



19,507 -25,614 SF

CARROLLTON, TEXAS  
75006

**1625 W CROSBY  
ROAD, #100**

**ERIC OLSEN**

*Associate*

Direct: 214.789.5721

eolsen@stoicrep.com

**SAM SULLIVAN**

*Senior Associate*

Direct: 615.574.9461

ssullivan@stoicrep.com

**DJ DRAPER**

*Vice President*

Direct: 731.819.1008

ddraper@stoicrep.com

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# PROPERTY FEATURES



19,507 SF Footprint

- +/-14,000 SF Warehouse
- +/-5,500 SF Office



1 ramp

25,614 SF Including Mezzanine

- 5,473 SF Mezz. Office



2 dock doors



100% HVAC



Upcoming Improvements Q1 2026:

- Carpet
- Paint
- Restroom fixtures
- Expanded Warehouse



24' clear height



45 parking spots



DALLAS, TEXAS  
75006



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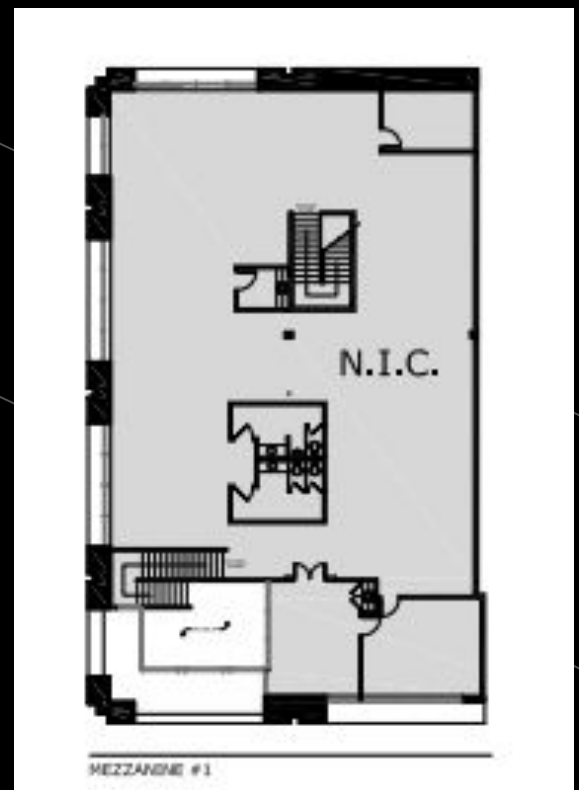
# FLOOR PLAN

FOR LEASE

## 1st Floor



## Mezzanine







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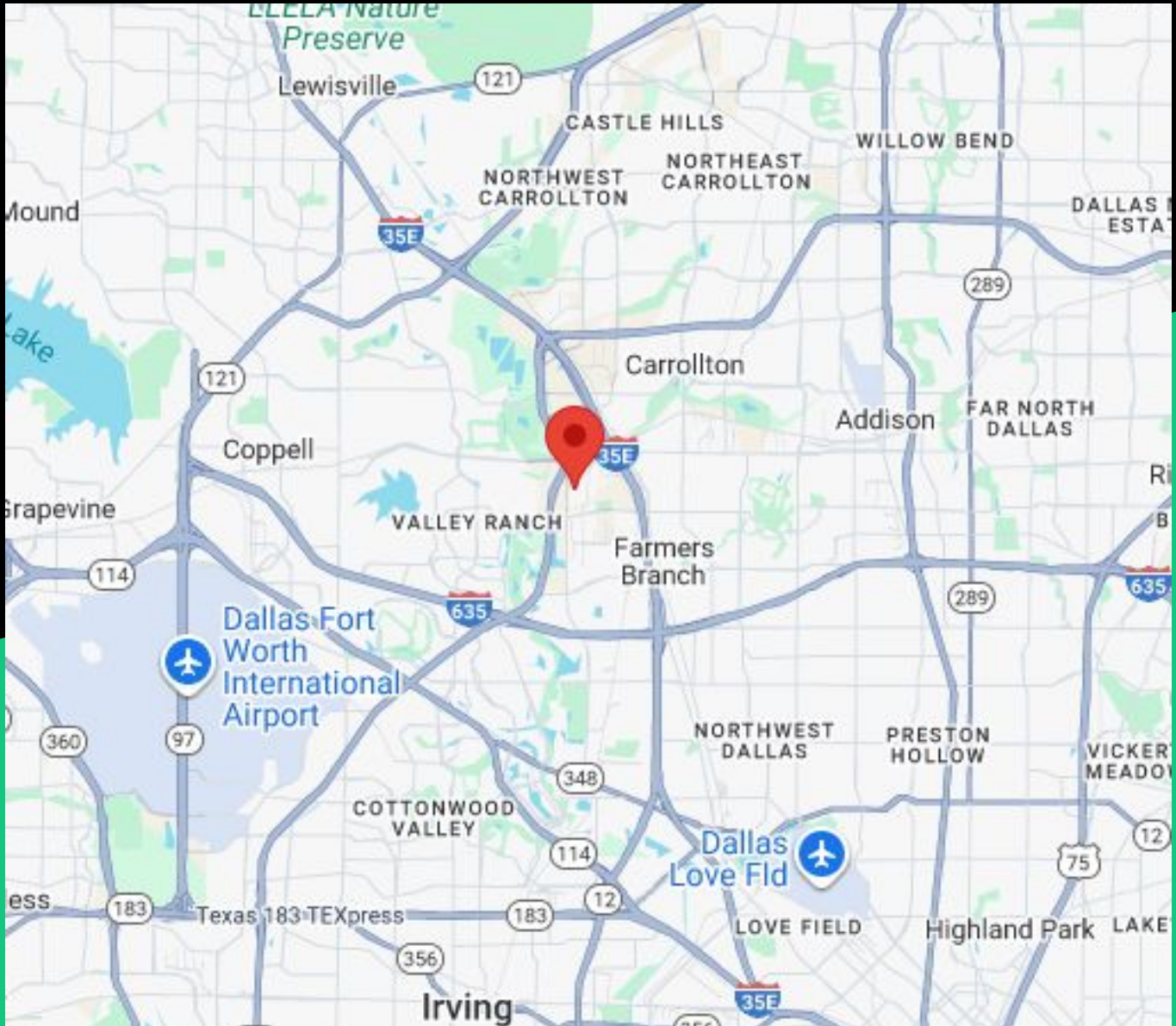
**FOR LEASE**



# PROPERTY + SURROUNDINGS



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## ERIC OLSEN

Associate

Direct: 214.789.5721

[eolsen@stoicrep.com](mailto:eolsen@stoicrep.com)

## SAM SULLIVAN

Associate

Direct: 214.799.1970

[ssullivan@stoicrep.com](mailto:ssullivan@stoicrep.com)

## DJ DRAPER

Vice President

Direct: 731.819.1008

[ddraper@stoicrep.com](mailto:ddraper@stoicrep.com)