

# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**21,846 SF AVAILABLE**  
**2853 DICKERSON PARKWAY, SUITE 114**  
**CARROLLTON, TEXAS**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



President  
George  
Bush  
Turnpike  
TOLL

INTERSTATE  
35E

**Suite 114**  
**21,846-sf**

Dickerson Pkwy

Patton Place

 **Stonelake**  
CAPITAL PARTNERS

# FOR LEASE

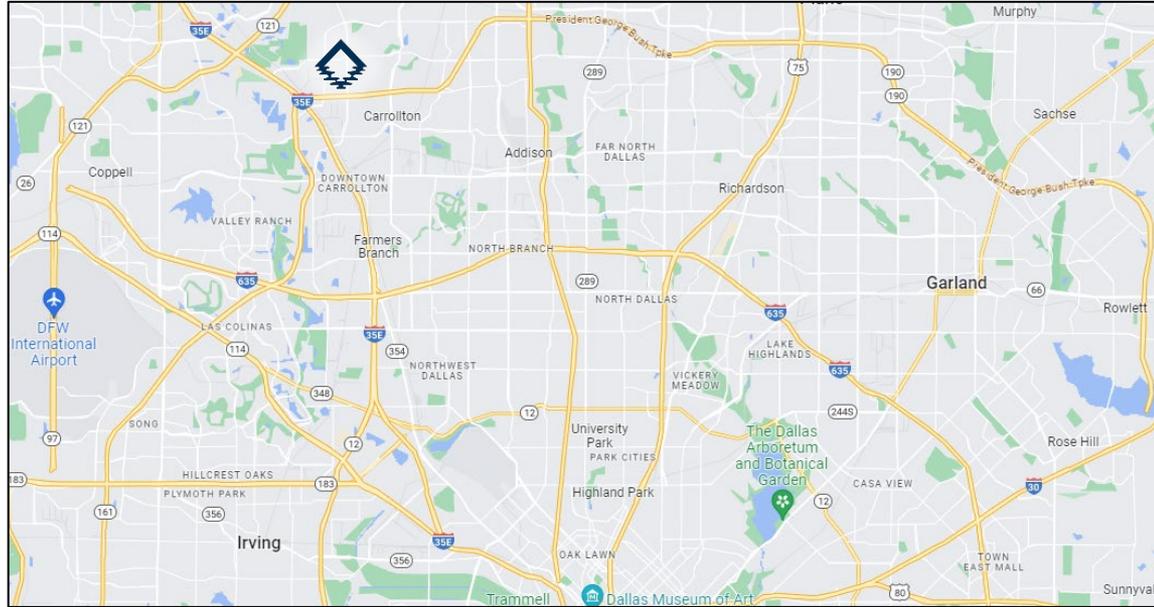
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## SPACE FOR LEASE - INFORMATION

- **21,846 SF Total**
  - **3,862-sf Office**
  - **17,984-sf Warehouse**
- **22' Clear Height**
- **3 Dock High Doors**
  - **2 Pit-Levelers**
- **1 Drive-In Door**
- **1 Warehouse Restroom**
- **Ample Employee Parking**
- **Make Ready Complete March 2026**
  - **New Warehouse & Office LEDs**
  - **Warehouse Whitebox**
  - **New Dock Equipment**
  - **Painted Warehouse Deck**
  - **Full Office Renovation**
- **Power: 400-amps, 480 volts, 3-phase**
- **Immediate Availability**



**MARKETED BY:**  
**JOHNNY ANDERSON**

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**JESSICA REINHARDT**

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 **Stonelake**  
CAPITAL PARTNERS

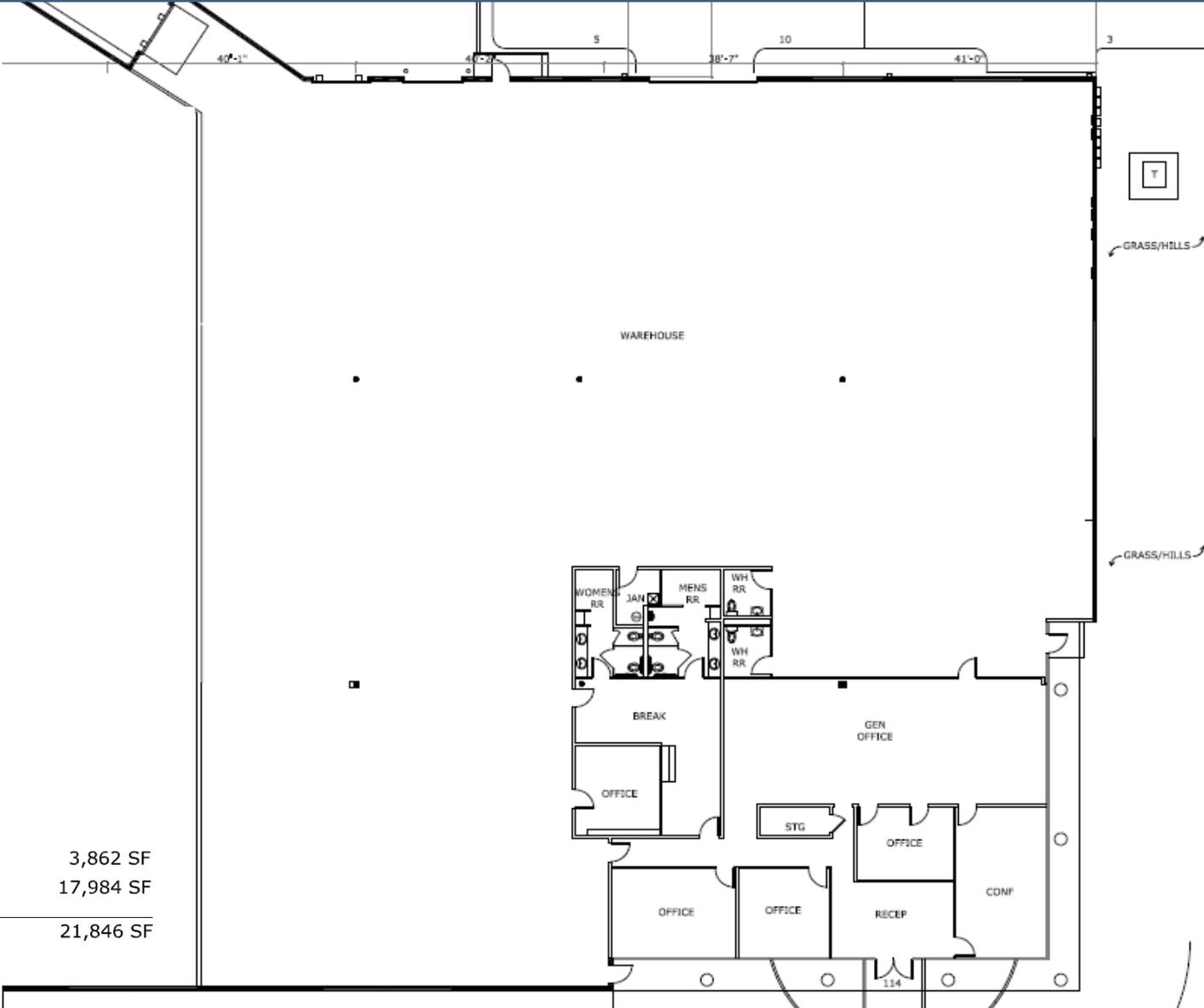
  
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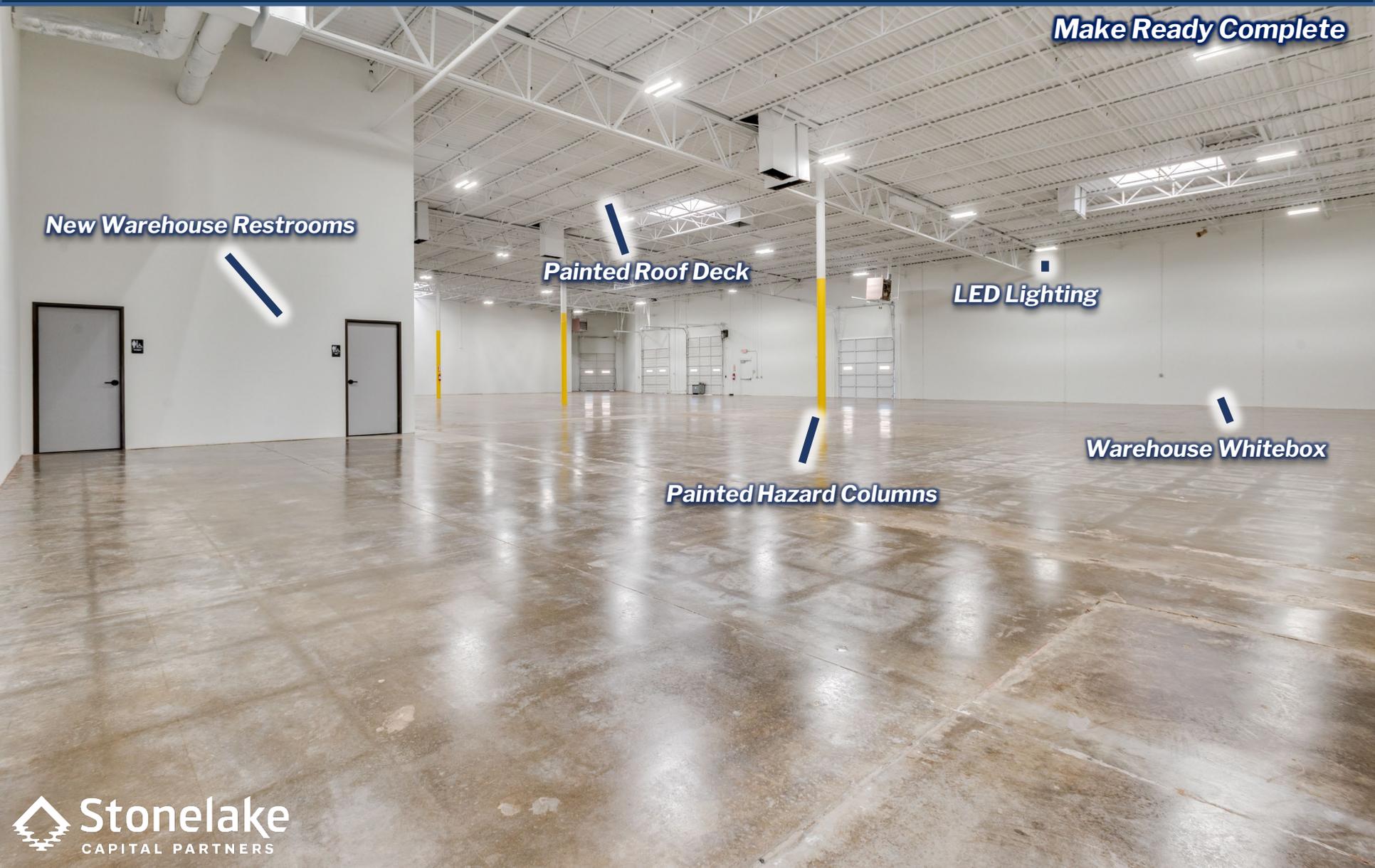
SUITE 114	
OFFICE/SHOWROOM:	3,862 SF
WAREHOUSE	17,984 SF
<b>TOTAL</b>	<b>21,846 SF</b>

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**Make Ready Complete**

**New Warehouse Restrooms**

**Painted Roof Deck**

**LED Lighting**

**Warehouse Whitebox**

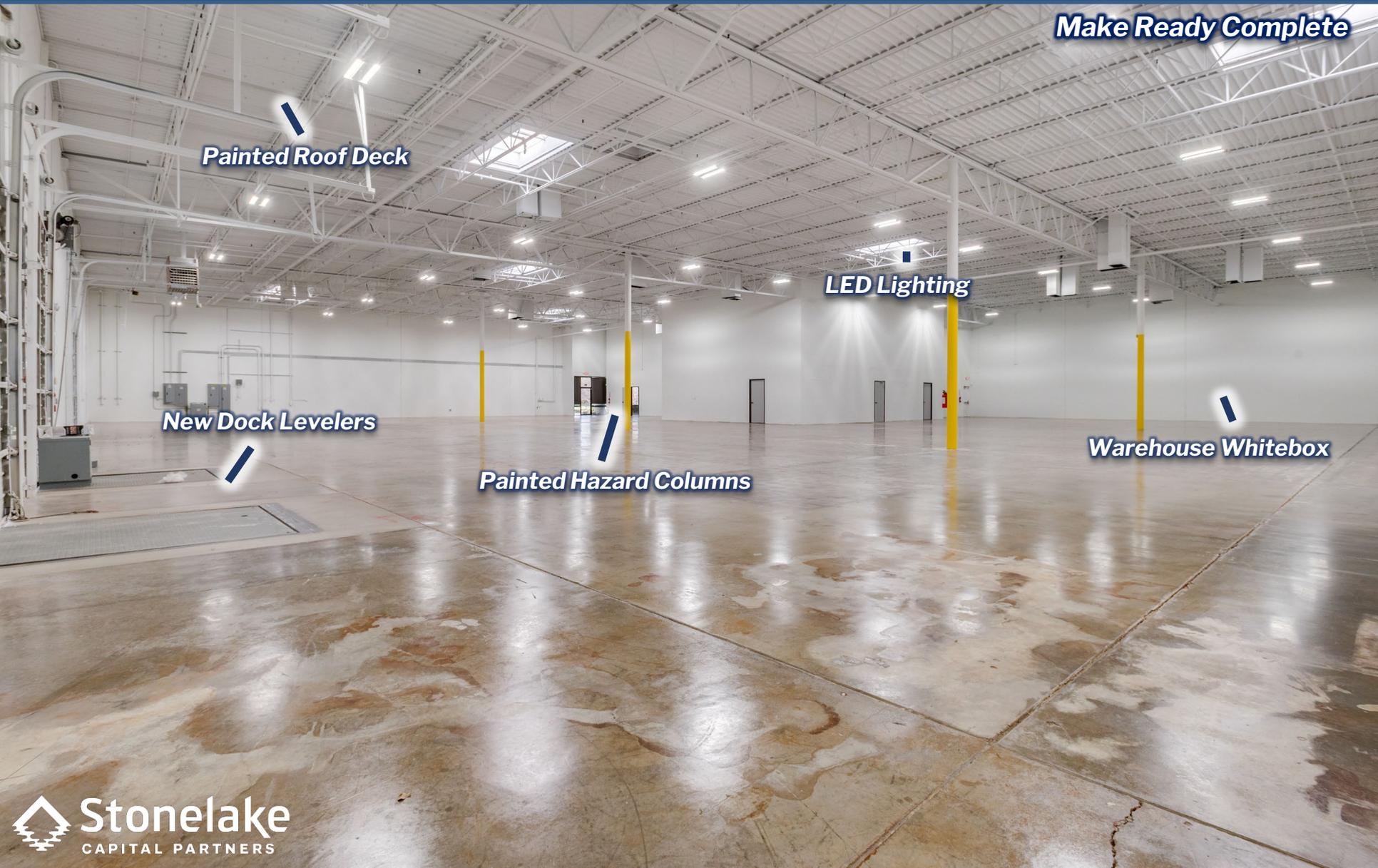
**Painted Hazard Columns**

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**Make Ready Complete**

**Painted Roof Deck**

**LED Lighting**

**New Dock Levelers**

**Painted Hazard Columns**

**Warehouse Whitebox**

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**Make Ready Complete**

**New Ceiling Grid & LEDs**

**New Interior Paint**

**New Flooring**

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**Make Ready Complete**

**New Millwork**

**New Interior Paint**

**New Flooring**

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***Make Ready Complete***



***New Carpet***

***New Interior Paint***

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Dickerson Parkway

Suite 114  
21,846-sf

Patton Place

 **Stonelake**  
CAPITAL PARTNERS

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