



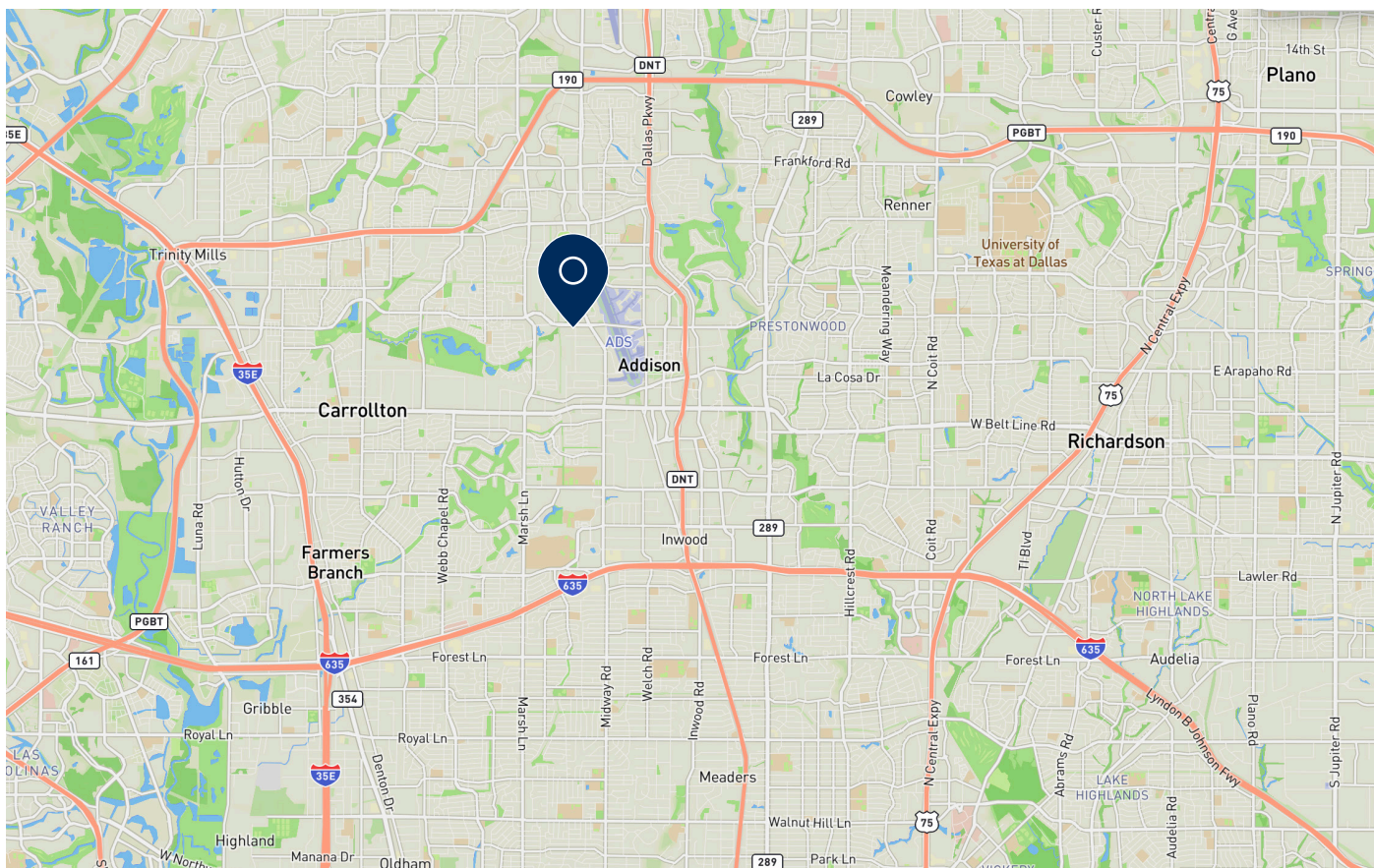
COMMERCIAL DIVISION

Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

PRIME INVESTMENT OPPORTUNITY

2033 CHENAULT DRIVE
CARROLLTON, TEXAS 75006



LOCATION

2033 Chenault Drive
Carrollton, Texas 75006

AVAILABLE SPACE

± 58,522 SF Building
± 3.93 AC Lot

ZONING

LI - Light Industrial

TRAFFIC COUNTS

Midway Road: 29,079 VPD
Keller Springs Road: 11,352 VPD

PRICE

Upon Request

BY THE NUMBERS

Median Household Income

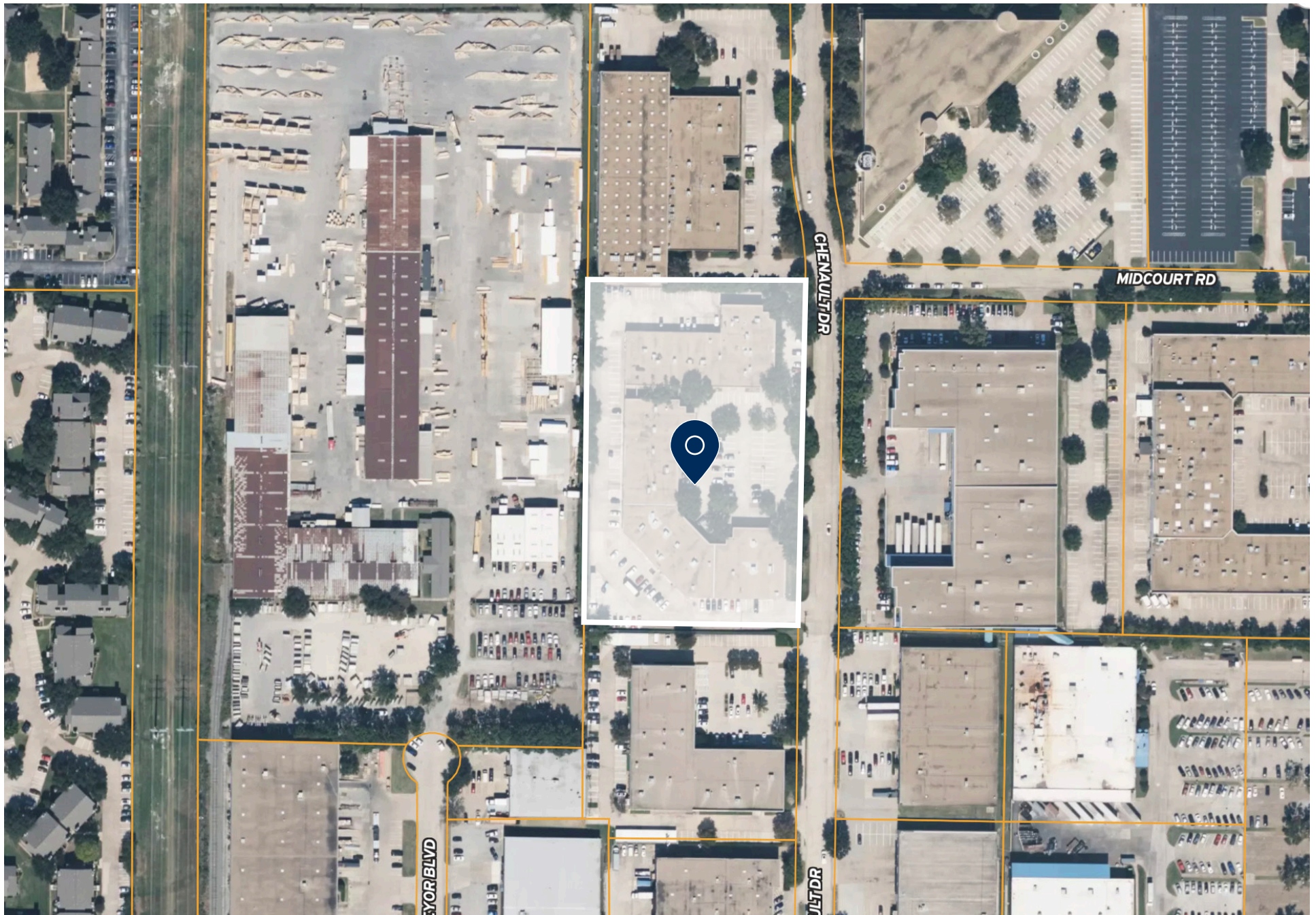
1-mile	3-miles	5-miles
\$78,100	\$77,200	\$90,300

Population

1-mile	3-miles	5-miles
23,600	228,500	449,800

HIGHLIGHTS

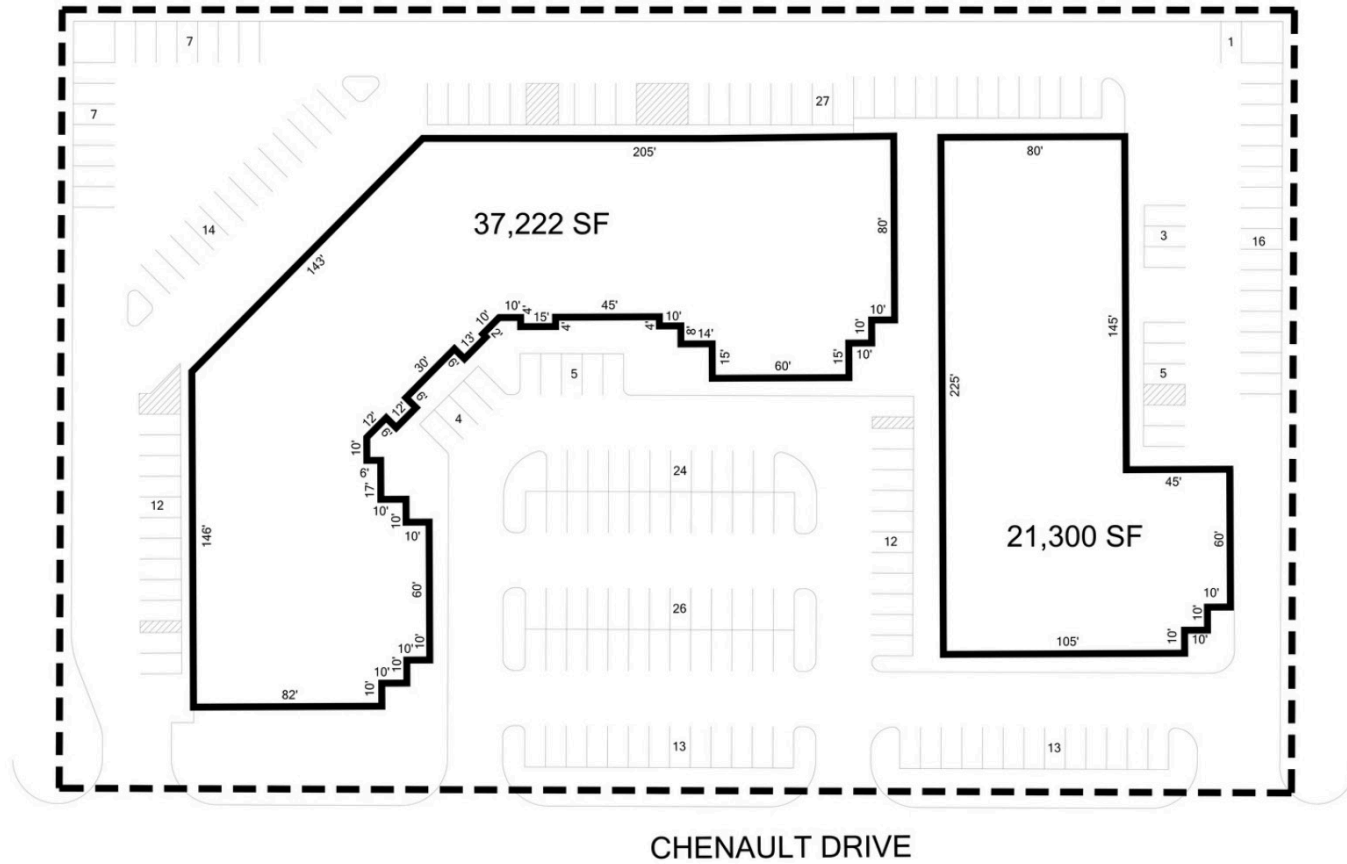
- Versatile property - ideal for tech, research, office, showroom, data center or light industrial
- Open floor plan with flexible configurations to accommodate diverse operational needs
- Ample on-site parking offering ± 189 surface spaces
- Centrally located in the Dallas metroplex with easy access to the Dallas North Tollway
- Warehouse space at the back of the building with multiple grade-level doors
- Light industrial zoning includes a variety of permitted use types
- The building has an increased power delivery capacity with approval to increase to 8-megawatts



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TABULATIONS:
 TOTAL BUILDING AREA: +/- 58,522 SF
 TOTAL PARKING PROVIDED: 189 SP
 PARKING RATIO: 3.23/1000

NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.



LISTING TEAM

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