

# FOR LEASE

3,150 SF AVAILABLE

3201 Skylane Dr, Suite 100-101, Carrollton, TX  
Metropolitan Submarket



Suite 100-101  
3,150-sf



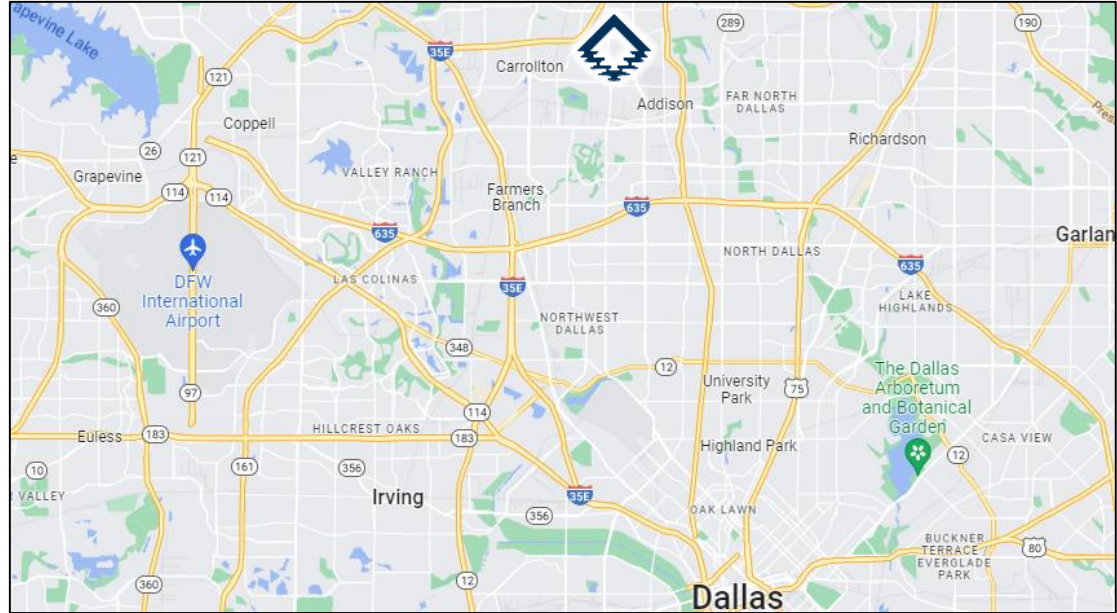
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## SPACE FOR LEASE - INFORMATION

- **3,150 SF Available**
  - **1,018 SF Office**
  - **2,132 SF Warehouse**
- **12' Clear Height**
- **100% HVAC**
- **75' Building Depth**
- **2 Grade-Level Doors**
- **Front Park | Rear Load**
- **2022 Roof Recover**
- **2023 Make Ready**
  - **Warehouse Whitebox**
  - **Warehouse LEDs**
  - **Office Renovation**
- **Addison Airport: 1.6 miles**
- **Immediate Availability**



### MARKETED BY:

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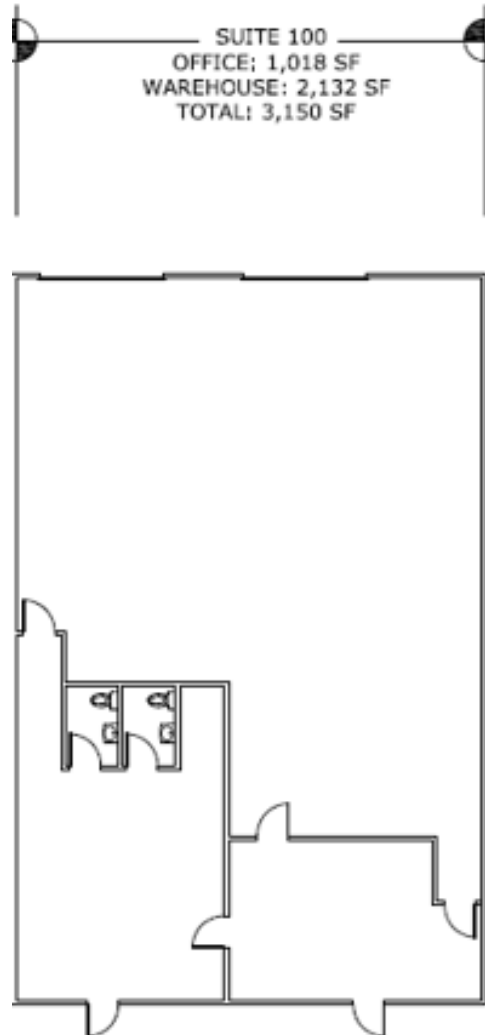
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Addison Airport

Suite 100-101  
3,150-sf

Skylane Dr





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2023 Make Ready



LED Lighting

Warehouse Whitebox

Painted Hazard Columns

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**2023 Office Renovation**

**LED Lighting**

**New Interior Paint**

**New Flooring**



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**2023 Office Renovation**

**New Restrooms**

**LED Lighting**

**New Interior Paint**

**New Flooring**

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**2023 Office Renovation**

**LED Lighting**

**New Interior Paint**

**New Flooring**



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