

FOR SUBLEASE

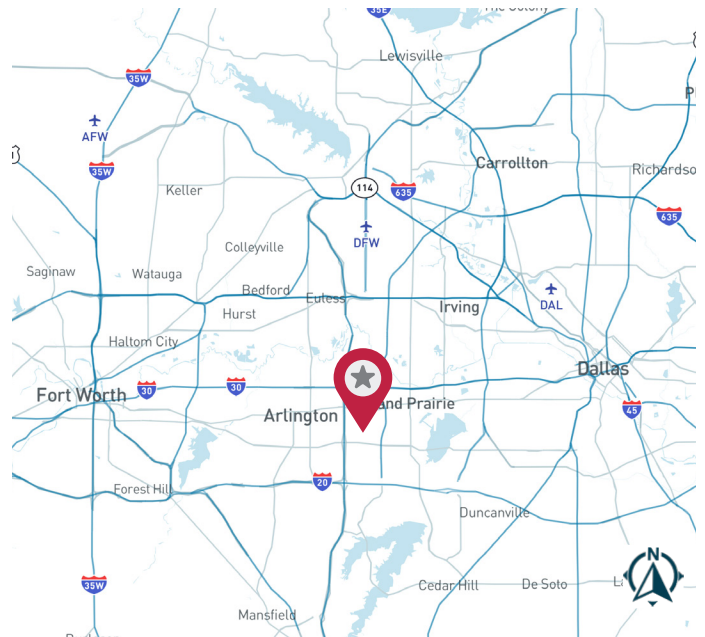
2604 W. Marshall Drive, Suite 101 | Grand Prairie, TX 75051



2604 W. Marshall Drive, Suite 101
2,864 SF

AVAILABILITY HIGHLIGHTS

- Available Now
- Sublease Expiration: 1/31/2028
- 784 SF First Floor Office Space
- 1,309 SF Warehouse
- 771 SF Mezzanine Office
- 16' Clear Height
- One (1) 12' x 12' Grade Level Door
- Shared Parking on all Sides of the Building
- Easy Access to I-30, SH 360 and SH 161



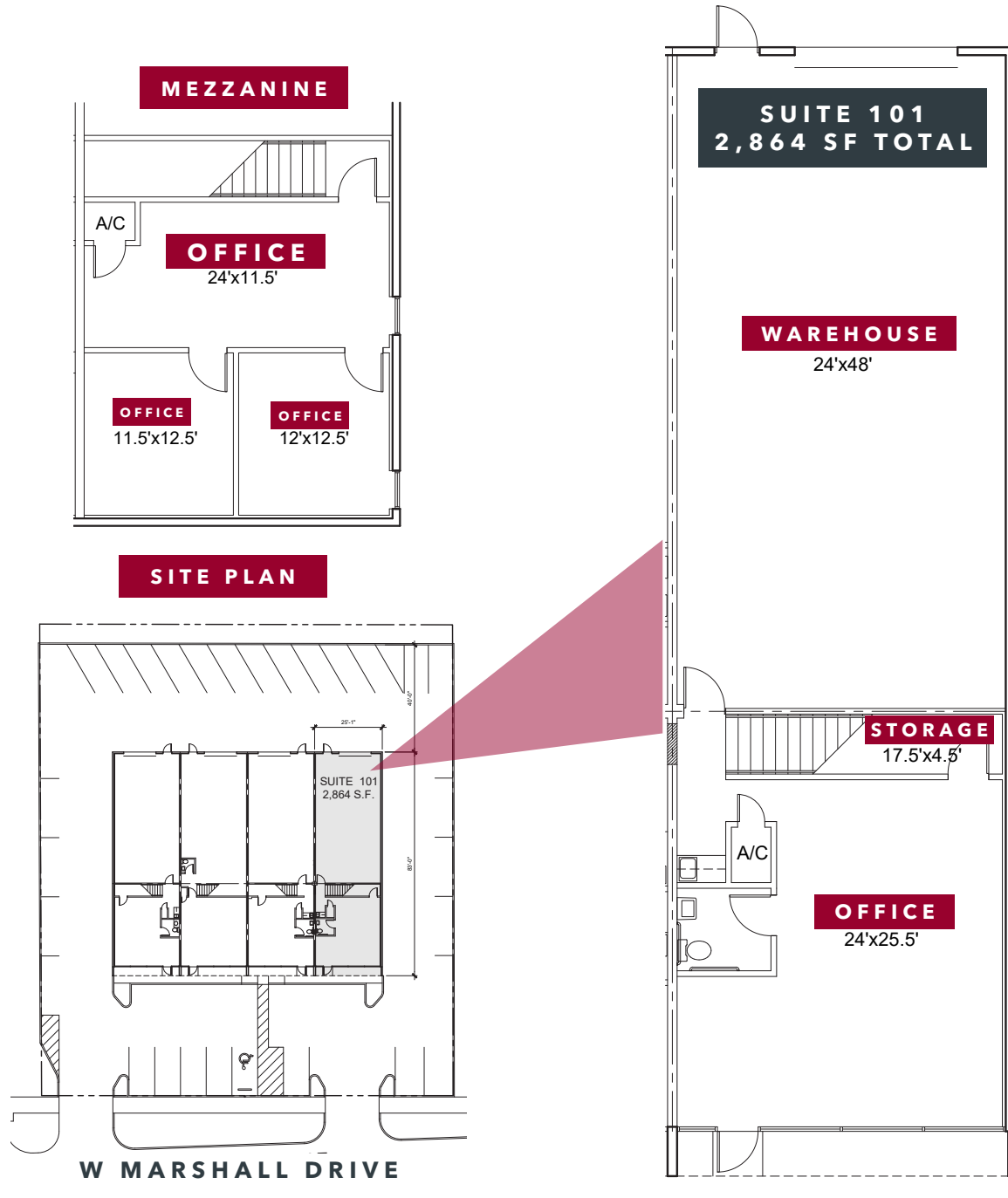
FOR MORE INFORMATION:

Reed A. Parker, SIOR
Principal

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

SITE PLAN



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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

- 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



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**2604 W. MARSHALL DRIVE
SUITE 101**



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