

# 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

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**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

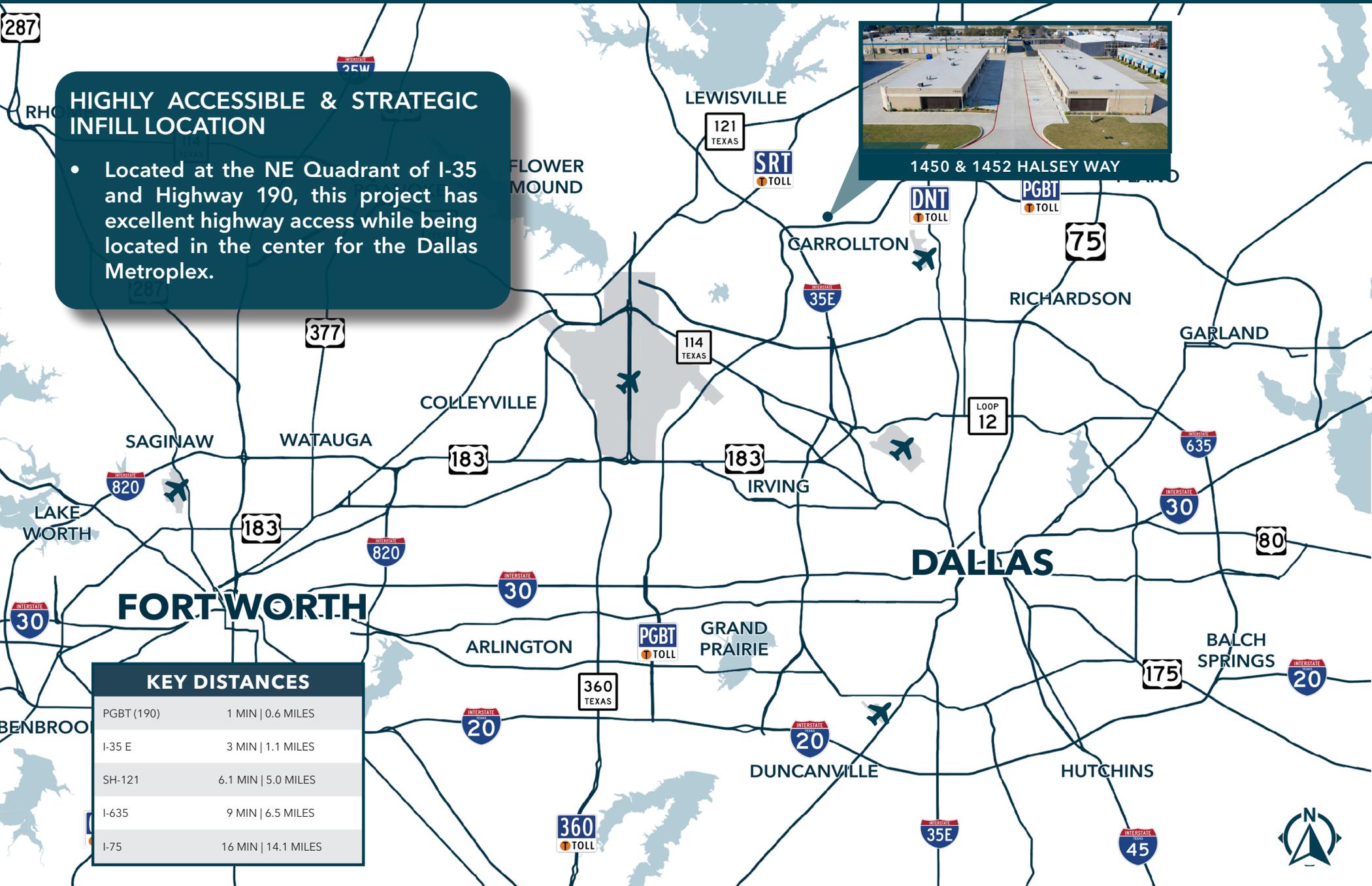
# LOCATION AERIAL

## 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



1450 & 1452 HALSEY WAY

# PROPERTY AERIAL | 1450 & 1452 HALSEY WAY



1450 & 1452 HALSEY WAY

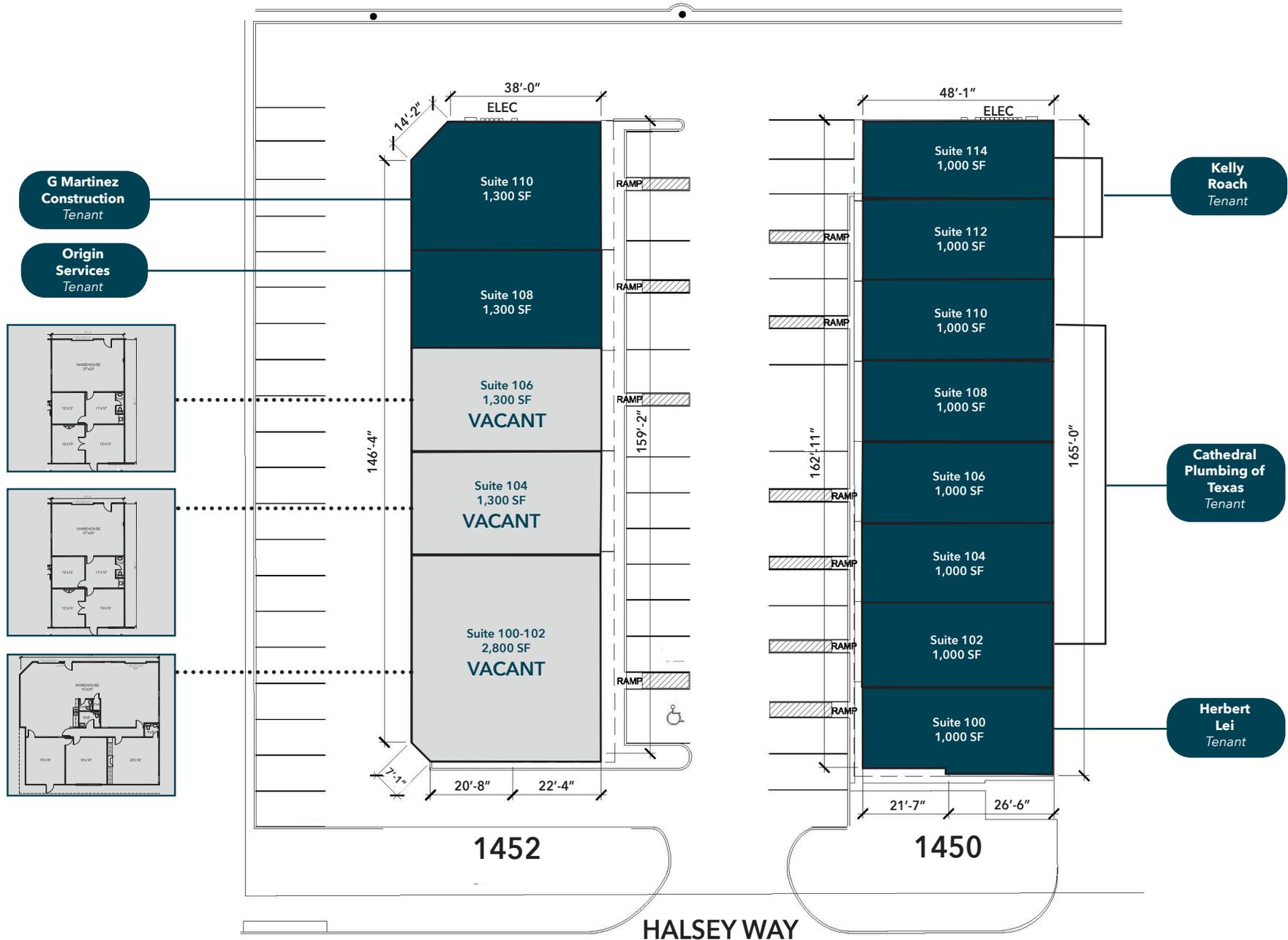
# PROPERTY IMAGES | 1450 & 1452 HALSEY WAY



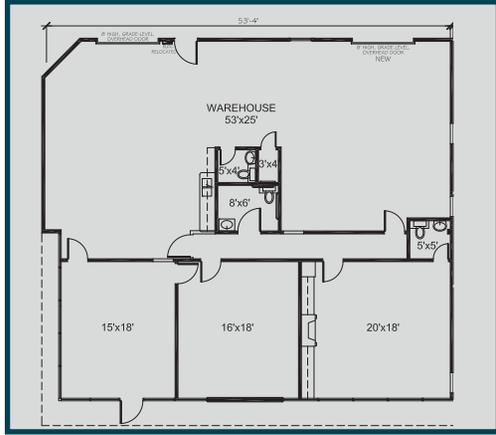
# LOCATION AERIAL



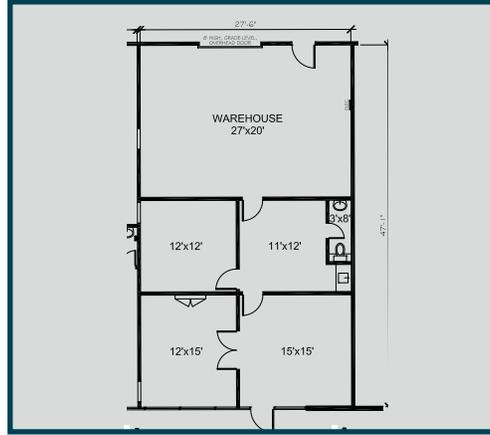
# PROPERTY FLOOR PLAN | 1450 & 1452 HALSEY WAY



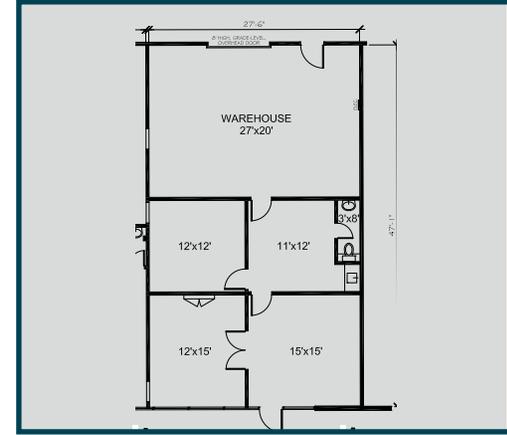
# VACANCY PLANS | 1450 & 1452 HALSEY WAY



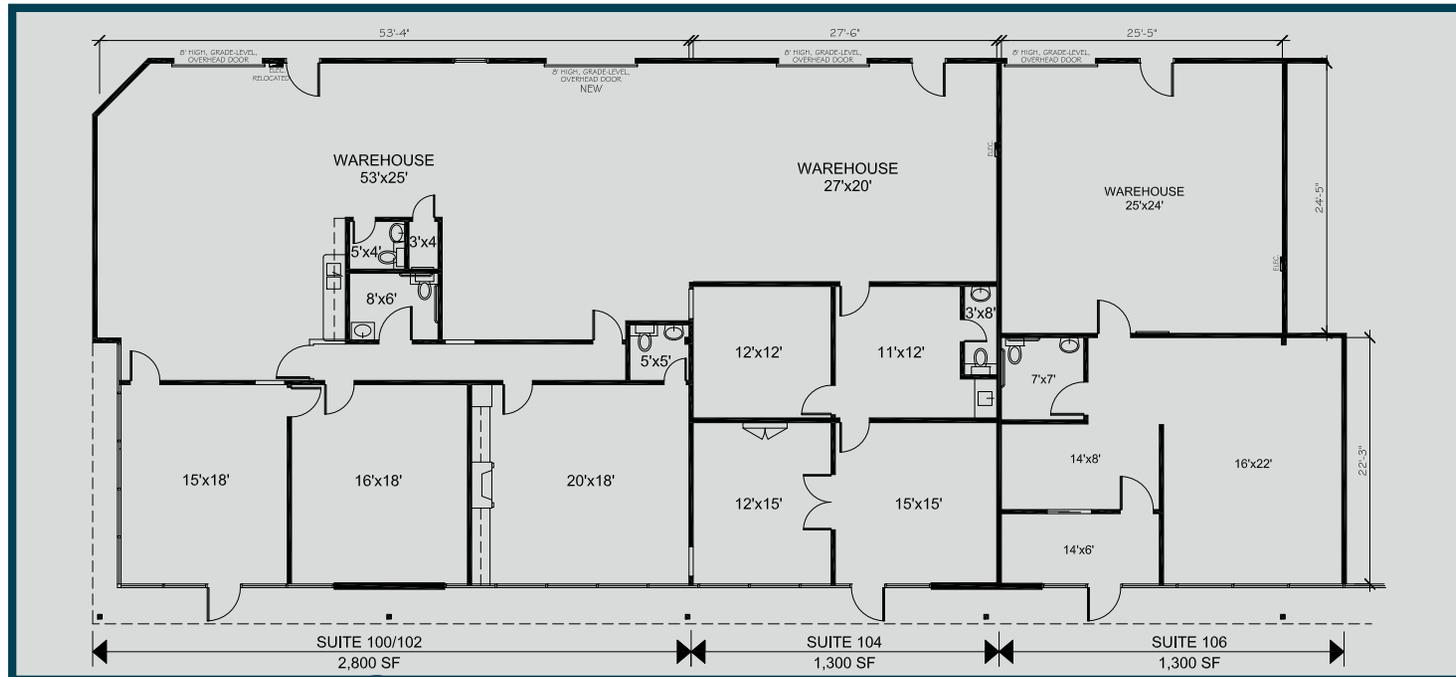
**SUITE 100 - 102 / 2,800 SF**



**SUITE 104 / 1,300 SF**



**SUITE 106 / 1,300 SF**



**SUITE 100 - 106 / 5,400 SF**



## OFFERING MEMORANDUM 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.

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