

# FOR LEASE

**2433 Lacy Lane** | Carrollton, TX 75006

## FREE RENT INCENTIVE

**\*ONE MONTH FREE,  
PER YEAR OF TERM**

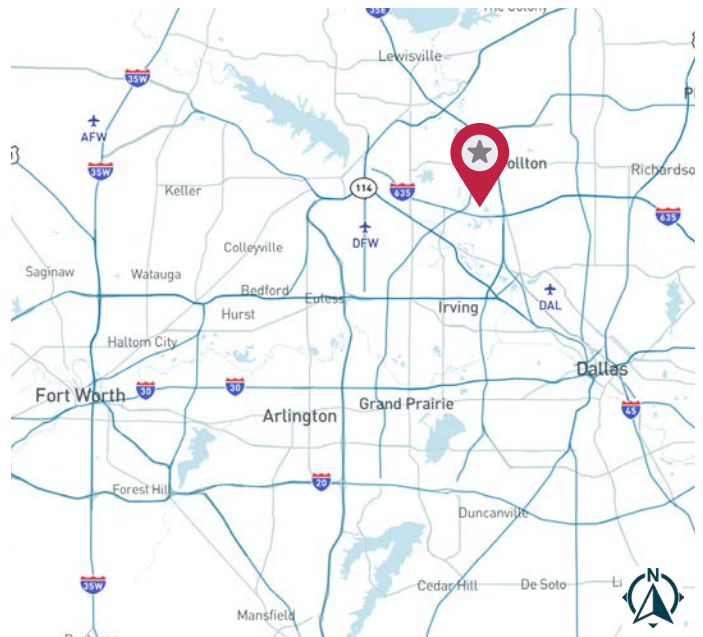


2433 LACY LANE  
**±2,601 - 11,775 SF**

## PROPERTY OVERVIEW

- ±36,357 SF Total Building Size
- 16' Clear Height
- 0.69/1,000 Parking Ratio
- Rear Loading, Front Park
- Warehouse LED Lighting
- 90' Building Depth
- 2021 TPO Roof
- Built 1984
- Centrally Located with Easy Access to 635, I-35 and 190 Tollway

***\*For Qualified Leases** - One month of free rent to be added outside of the lease term, for each year of contracted lease term.*



FOR MORE INFORMATION:

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**JOHN ANDERSON**  
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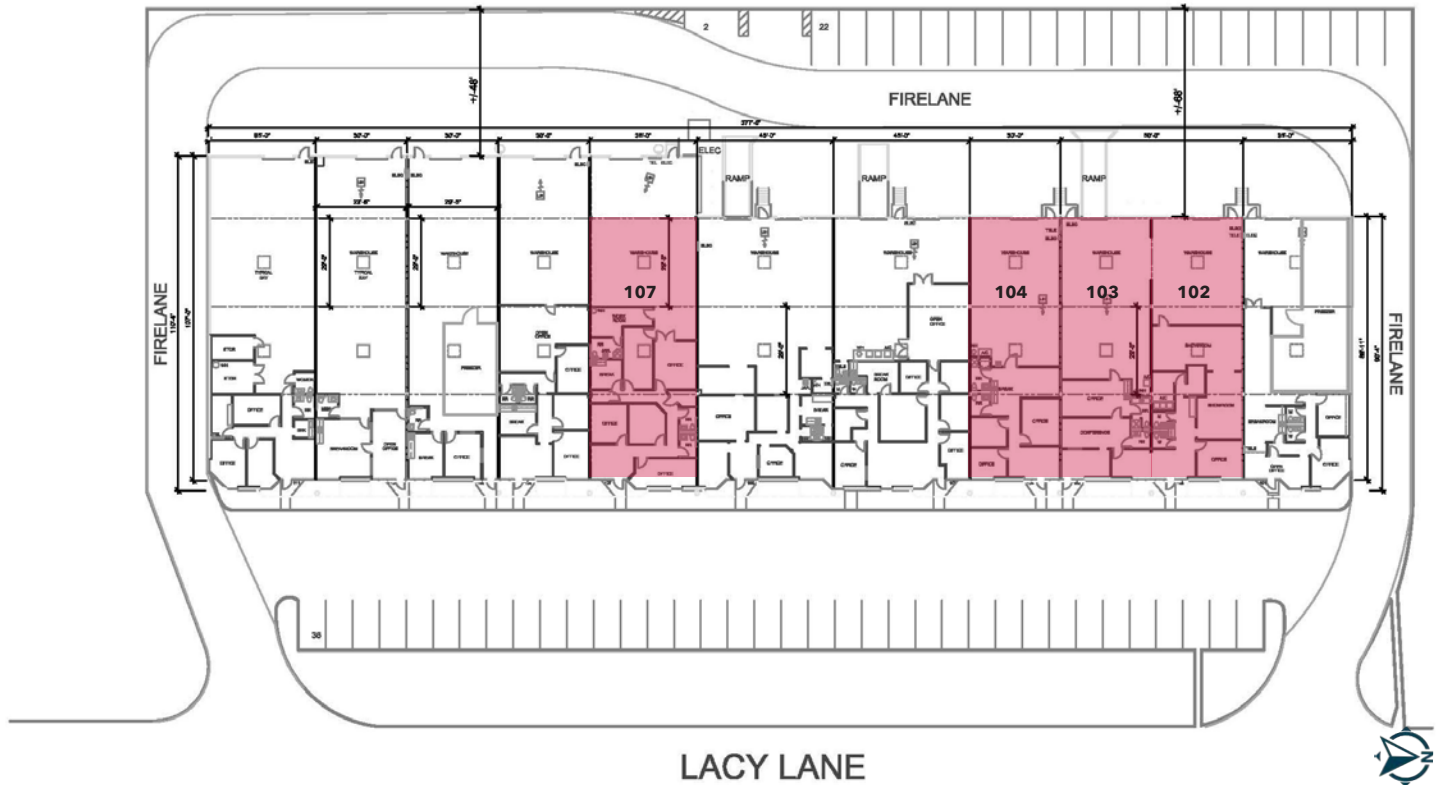
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
leedallas.com

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## SITE PLAN



| AVAILABLE SUITES |             |       |             |
|------------------|-------------|-------|-------------|
| SUITE            | SQUARE FEET | SUITE | SQUARE FEET |
| 102              | ±2,654      | 104   | ±2,601      |
| 103              | ±2,654      | 107   | ±3,866      |

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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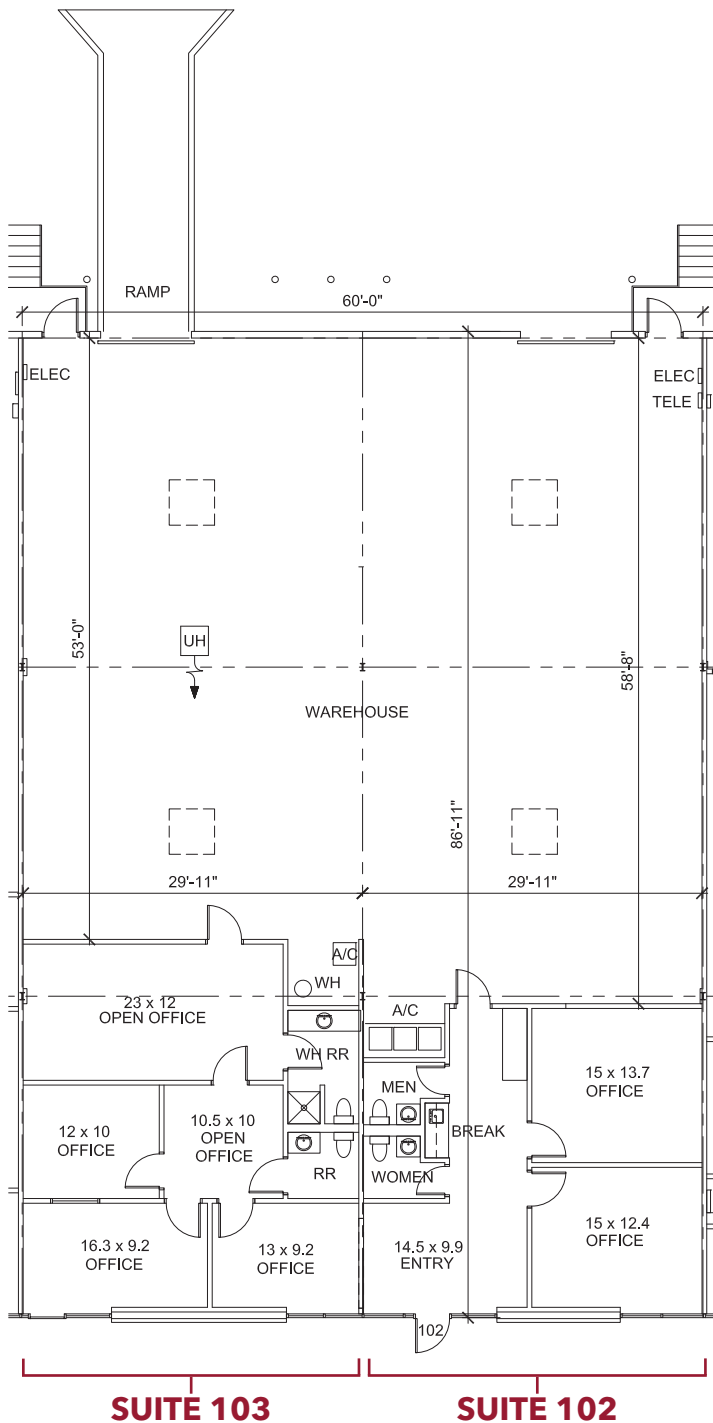
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## FLOOR PLAN - SUITE 102/103



### SPACE DETAILS

|           | Square Feet | Loading                |
|-----------|-------------|------------------------|
| Suite 102 | ±2,654      | 1 Dock High            |
| Suite 103 | ±2,654      | 1 Ramped               |
| Combined  | ±5,308      | 1 Dock High   1 Ramped |



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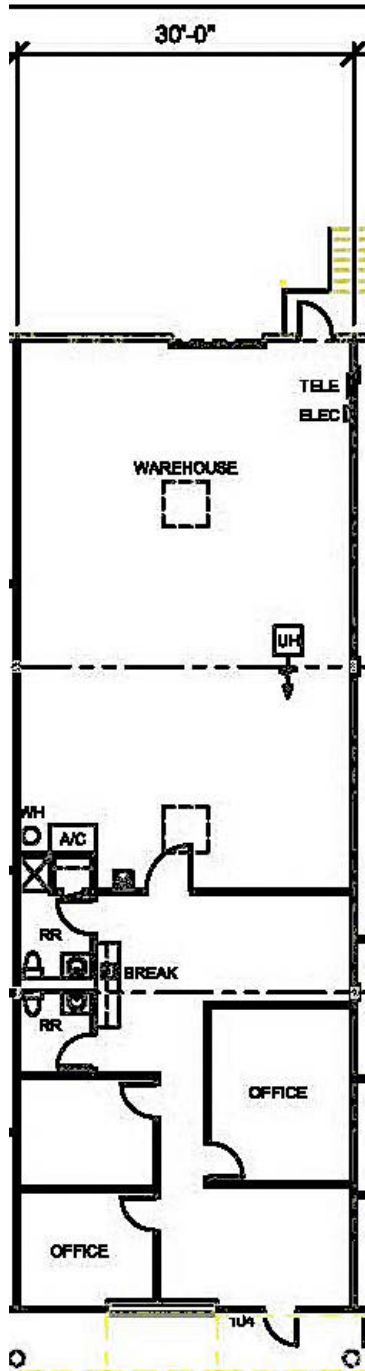
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## FLOOR PLAN - SUITE 104



### SPACE DETAILS

- ±2,601 SF
- Office & Warehouse space
- 1 Dock High Door
- 16' Clear Height



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## FLOOR PLAN - SUITE 107



### SPACE DETAILS

- ±3,866 SF
- Office & Warehouse space
- 1 Dock High Door
- 16' Clear Height



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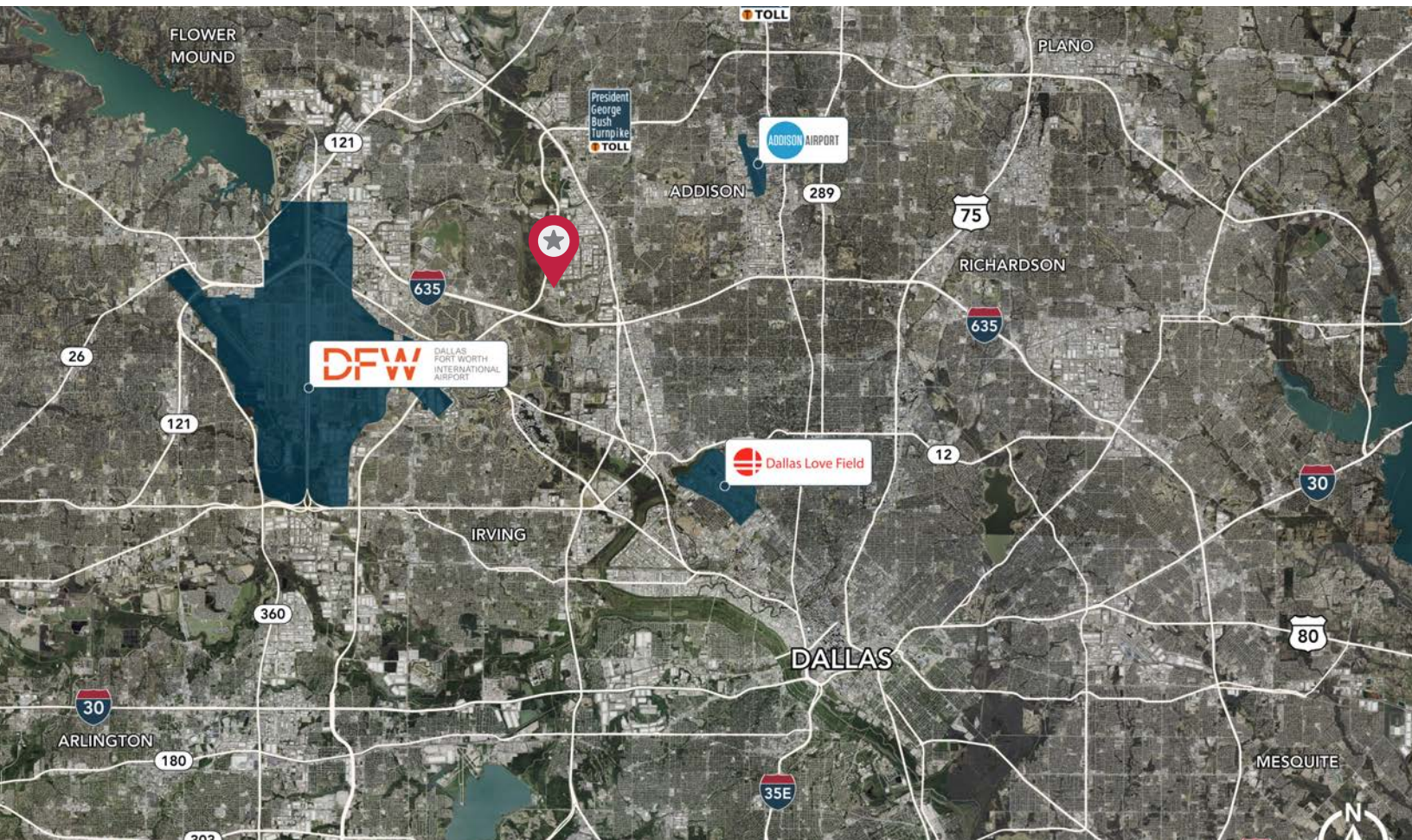
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## DRIVE TIME MAP



### DRIVE TIMES



.5 MILES



10 MILES



1 MILES



11.75 MILES



1.88 MILES

DOWNTOWN  
DALLAS

13.75 MILES



7.25 MILES



13.88 MILES

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