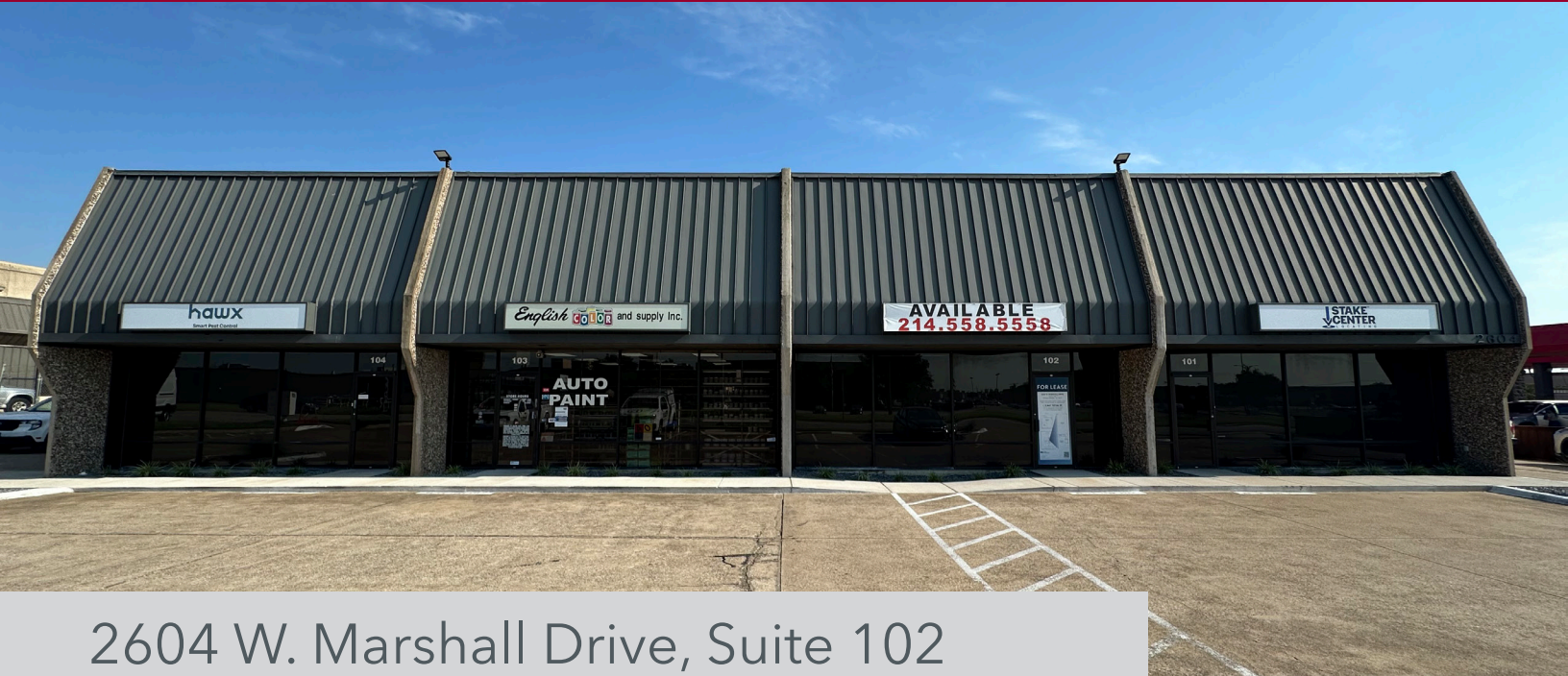


FOR LEASE

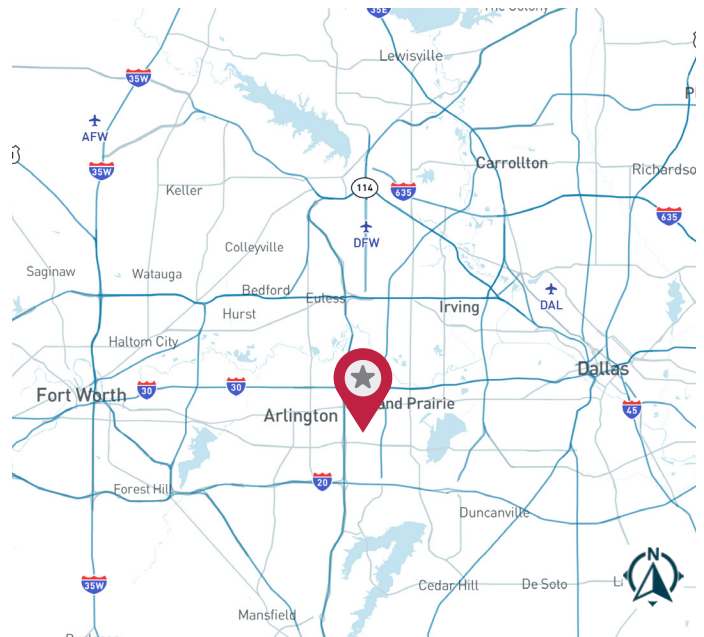
2604 W. Marshall Drive, Suite 102 | Grand Prairie, TX 75051



2604 W. Marshall Drive, Suite 102
2,847 SF

AVAILABILITY HIGHLIGHTS

- 779 SF First Floor Office Space
- 1,301 SF Warehouse
- 767 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



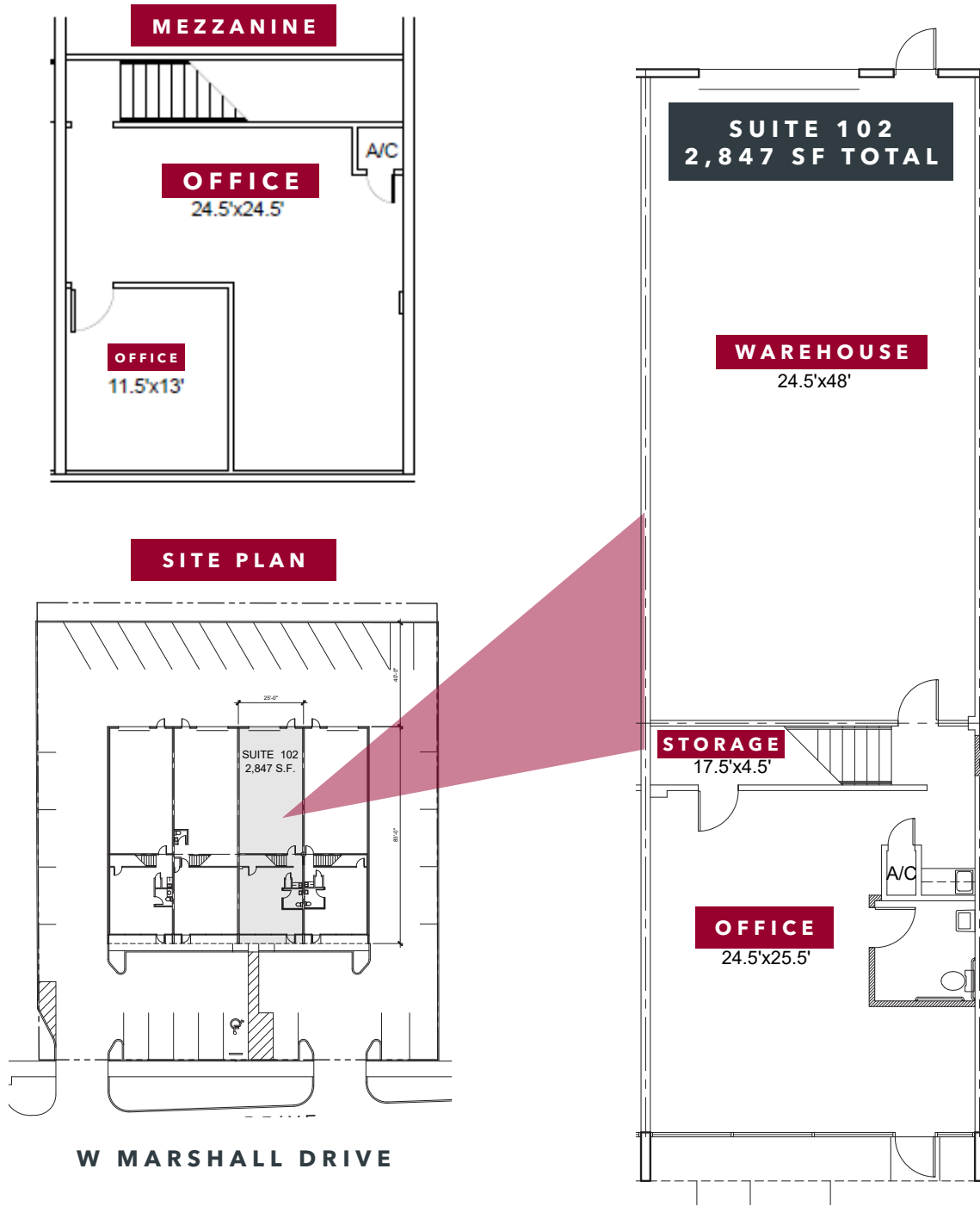
FOR MORE INFORMATION:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leadallas.com

SITE 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.

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2024 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 102 (INCLUDED IN QUOTED RENTAL RATE)

- 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
- HVAC Repairs
- 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



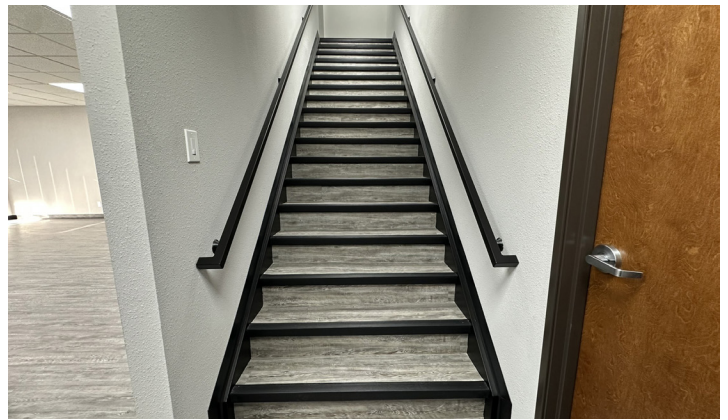
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FOR LEASE

**2604 W. MARSHALL DRIVE
SUITE 102**



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