

1421
CHAMPION DRIVE,
Carrollton, Texas 75006

Valpointe Plaza
Office/Warehouse Suites Available
FOR LEASE



ALEX BRYAN
GARRETT GOLDSTEIN
RICH YOUNG, JR., SIOR

972-236-7645

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5710 LBJ FREEWAY | SUITE 150

DALLAS, TEXAS 75240

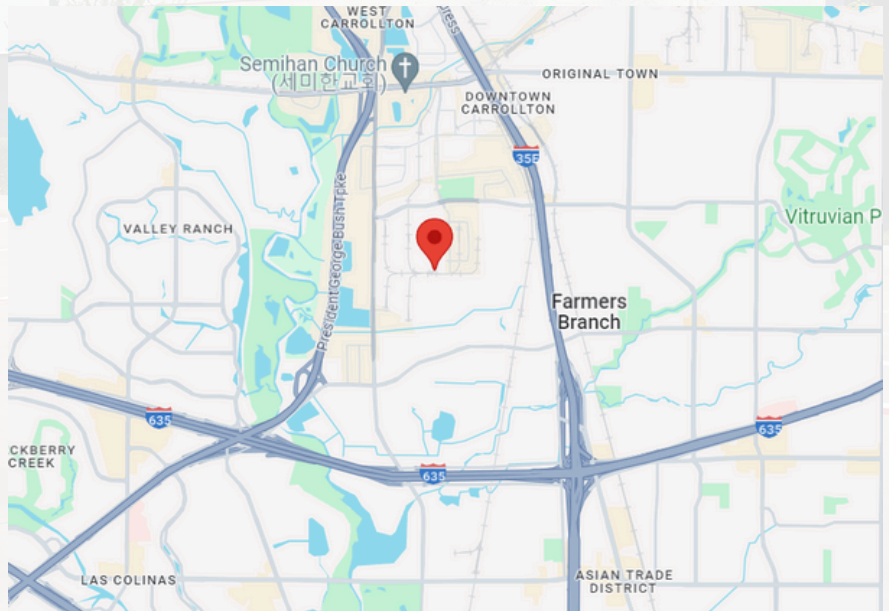
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PROPERTY HIGHLIGHTS

- Well established business park
- Diversified tenant mix
- 24/7 Tenant controlled HVAC
- 14' overhead doors available
- Expansion flexibility from current landlord
- Grade level loading available
- Easy access to I35, 635 & PGBT
- Great ingress/egress to Valwood
- Flex and industrial spaces that have been made ready for quick deals!



AVAILABLE SUITE

- Suite 108 - **3,674 SF**

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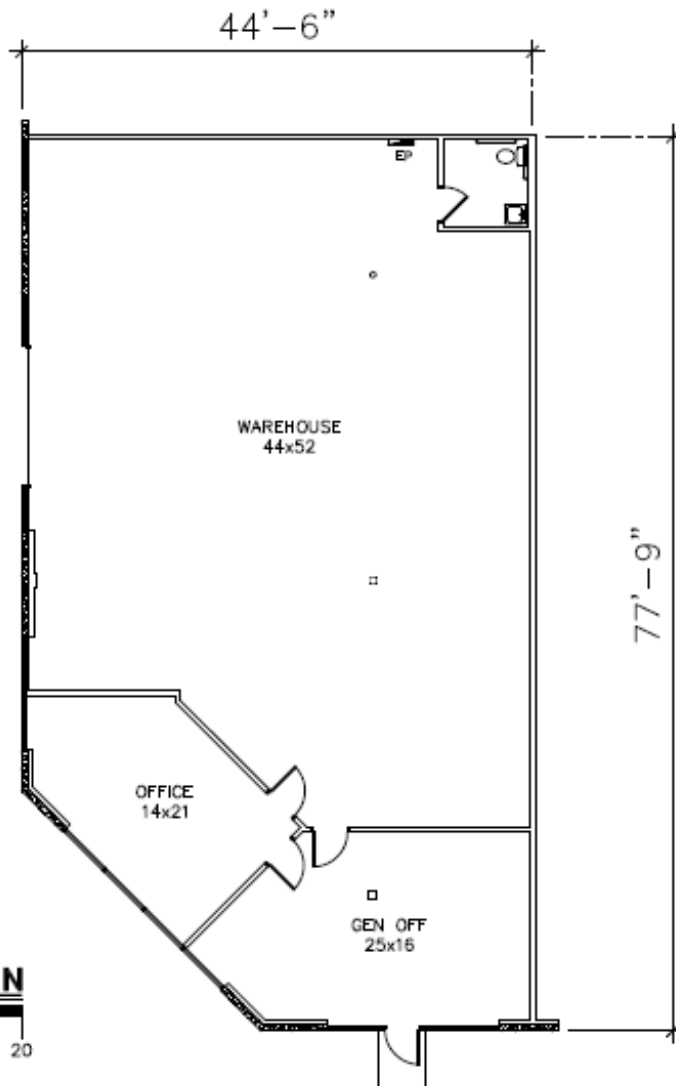
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**VALPOINTE BUSINESS PARK
1421 CHAMPION
SUITE #108
CARROLLTON, TX**

BUILDING SUMMARY	
OFFICE	790 SF
WAREHOUSE	2,884 SF
TOTAL	3,674 SF



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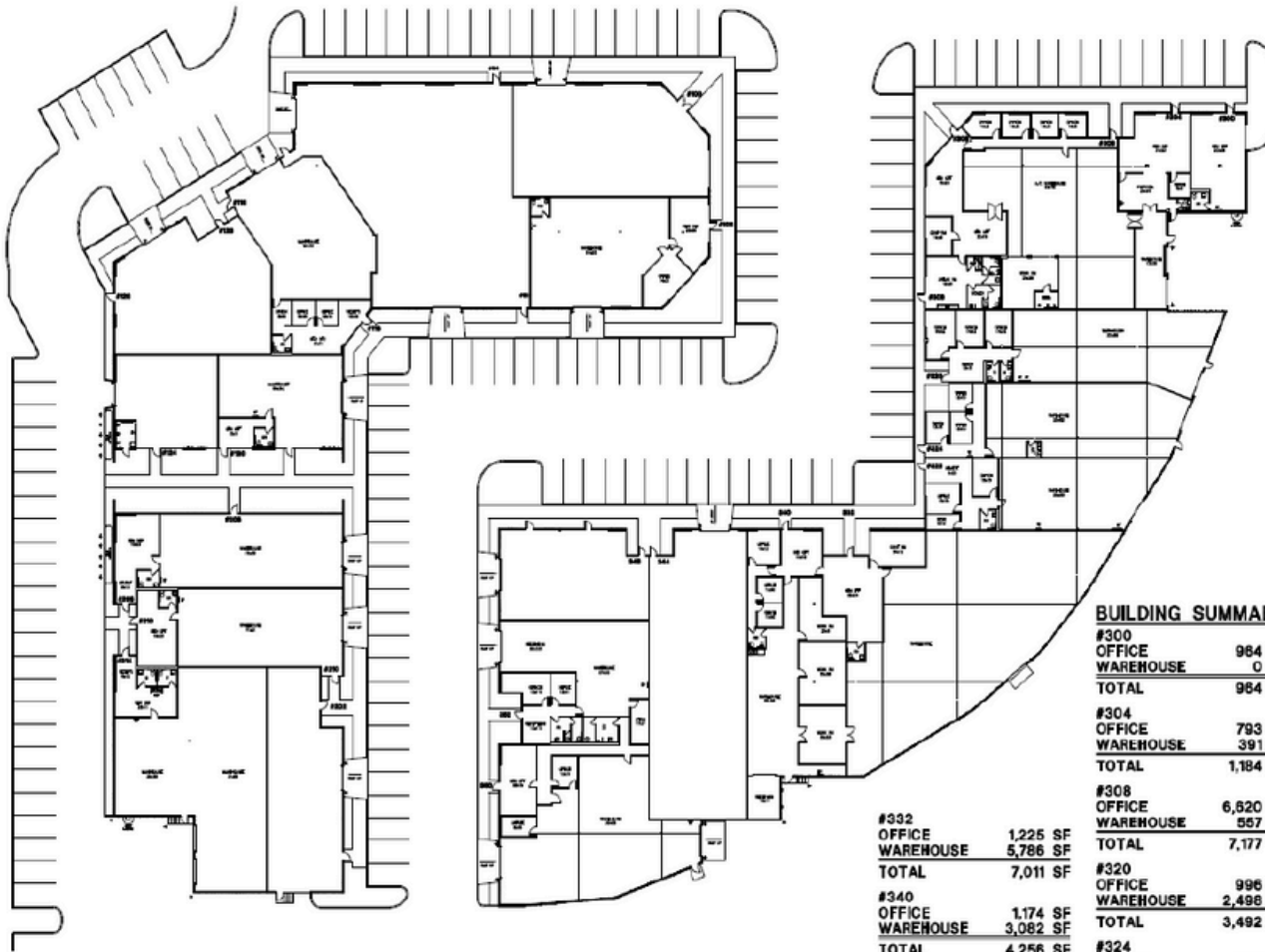
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A SITE PLAN
SCALE: 1" = 20'

**VALPOINTE
BUSINESS PARK
1421 CHAMPION
CARROLLTON, TX**

BUILDING SUMMARY

#100	xxx SF
#104	xxx SF
#108	OFFICE 790 SF
	WAREHOUSE 2,884 SF
TOTAL	3,674 SF
#112	xxx SF
#116	OFFICE 848 SF
	WAREHOUSE 2,808 SF
TOTAL	3,656 SF
#120	OFFICE 309 SF
	WAREHOUSE 1,742 SF
TOTAL	2,051 SF
#124	1,515 SF
#128	xxx SF

BUILDING SUMMARY

#300	OFFICE 984 SF
	WAREHOUSE 0 SF
TOTAL	984 SF
#304	OFFICE 793 SF
	WAREHOUSE 391 SF
TOTAL	1,184 SF

#308	OFFICE 6,620 SF
	WAREHOUSE 557 SF
TOTAL	7,177 SF

#320	OFFICE 996 SF
	WAREHOUSE 2,496 SF
TOTAL	3,492 SF

#324	OFFICE 585 SF
	WAREHOUSE 2,542 SF
TOTAL	3,227 SF

BUILDING SUMMARY

#202	xxx SF
#206	OFFICE 670 SF
	WAREHOUSE 2,570 SF
TOTAL	3,240 SF
#210	OFFICE 556 SF
	WAREHOUSE 2,078 SF
TOTAL	2,634 SF
#214	OFFICE 591 SF
	WAREHOUSE 4,506 SF
TOTAL	5,087 SF

#332	OFFICE 1,225 SF
	WAREHOUSE 5,786 SF
TOTAL	7,011 SF
#340	OFFICE 1,174 SF
	WAREHOUSE 3,082 SF
TOTAL	4,256 SF
#344	xxx SF
#348	2,160 SF
#352	OFFICE 784 SF
	WAREHOUSE 1,480 SF
TOTAL	2,273 SF

#360	OFFICE 1,284 SF
	WAREHOUSE 3,052 SF
TOTAL	4,336 SF

#328	OFFICE 926 SF
	WAREHOUSE 2,053 SF
TOTAL	2,979 SF



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