

FOR SALE

16,000 SF TWO-BUILDING COMPLEX
IDEAL FOR AN OWNER / INVESTOR

1450 & 1452 HALSEY WAY
CARROLLTON, TEXAS 75007



For More Information:



KEN WESSON

Owner / Broker

469.855.5222

kwesson@lee-associates.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

OFFERING PRICE: **\$3,950,000**

TOTAL PROJECT SF: **16,000 SF (10,600 SF LEASED & 5,400 SF VACANT)**

JANUARY 2026 GROSS MONTHLY RENT: **\$14,838** (66% LEASED / \$16.80 PSF IG)

2025 YE OPERATING EXPENSES: **\$4.74 / PSF**

WALT: **2.19 YEARS** (as of 4/1/2026)

LEASE FORMAT: **INDUSTRIAL GROSS**
(Tenants are responsible for paying inside electricity)

SALES FEE: A 3.0% SALES FEE WILL BE PAID TO BUYER'S BROKER UPON CLOSING

This rare opportunity offers an Owner / Investor the unique combination of an established cash flow stream and the ability to relocate their business into a 5,400 SF vacancy. This allows for immediate equity creation and rental income generation within a mature, infill location that consistently experiences strong demand from small-bay industrial users.

THE OFFERING | 1450 & 1452 HALSEY WAY

Lee & Associates is exclusively offering **1450 & 1452**

Halsey Way, a two (2) building multi-tenant industrial

complex totaling 16,000 square feet. **1450 & 1452**

Halsey Way is strategically located at the Northeast

quadrant of I-35 and Highway 190. The complex is 66%

leased to five (5) tenants, all operating ideal service

and basic essential businesses. As of April 1, 2026, the

WALT is 2.19 Years.



| | |
|----------------------|---------------------------|
| Address | 1450 & 1452 Halsey Way |
| Total Project Size | 16,000 SF |
| Land Size | 1.05 |
| Number of Buildings | 2 |
| Number of Tenants | 5 |
| Percent Leased | 66% (10,600 SF) |
| Available Space | 34% (5,400 SF) |
| Year Built | 1994 |
| Clear Height | 10' (Bottom of Roof Deck) |
| Drive-In Doors | 14 |
| Car Parks | 50 |
| Sprinklered | No |
| Average % Finish-Out | ± 50% |
| WALT | 2.19 |

1450 & 1452 HALSEY WAY

**66% LEASED
WITH STRONG
MARK-TO-
MARKET
OPPORTUNITIES**

**HIGHLY
ACCESSIBLE &
STRATEGIC
LOCATION**

**FUNCTIONAL
MULTI-
TENANT
DESIGN**

**STRONG TENANT
DEMAND FROM
SMALL-BAY
INDUSTRIAL
USERS**

**DIRECT ACCESS
TO COST
EFFECTIVE
LABOR**

PROPERTY INFORMATION | 1450 & 1452 HALSEY WAY

1450 HALSEY WAY | 8,000 SF

| | |
|--------------------------|-----------------------|
| Number of Tenants | 3 |
| % Leased | 100% |
| Building Vacancy | None |
| Property Type | Flex (50% Finish) |
| Zoning | Light Industrial (LI) |
| Number of Drive-In Doors | 8 |
| Number of Car Parks | 17 |



1452 HALSEY WAY | 8,000 SF

| | |
|--------------------------|--|
| Number of Tenants | 2 |
| % Leased | 33% |
| Building Vacancy | 5,400 SF of Contiguous Endcap Space - Ideal for Users Business (see floorplan) |
| Property Type | Flex (50% Finish) |
| Zoning | Light Industrial (LI) |
| Number of Drive-In Doors | 6 |
| Number of Car Parks | 33 |

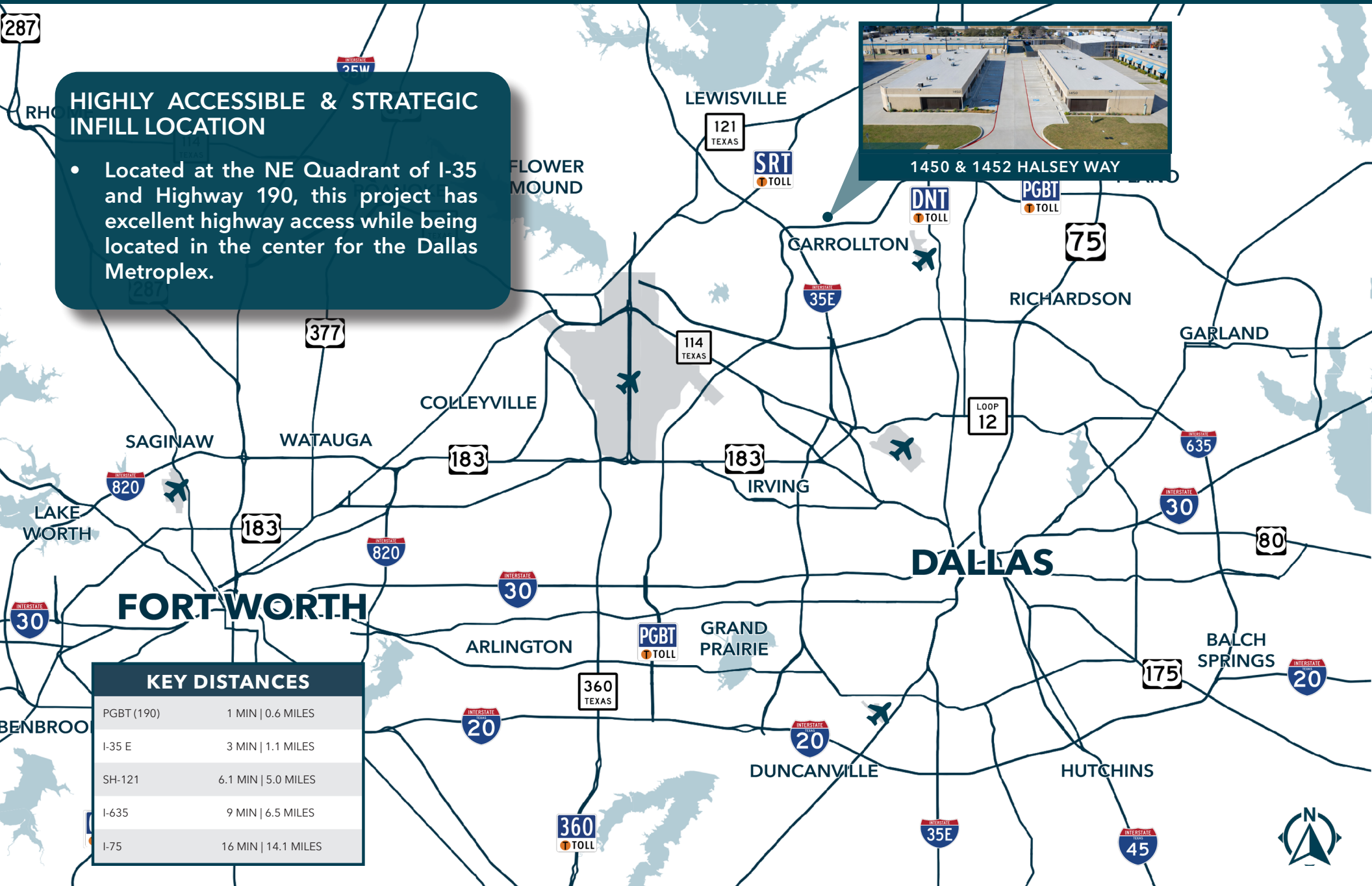
LOCATION AERIAL

HIGHLY ACCESSIBLE & STRATEGIC INFILL LOCATION

- Located at the NE Quadrant of I-35 and Highway 190, this project has excellent highway access while being located in the center for the Dallas Metroplex.



1450 & 1452 HALSEY WAY



| KEY DISTANCES | |
|---------------|---------------------|
| PGBT (190) | 1 MIN 0.6 MILES |
| I-35 E | 3 MIN 1.1 MILES |
| SH-121 | 6.1 MIN 5.0 MILES |
| I-635 | 9 MIN 6.5 MILES |
| I-75 | 16 MIN 14.1 MILES |

LOCATION AERIAL



CORPORATE NEIGHBORS



PROPERTY AERIAL | 1450 & 1452 HALSEY WAY



1450 & 1452 HALSEY WAY

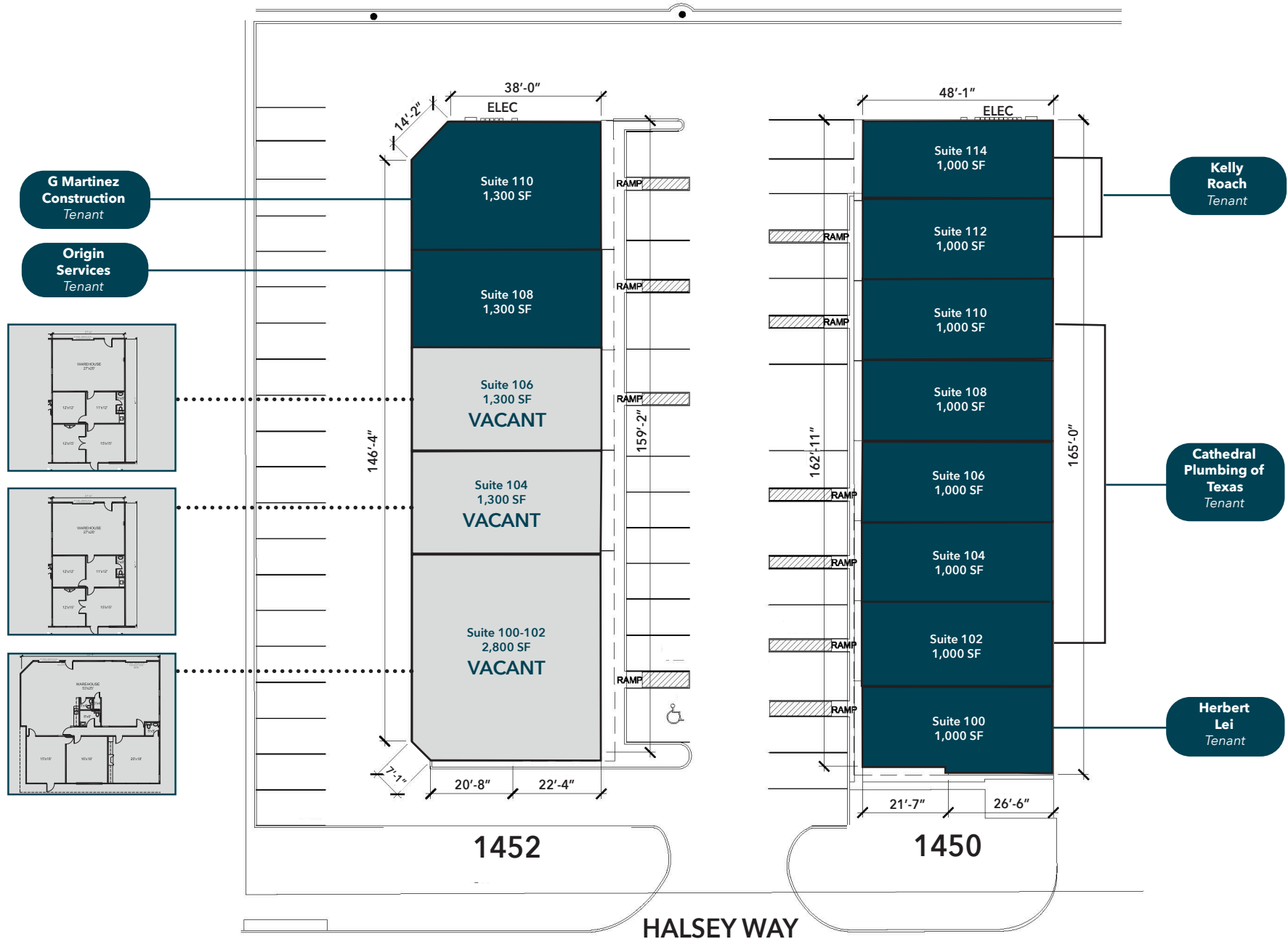
PROPERTY IMAGES | 1450 & 1452 HALSEY WAY



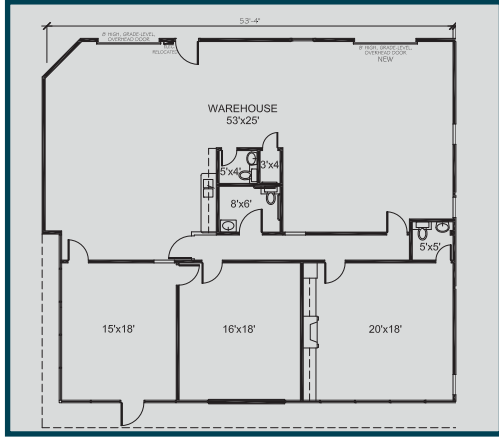
PROPERTY IMAGES | 1450 & 1452 HALSEY WAY



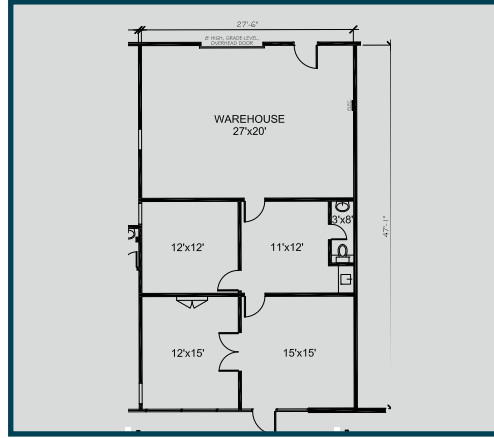
PROPERTY FLOOR PLAN | 1450 & 1452 HALSEY WAY



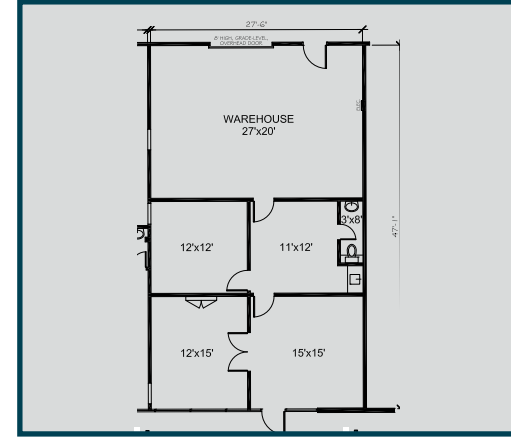
VACANCY PLANS | 1450 & 1452 HALSEY WAY



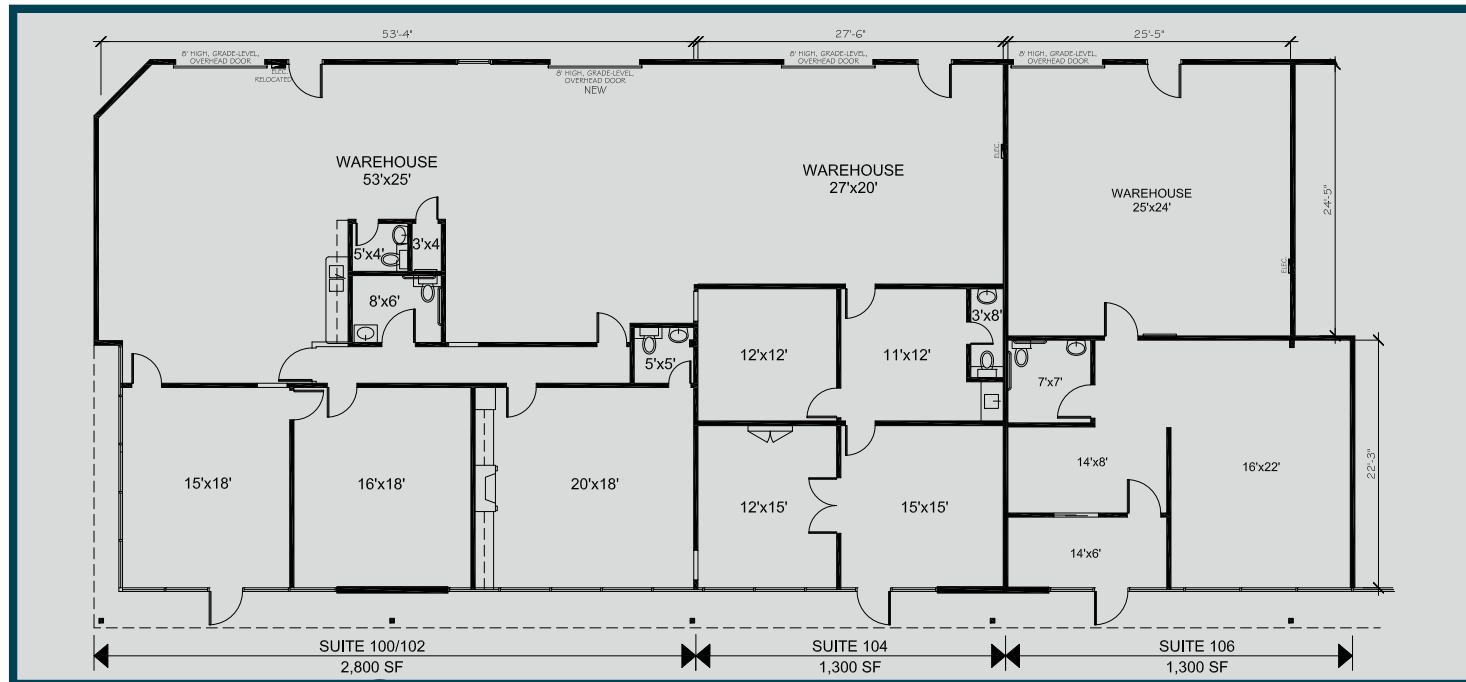
SUITE 100 - 102 / 2,800 SF



SUITE 104 / 1,300 SF



SUITE 106 / 1,300 SF



SUITE 100 - 106 / 5,400 SF

OFFERING MEMORANDUM | 1450 & 1452 HALSEY WAY



OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The information contained within this offering memorandum is believed to be accurate and reliable, but you are advised to independently verify the completeness and accuracy of such. All information is presented "as-is" without representation or warranty of any kind.

Neither the Owner or Lee & Associates-Dallas nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. Any reliance on the content of this memorandum is solely at your own risk.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, CONTACT:

Ken Wesson
Owner | Broker
469.855.5222

kwesson@lee-associates.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates Capital Markets Group and should not be made available to any other person or entity without the written consent of Lee & Associates Capital Markets Group. This Offering memorandum has been prepared to provide summary, unverified information to the aforementioned owner of the property receiving it. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates Capital Markets Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Lee & Associates Capital Markets Group has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates Capital Markets Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The owner must take appropriate measures to verify all of the information set forth herein.