

FOR LEASE

1303 Marsh Lane
Office/Warehouse
+-69,255 SF Available



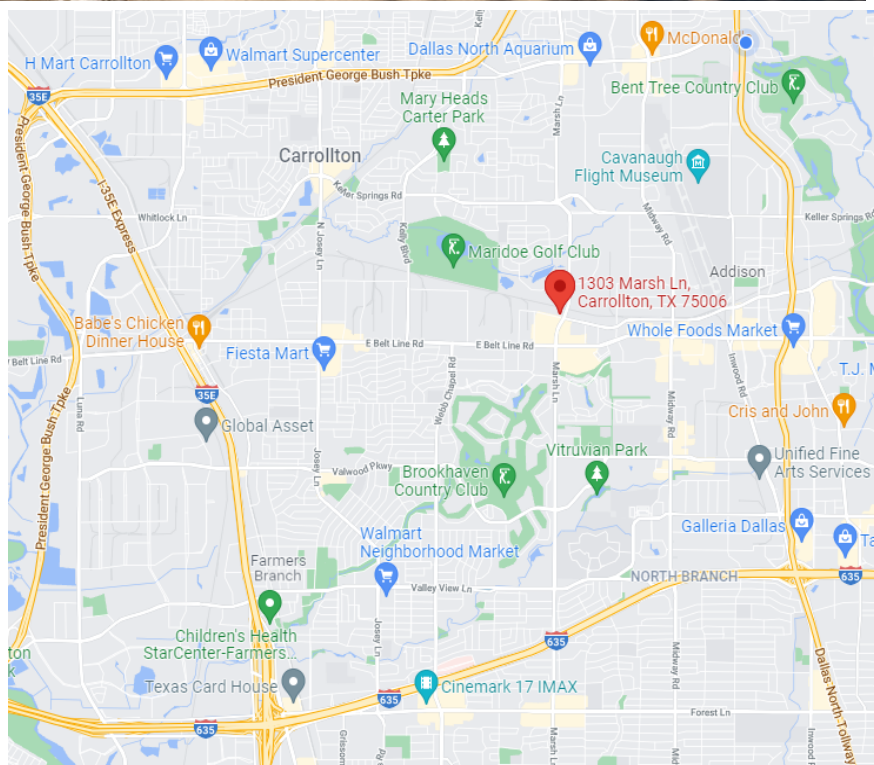
1303 Marsh Lane

Carrollton, Texas 75006

Property Features

- Free standing building with heavy parking and heavy power available in the heart of North Dallas
- 6 dock doors
- Heavy power: 3,800 amp service available
- Heavy parking: 165 parking spaces
- +-20' Clear height
- 20,420 SF office / open production
- Strategically with access to I35, DNT, PGBT
- +/-3.2 acres total per DCAD

Tours by appointment only



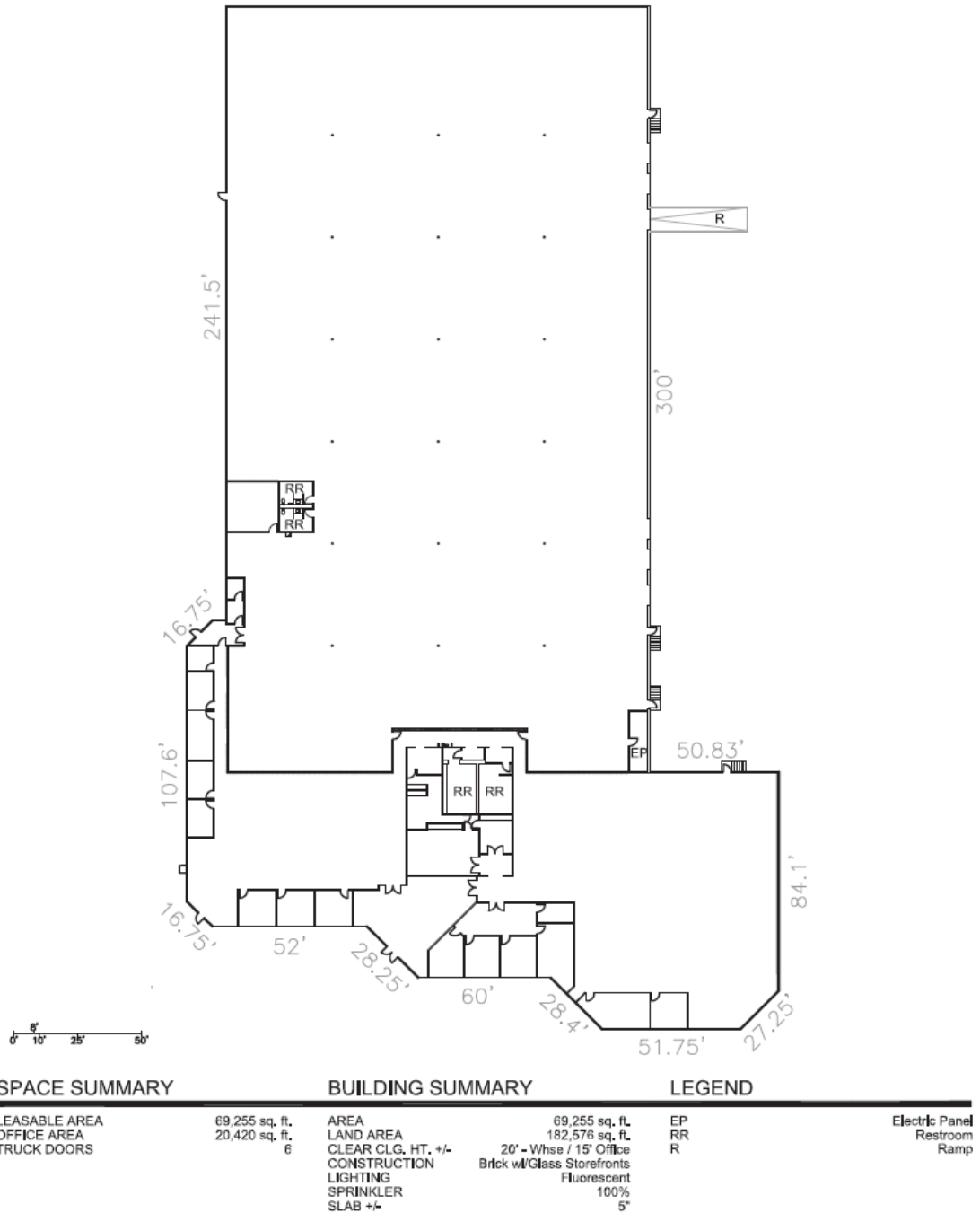
RICH YOUNG, JR. | SIOR

972.236.7645

RICHJR@RICHYOUNGCOMPANY.COM

**+69,255 SF
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SPACE SUMMARY

LEASABLE AREA 69,255 sq. ft.
OFFICE AREA 20,420 sq. ft.
TRUCK DOORS 6

BUILDING SUMMARY

AREA 69,255 sq. ft.
LAND AREA 182,578 sq. ft.
CLEAR CLG. HT. +/- 20' - Whse / 15' Office
CONSTRUCTION Brick w/Glass Storefronts
LIGHTING Fluorescent
SPRINKLER 100%
SLAB +/- 5"

LEGEND

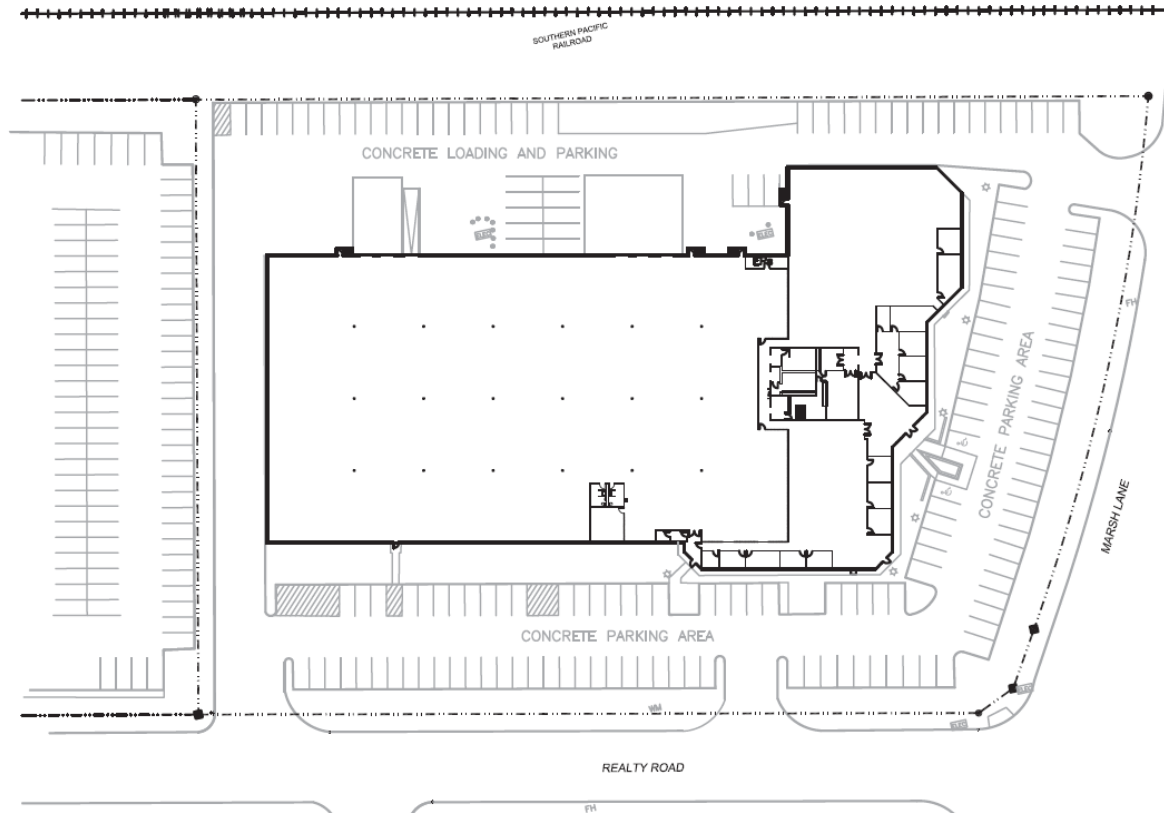
EP Electric Panel
RR Restroom
R Ramp



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LEGEND

+++++	RAILROAD
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
EP	ELECTRIC PANEL
TP	TELEPHONE PANEL
PP	POWER POLE
---X---	FENCE
---	PROPERTY LINE
SV,SR	SPRINKLER VALVE, RISER
FH	FIRE HYD.
R	RAMP

BUILDING SUMMARY

AREA +/-	69,255 sq. ft.
LAND AREA +/-	182,576 sq. ft.
CONSTRUCTION	Brick w/Glass Storefronts
CLEAR HEIGHT WHSE +/-	20'
BAY SPACING	40'W x 41.5'D
LIGHTING	Fluorescent
SPRINKLER	100%
SLAB +/-	5"
YEAR BUILT	1980

SPACE SUMMARY

SPACE NO.	AREA +/-	OFFICE AREA +/-	TRUCK DOORS
1303	69,255	20,420	6



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