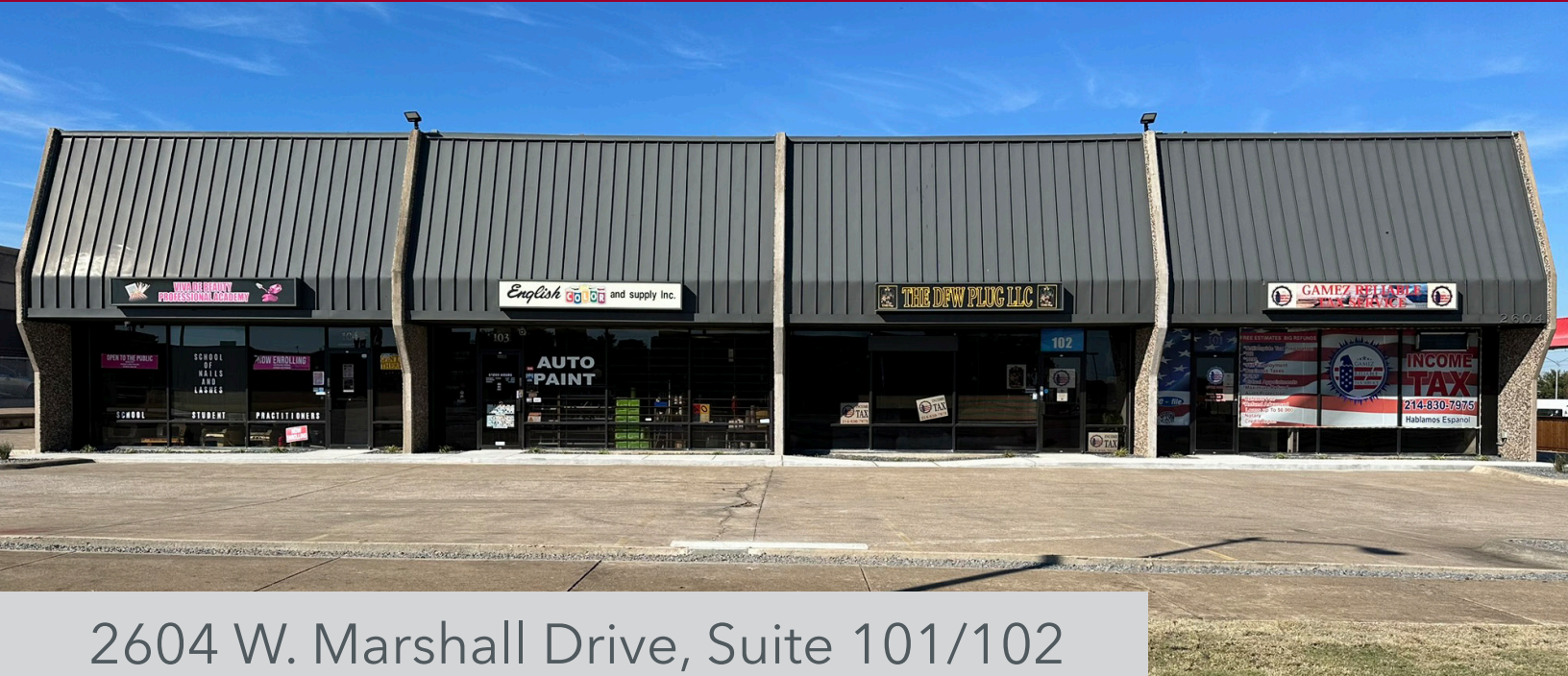


# FOR LEASE

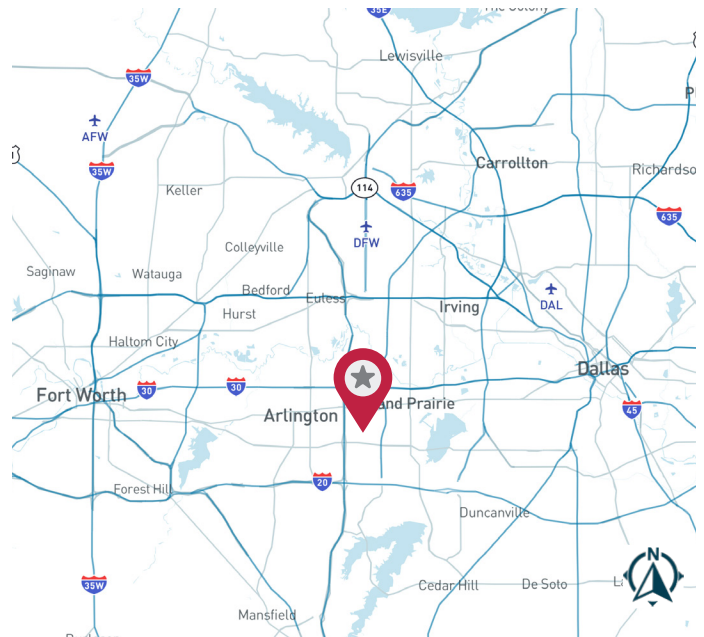
**2604 W. Marshall Drive, Suite 101/102 | Grand Prairie, TX 75051**



2604 W. Marshall Drive, Suite 101/102  
**5,711 SF**

## AVAILABILITY HIGHLIGHTS

- 1,563 SF First Floor Office Space
- 2,610 SF Warehouse
- 1,538 SF Mezzanine Office
- 16' Clear Height
- Two (2) - 16' x 14' Grade Level Door
- Shared Parking on all Sides of the Building
- Easy Access to I-30, SH 360 and SH 161



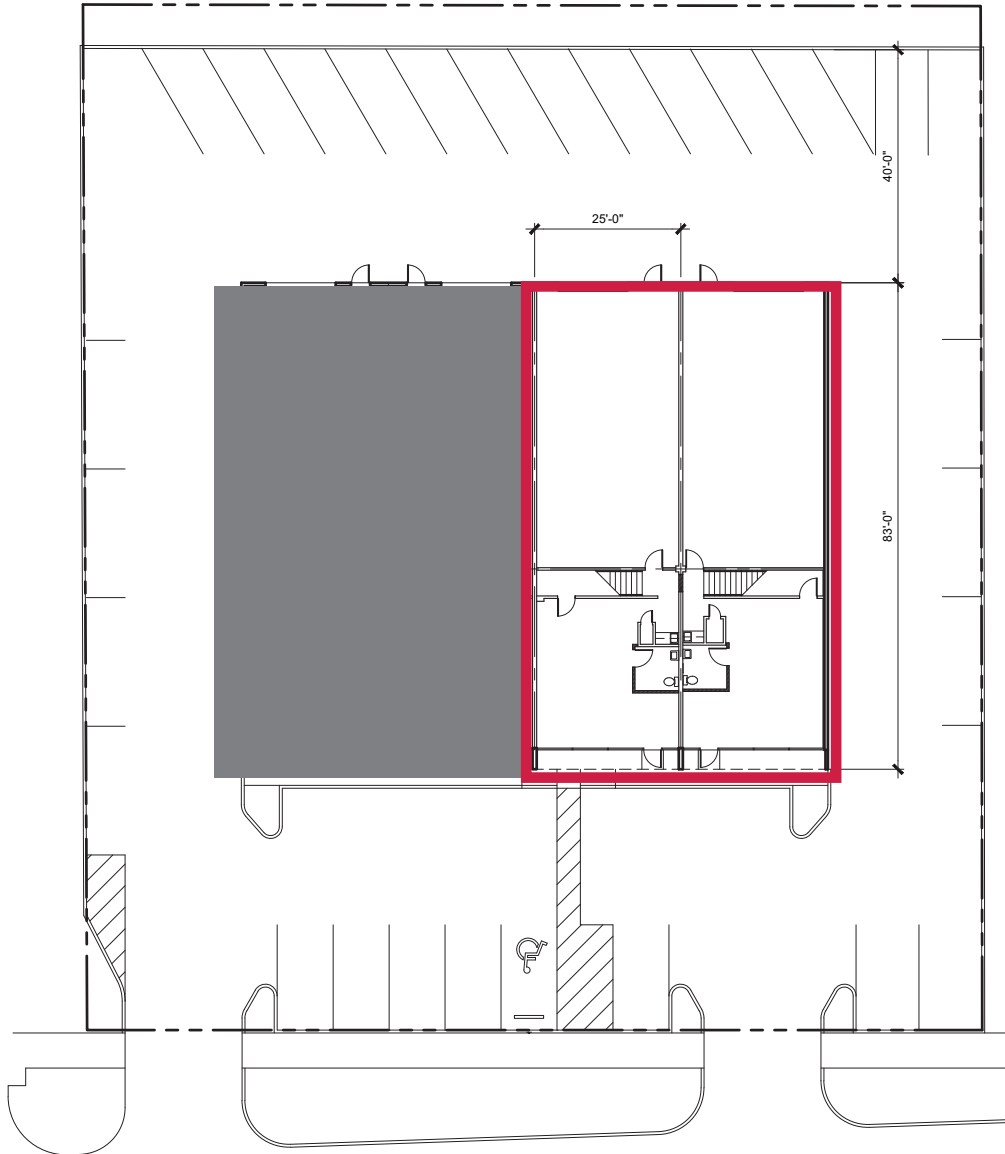
FOR MORE INFORMATION:

**Reed A. Parker, SIOR**  
**Principal**

rparker@lee-associates.com  
214.558.5558

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
leadallas.com

**SITE PLAN**



**W MARSHALL DRIVE**



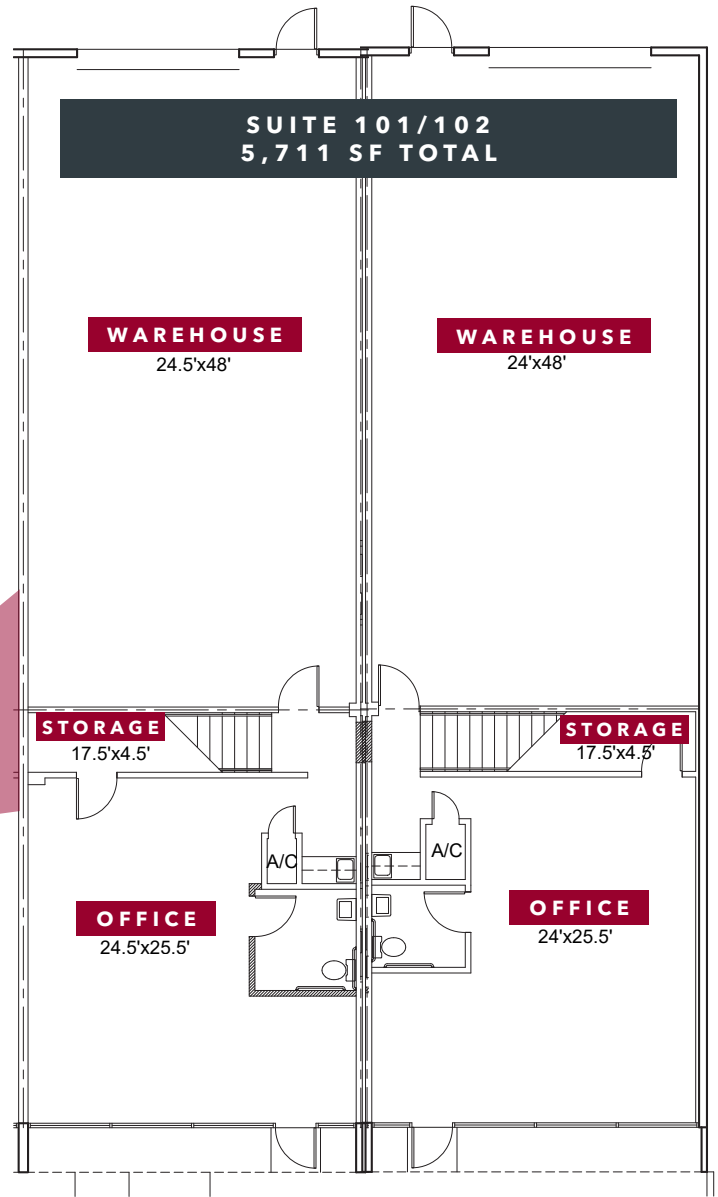
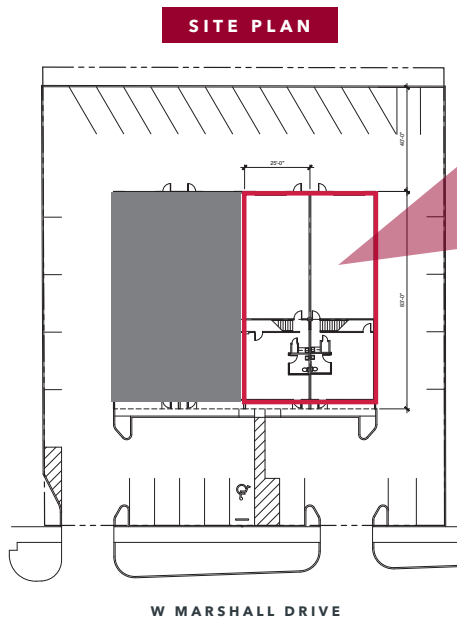
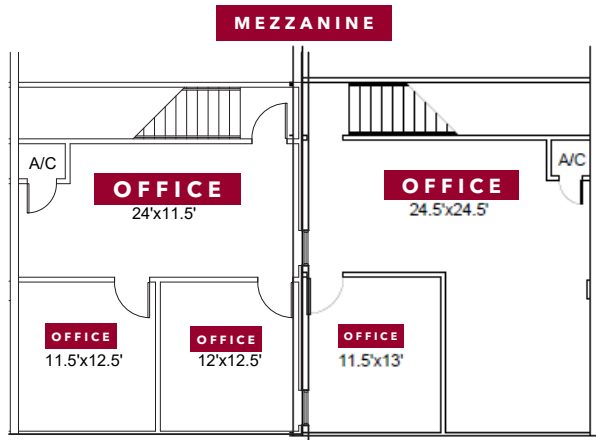
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## FLOOR PLAN



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FOR MORE INFORMATION:

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**Principal**

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## 2024 EXTERIOR BUILDING IMPROVEMENTS

- Electrical Repairs/Improvements
- New LED Exterior Lighting
- Roof Repairs
- Tilt-Wall Panel Re-Caulking, Concrete Tilt-Wall Panel Repairs, Window Waterproofing, etc.
- New Front Sidewalk, New Concrete In Rear Of Building
- New Wheels Stops
- New Landscaping
- New Fence
- Parking Lot Re-Striping

## BRAND NEW MAKE-READY | SUITE 101/102 (INCLUDED IN QUOTED RENTAL RATE)

- New LVT Flooring
- New LVT on Stairs
- Second Look Ceiling Tiles
- Paint Ceiling Grid
- LED Lighting On Motion
- Whitebox Warehouse Walls
- New Texture, Paint & Base
- New Restroom Fixtures
- Demo Freestanding Wall
- New HVAC Supply Grates
- New HVAC Return Grates
- New White Switches & Plugs
- Service/Repair Overhead Door
- Repair Roof Deck Insulation
- New Upper and Lower Cabinetry
- Good Working Order



FOR MORE INFORMATION:

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*For more information please contact:*



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