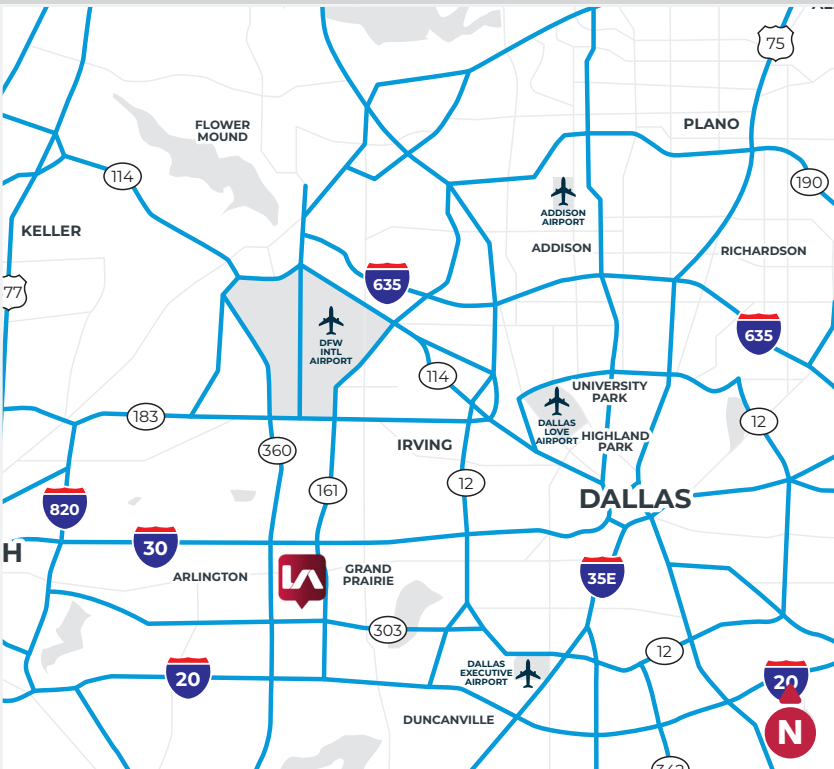
FOR LEASE

320,366 SF | DISTRIBUTION AND MANUFACTURING



INDUSTRIAL CROSSING

2401 W. Marshall Drive
Grand Prairie, TX 75051



AVAILABILITY HIGHLIGHTS

- 320,366 SF Available
- 16.6 Acres of Land Area
- ±6,275 SF of Main Office
- ±23,916 SF of Production Area
- 29 Dock High Doors (26 with Levelers)
- One (1) Drive In Door
- 20'-0" - 22'-0" Clear Height
- Wet Sprinkler System
- 130'-200' Truck Court Depth
- 28 Car Parks (more available)
- ±113 Trailer Stalls (Expandable)
- Fenced with Guard Shack
- Rail Spur - Dormant
- 10,000 AMP, 480V 3-Phase
- LED Warehouse Lighting

LEASING INFORMATION:

Mark Graybill, SIOR, CCIM
mgraybill@lee-associates.com
972.934.4007

Reed Parker, SIOR
rparker@lee-associates.com
972.934.4020

RJ Flores
rjflores@lee-associates.com
972.934.4055

LEASED BY:

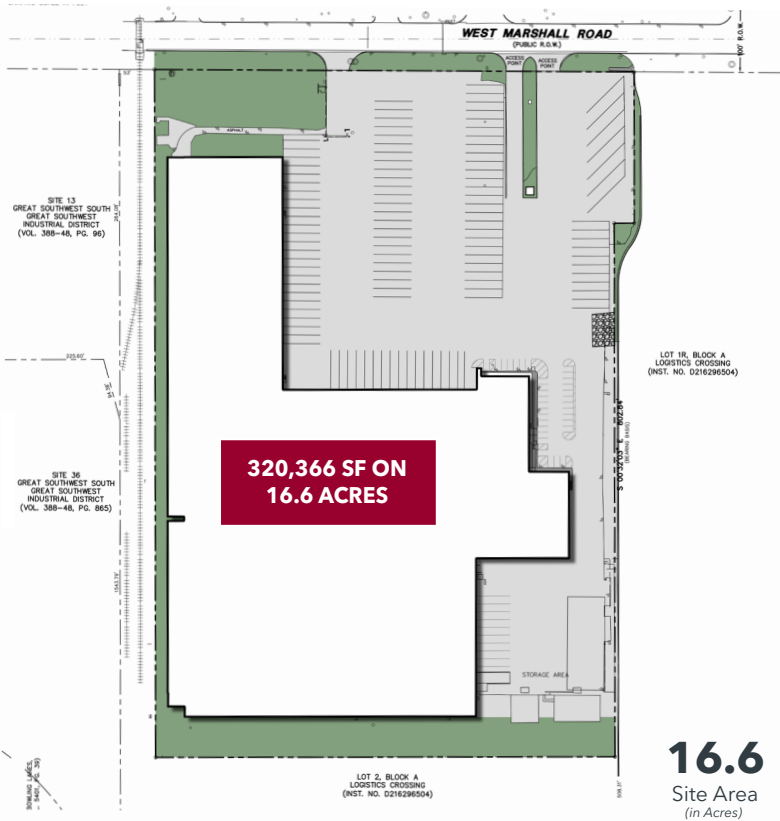
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED BY:

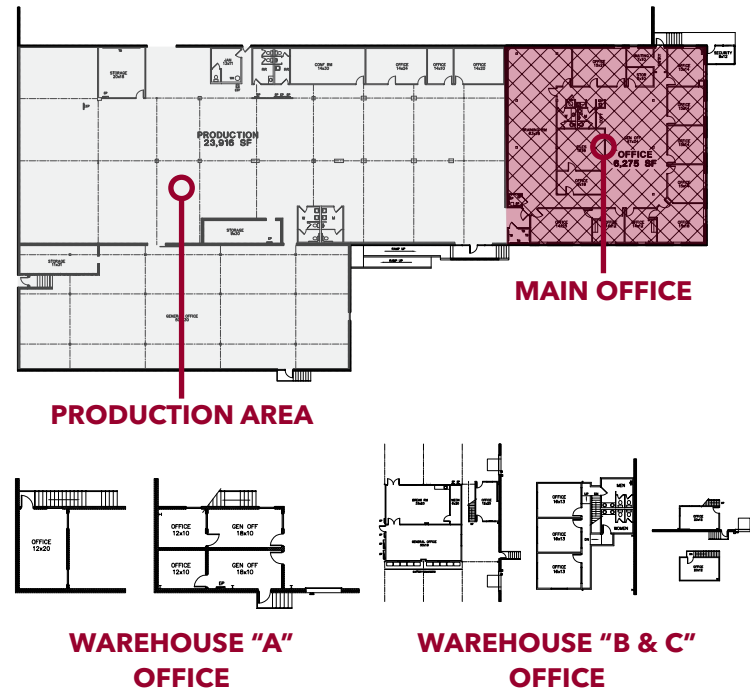
mdh

±320,366 SF

FOR LEASE



OFFICE PLANS



SITE HIGHLIGHTS



CAR PARKS
28 Total Spaces
(Expandable)



TRUCK COURT
130'-200' Fenced with
Guard Shack



RAILROAD
Dormant Spur



TRAILER PARKING
±113 Stalls (Expandable)

INTERIOR HIGHLIGHTS



CLEAR HEIGHT
20'-22'



SPRINKLERS
Wet System



LOADING
29 Docks / 1 Ramp



WAREHOUSE OFFICE
±3 Separate Office Pods SF

LEASING INFORMATION:

Mark Graybill, SIOR,CCIM
mgraybill@lee-associates.com
972.934.4007

Reed Parker, SIOR
rparker@lee-associates.com
972.934.4020

RJ Flores
rjflores@lee-associates.com
972.934.4055

LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED BY:



±320,366 SF

FOR LEASE

WAREHOUSE PLANS

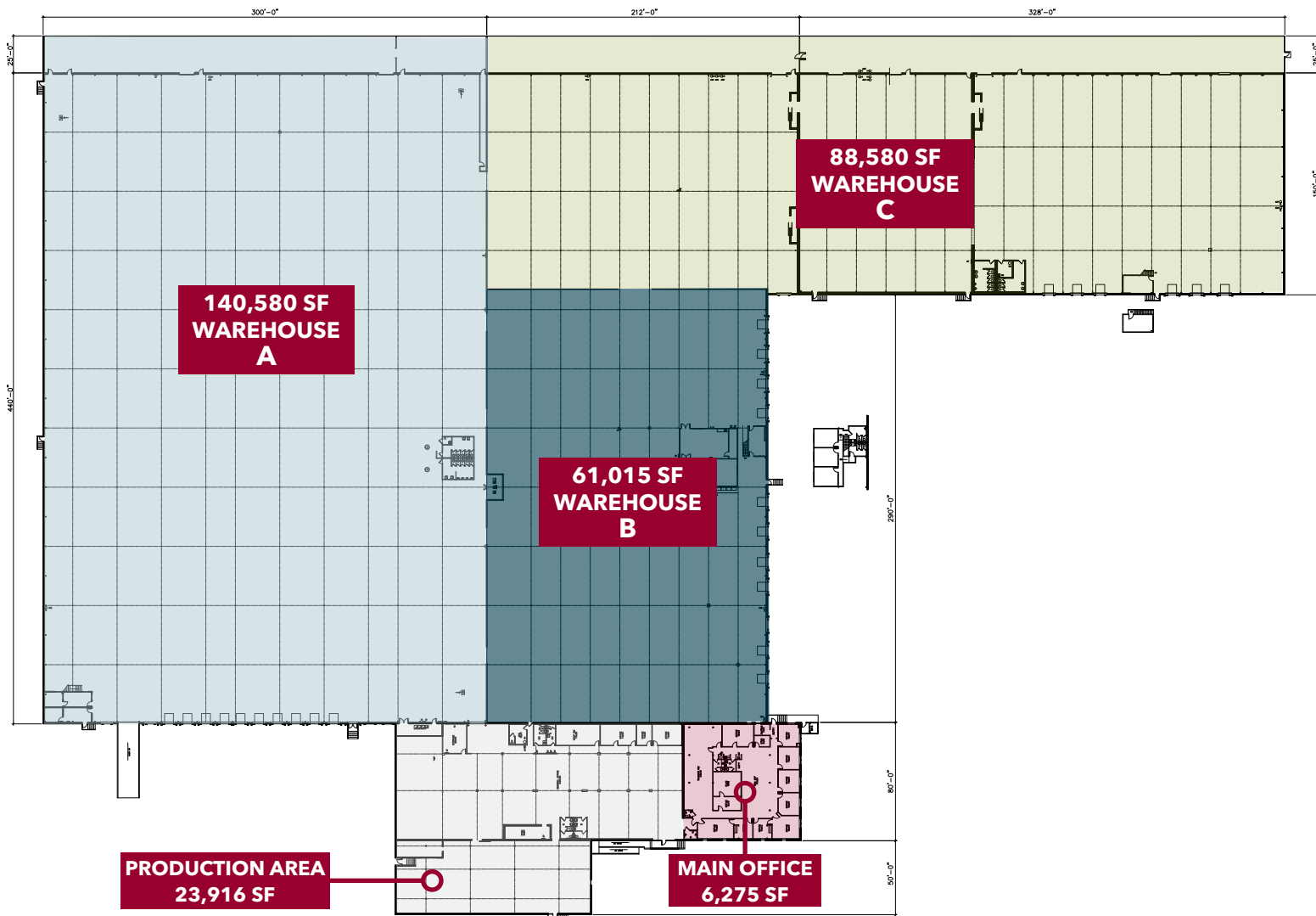
2401 W Marshall Dr.

320,366 SF TOTAL

140,580 SF WHSE A

61,015 SF WHSE B

88,580 SF WHSE C



LEASING INFORMATION:

Mark Graybill, SIOR, CCIM
mgraybill@lee-associates.com
972.934.4007

Reed Parker, SIOR
rparker@lee-associates.com
972.934.4020

RJ Flores
rjflores@lee-associates.com
972.934.4055

LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OWNED BY:

mdh

±320,366 SF

FOR LEASE



LEASING INFORMATION:

Mark Graybill, SIOR,CCIM
mgraybill@lee-associates.com
972.934.4007

Reed Parker, SIOR
rparker@lee-associates.com
972.934.4020

RJ Flores
rjflores@lee-associates.com
972.934.4055

LEASED BY:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

14950 Quorum Drive, Suite 100
Dallas, Texas 75254
972.934.4000
lee-associates.com

OWNED BY:

moh

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.