

FOR LEASE

2604 W. Marshall Drive, Suite 101/102 | Grand Prairie, TX 75051



2604 W. Marshall Drive, Suite 101/102
2,847 - 5,711 SF

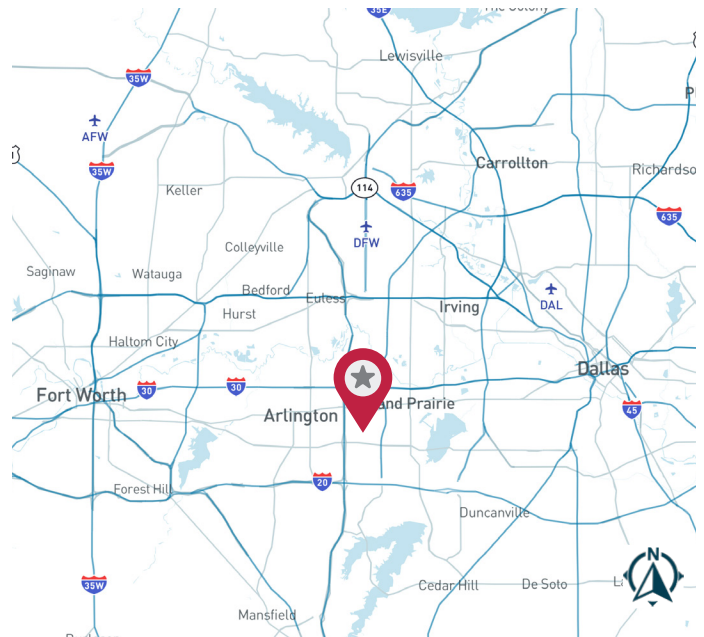
AVAILABILITY HIGHLIGHTS

Suite 101: 1,309 SF Warehouse / 1,555 SF Office

Suite 102: 1,301 SF Warehouse / 1,546 SF Office

Combine Space:

- 1,563 SF First Floor Office Space
- 2,610 SF Warehouse
- 1,538 SF Mezzanine Office
- 16' Clear Height
- Two (2) - 12' x 12' Grade Level Door
- Shared Parking on all Sides of the Building
- Easy Access to I-30, SH 360 and SH 161



FOR MORE INFORMATION:

Reed A. Parker, SIOR
Principal

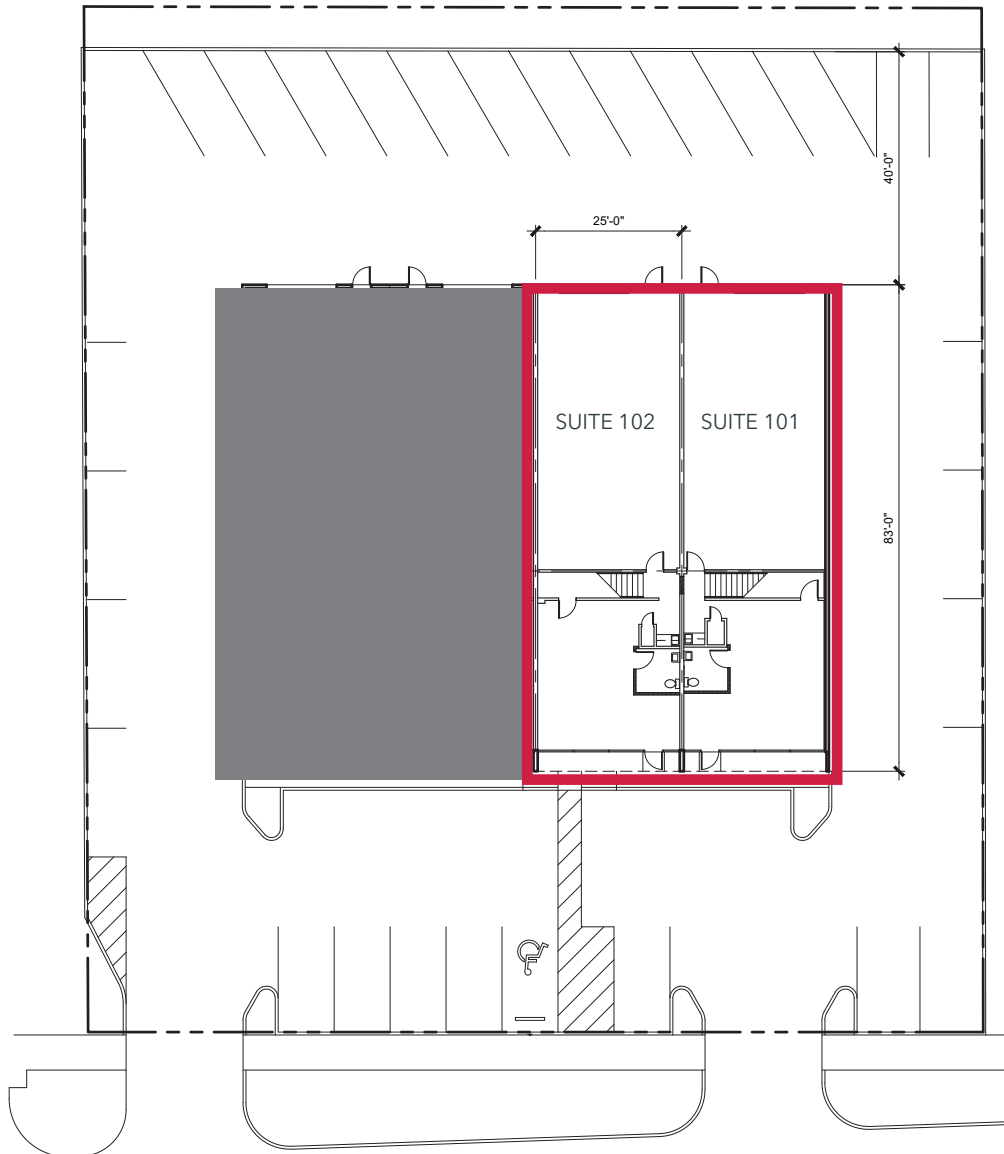
rparker@lee-associates.com
214.558.5558

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FOR LEASE

2604 W. MARSHALL DRIVE
SUITE 101/102

SITE PLAN



W MARSHALL DRIVE



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.

FOR MORE INFORMATION:

Reed A. Parker, SIOR
Principal

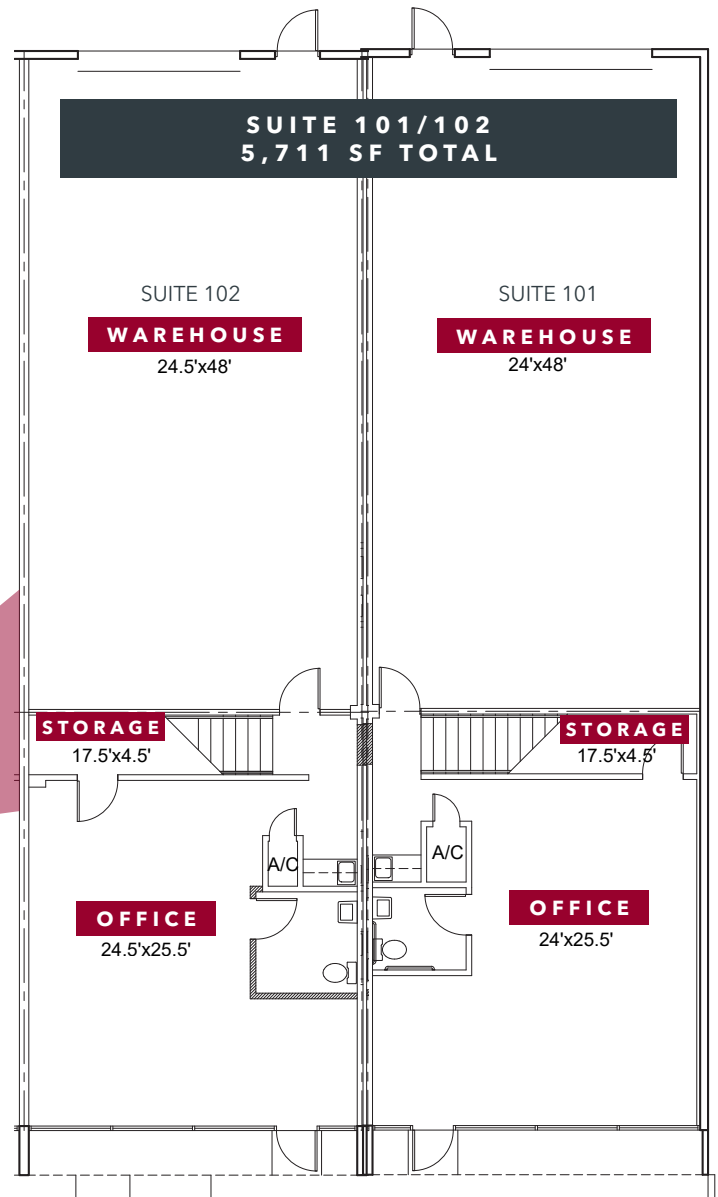
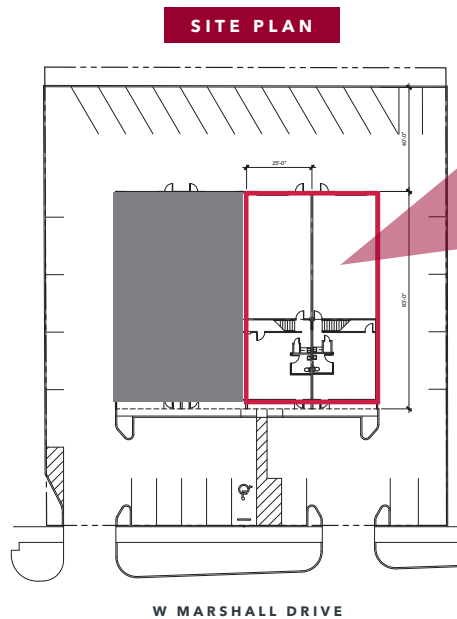
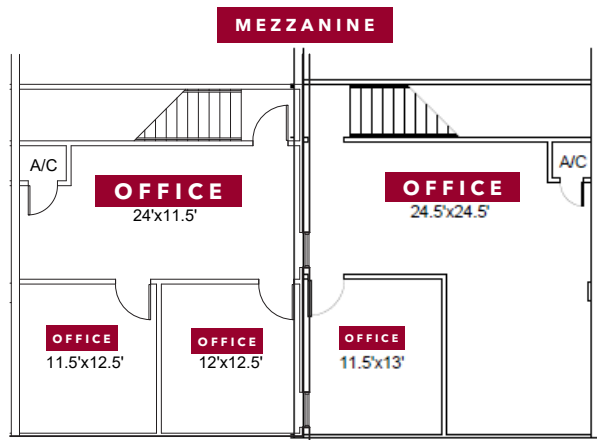
rparker@lee-associates.com
214.558.5558

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FOR LEASE

2604 W. MARSHALL DRIVE
SUITE 101/102

FLOOR PLAN



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.

FOR MORE INFORMATION:

Reed A. Parker, SIOR
Principal

rparker@lee-associates.com
214.558.5558

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

RECENT EXTERIOR BUILDING IMPROVEMENTS

- Electrical Repairs/Improvements
- New LED Exterior Lighting
- Roof Repairs
- Tilt-Wall Panel Re-Caulking, Concrete Tilt-Wall Panel Repairs, Window Waterproofing, etc.
- New Front Sidewalk, New Concrete In Rear Of Building
- New Wheels Stops
- New Landscaping
- New Fence
- Parking Lot Re-Striping

BRAND NEW MAKE-READY | SUITE 101/102

- New LVT Flooring
- New LVT on Stairs
- Second Look Ceiling Tiles
- Paint Ceiling Grid
- LED Lighting On Motion
- Whitebox Warehouse Walls
- New Texture, Paint & Base
- New Restroom Fixtures
- Demo Freestanding Wall
- New HVAC Supply Grates
- New HVAC Return Grates
- New White Switches & Plugs
- Service/Repair Overhead Door
- Repair Roof Deck Insulation
- New Upper and Lower Cabinetry
- Good Working Order



FOR MORE INFORMATION:

Reed A. Parker, SIOR
Principal

rparker@lee-associates.com
214.558.5558

FOR LEASE
SUITE 101 PHOTOS

2604 W. MARSHALL DRIVE
SUITE 101/102



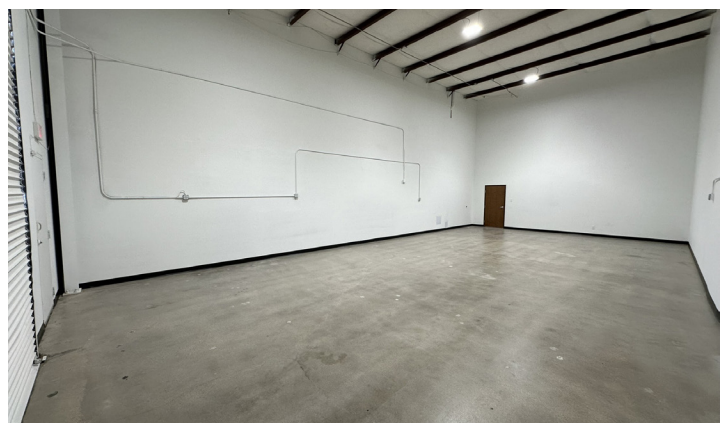
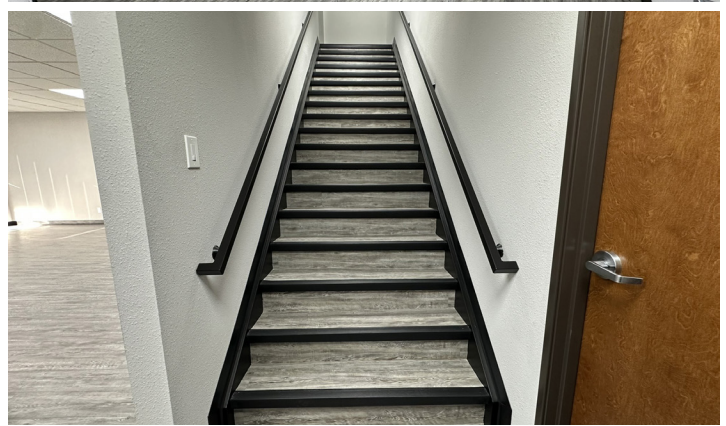
FOR MORE INFORMATION:

Reed A. Parker, SIOR
Principal
rparker@lee-associates.com
214.558.5558

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FOR LEASE
SUITE 102 PHOTOS

2604 W. MARSHALL DRIVE
SUITE 101/102



FOR MORE INFORMATION:

Reed A. Parker, SIOR
Principal
rparker@lee-associates.com
214.558.5558

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com