

FOR SALE OR LEASE

IMMEDIATE AVAILABILITY

73,562 SF AVAILABLE
1207 W Crosby Road, Carrollton, TX
Valwood Submarket



**73,562-sf
Available**

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President
George
Bush
Turnpike
TOLL



**73,562-sf
Available**

W Crosby Road

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SPACE FOR LEASE – INFORMATION

- **73,562 SF Available**
 - **2,612-SF Office**
 - **70,950-SF Warehouse**
- **21' Clear Height**
- **13 Dock High Doors**
- **1 Drive In Door**
- **1,400 amps, 640 Volt, Three Phase Service (Ability to Scale up Amperage)**
- **Sprinklered**
- **Completed Make Ready:**
 - **Whitebox Warehouse & LEDs**
 - **2 New Warehouse Restrooms**
 - **Renovated Office**
 - **Exterior Painting**
- **Easy access to I-635 & George W. Bush Tollway**
- **Immediate Availability**

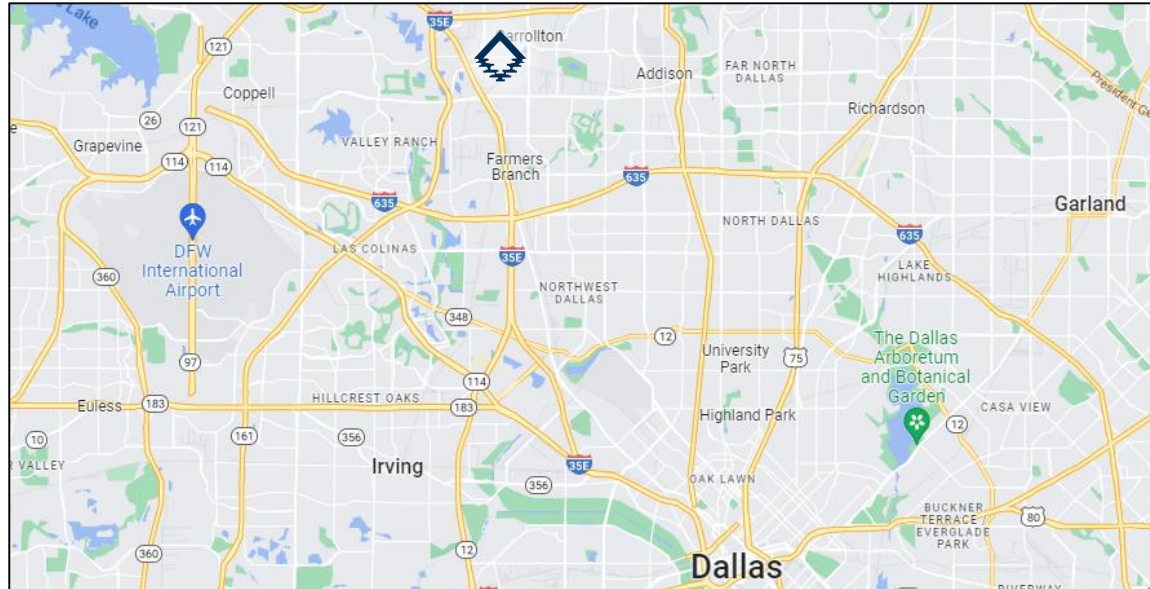
MARKETED BY:

Rich Young, SIOR
(214)-563-1707

Richjr@richyoungcompany.com

Jason Finch
(972)-948-8262

Jason@richyoungcompany.com

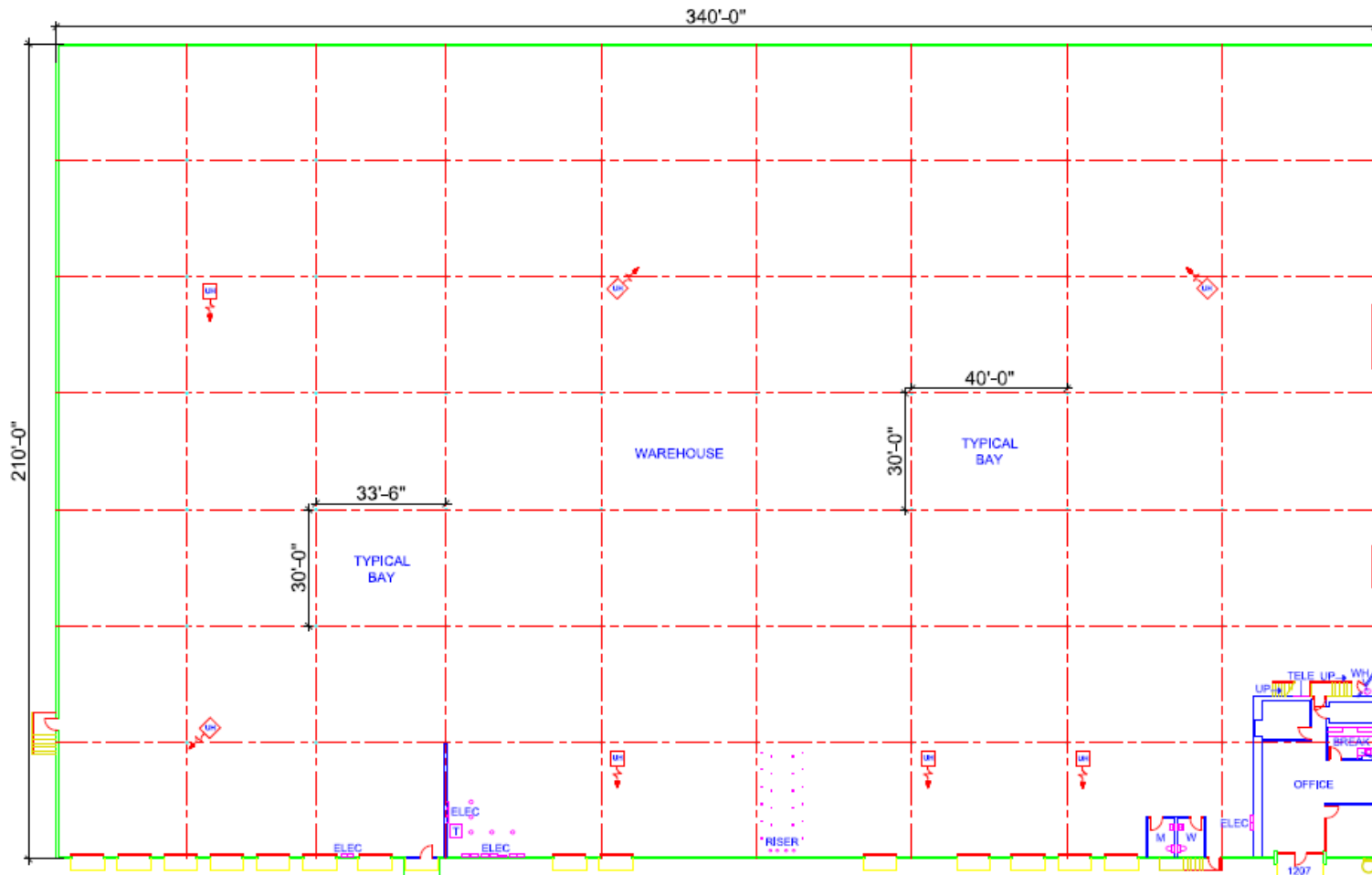


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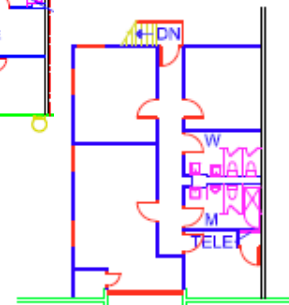


SF Breakdown:

Office: 2,612-sf

Warehouse: 70,950-sf

Total: 73,562-sf



2ND FLOOR OFFICE

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Office Renovation

New LED Lighting

New Paint

New Ceiling Tile Grid

New Flooring

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Office Renovation

New Breakroom Millwork

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Office Renovation



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Make Ready Complete

2 New Warehouse Restrooms

Painted Roof Deck

New LED Lighting

Painted Hazard Columns

Warehouse Whitebox

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Make Ready Complete

