

FOR LEASE

2433 Lacy Lane | Carrollton, TX 75006

FREE RENT INCENTIVE

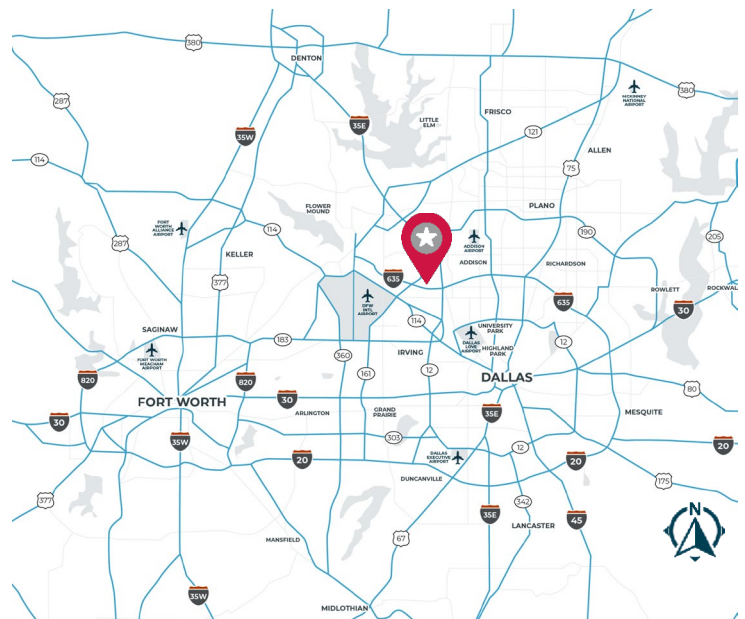
***ONE MONTH FREE,
PER YEAR OF TERM**



2433 LACY LANE
±2,601-11,775 SF

PROPERTY OVERVIEW

- ±36,357 SF Total Building Size
- 16' Clear Height
- 0.69/1,000 Parking Ratio
- Rear Loading, Front Park
- Warehouse LED Lighting
- 90' Building Depth
- 2021 TPO Roof
- Built 1984
- Centrally Located with Easy Access to 635, I-35 and 190 Tollway



****For Qualified Leases*** - One month of free rent to be added outside of the lease term, for each year of contracted lease term.

FOR MORE INFORMATION:

JESSICA REINHARDT
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JOHN ANDERSON
512.897.6000
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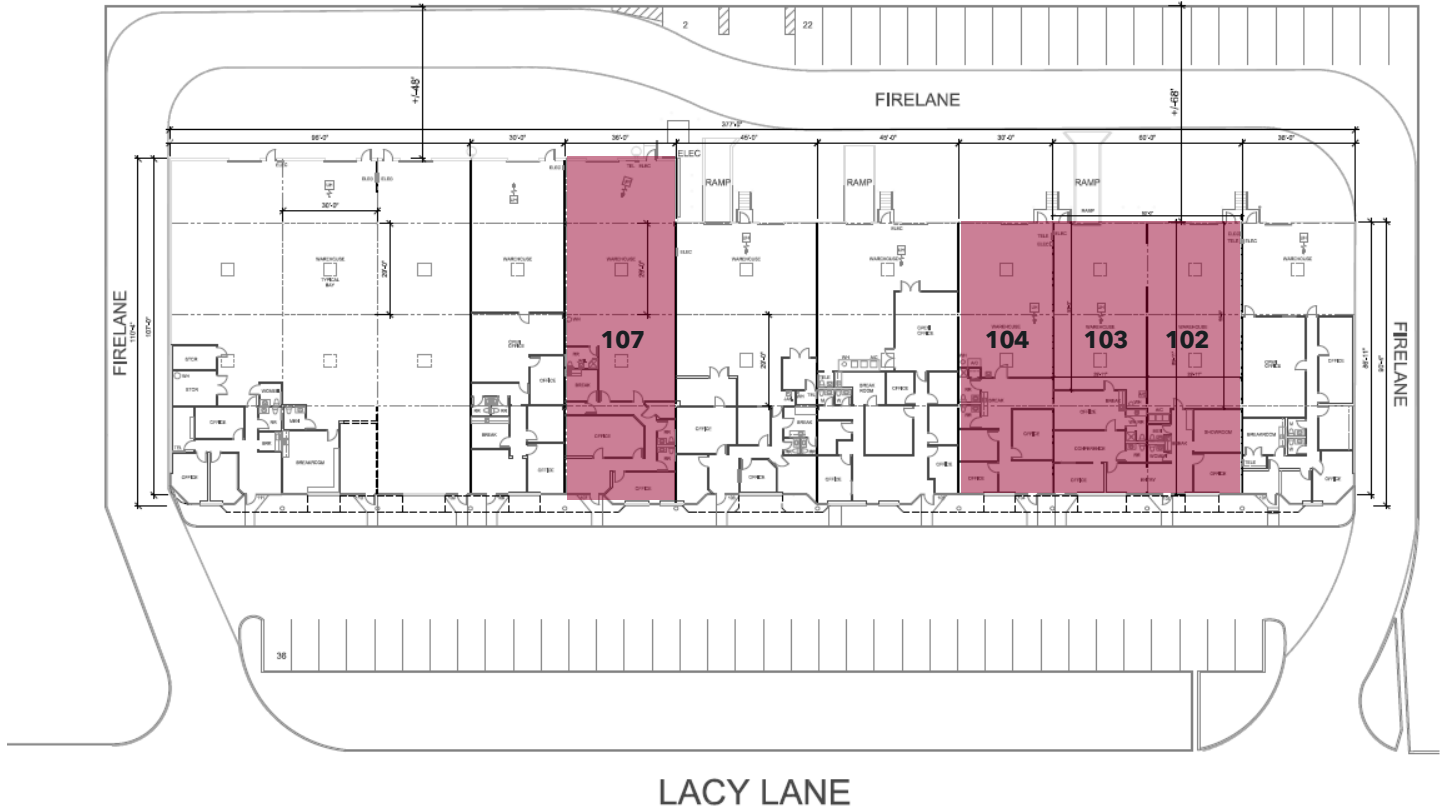
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COMMERCIAL REAL ESTATE SERVICES
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FOR LEASE

2433 LACY LANE
CARROLLTON, TX 75006

SITE PLAN



AVAILABLE SUITES			
SUITE	SIZE	SUITE	SIZE
102	±2,654 SF	104	±2,601 SF
103	±2,654 SF	107	±3,866 SF
102/103	±5,308 SF		

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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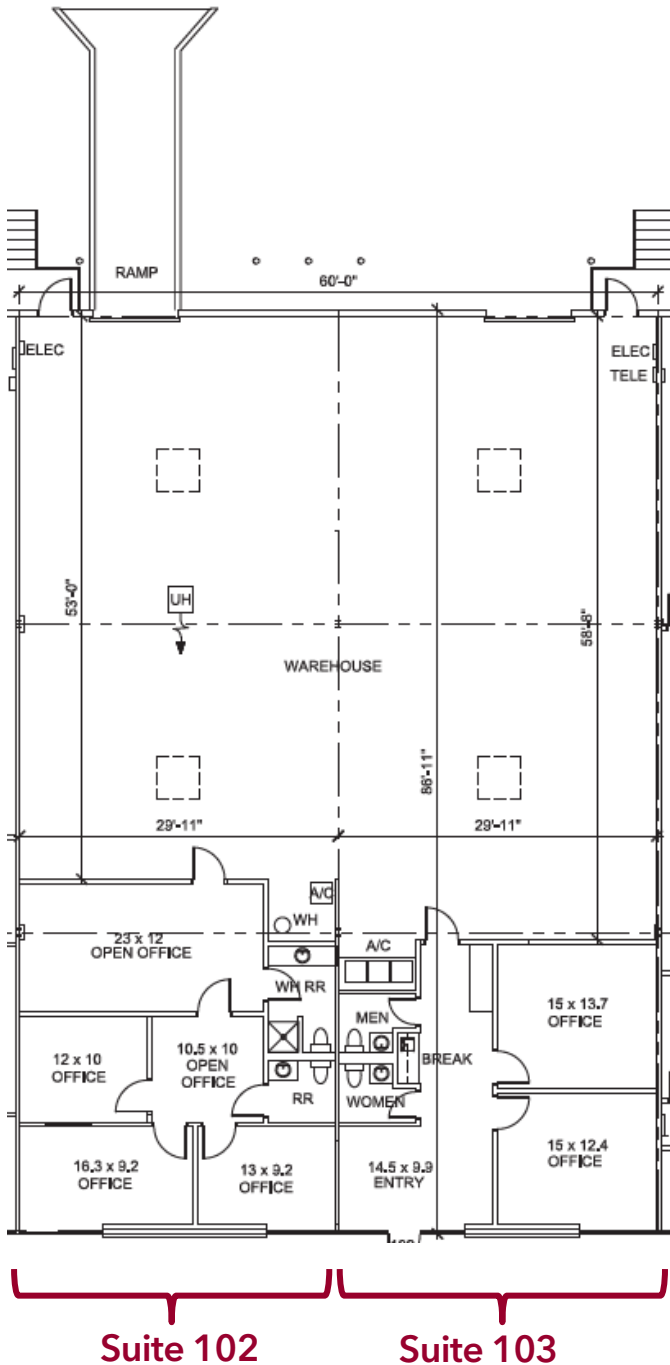
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AVAILABILITY HIGHLIGHTS

Suite 102/103



SPACE DETAILS

SUITE	SIZE	LOADING
Suite 102	±2,654 SF	1 Dock High
Suite 103	±2,654 SF	1 Ramped
Combined	±5,308 SF	1 Dock High, 1 Ramped



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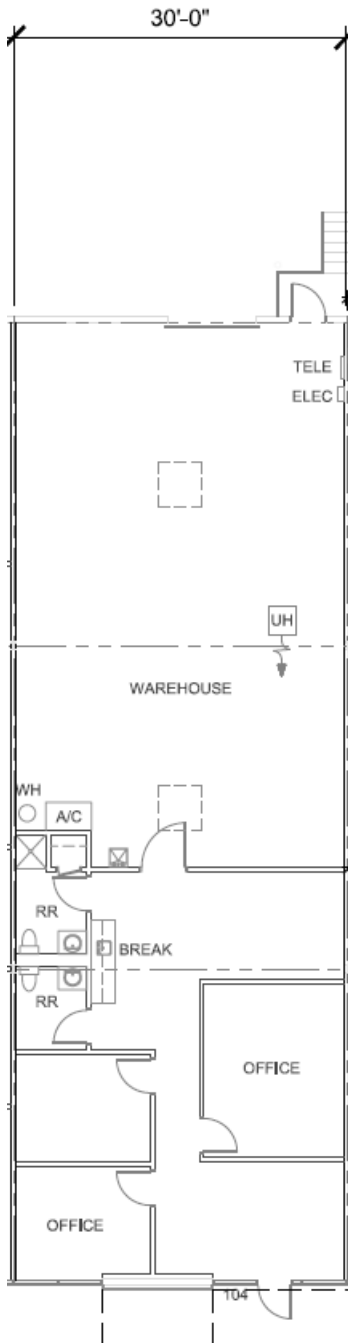
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FOR LEASE

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AVAILABILITY HIGHLIGHTS

Suite 104



SPACE DETAILS

- ±2,601 SF
- Office & Warehouse Space
- 1 Dock High Door
- 16' Clear Height



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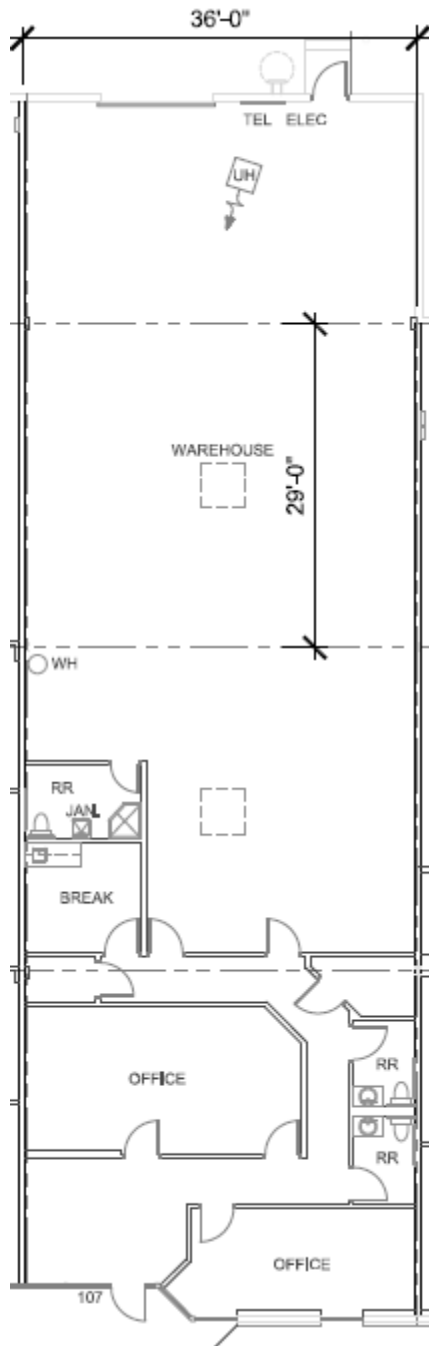
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AVAILABILITY HIGHLIGHTS

Suite 107



SPACE DETAILS

- $\pm 3,866$ SF
- Office & Warehouse Space
- 1 Dock High Door
- 16' Clear Height



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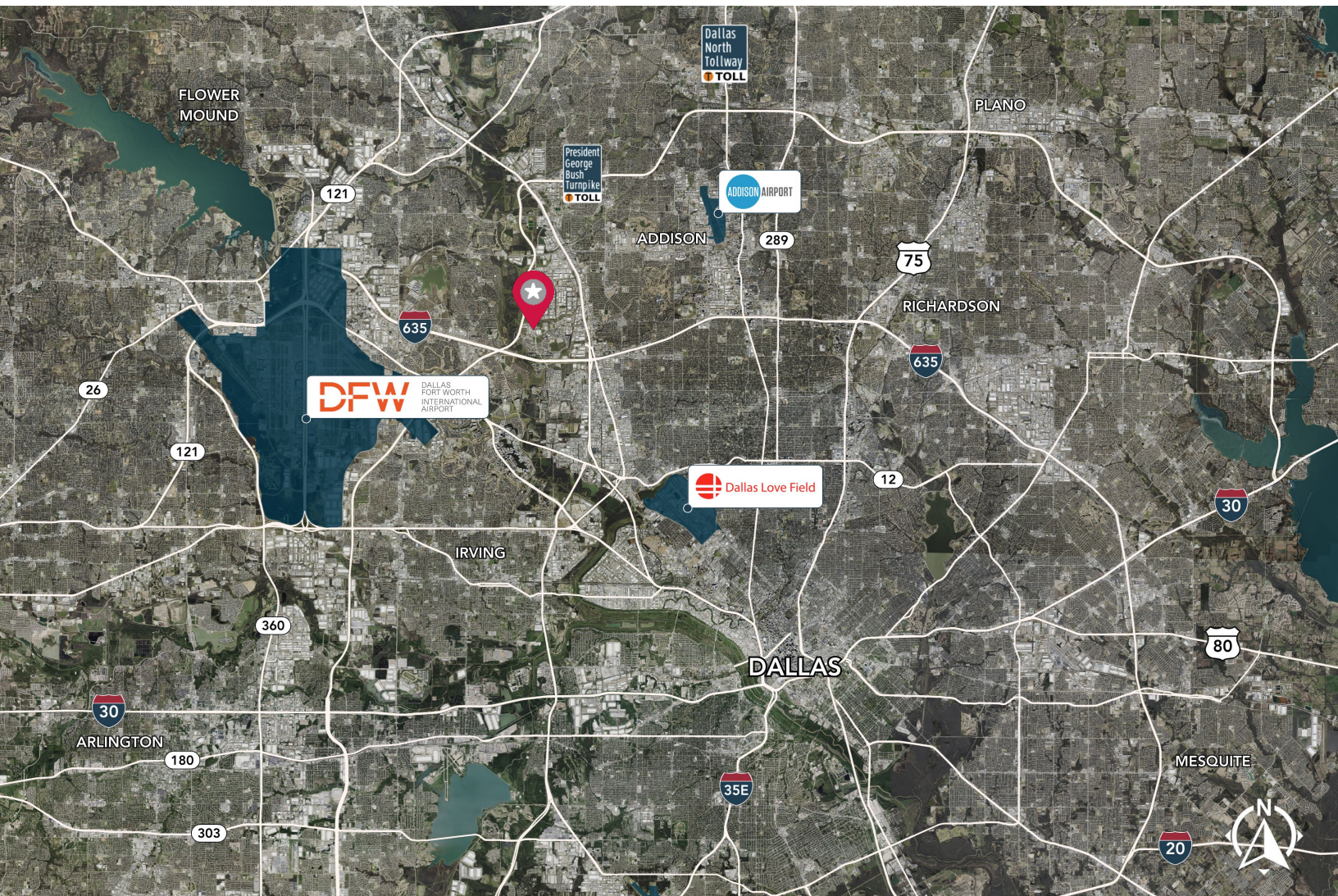
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DRIVE TIME MAP



DRIVE TIMES



.5 MILE



1 MILE



1.88 MILES



7.25 MILES



10 MILES



Dallas Love Field

11.75 MILES

DOWNTOWN
DALLAS

13.75 MILES



13.88 MILES

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