

# FOR LEASE

**2515/2525 Tarpley Road | Carrollton, TX 75006**

# FREE RENT INCENTIVE

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



2515/2525 Tarpley Road

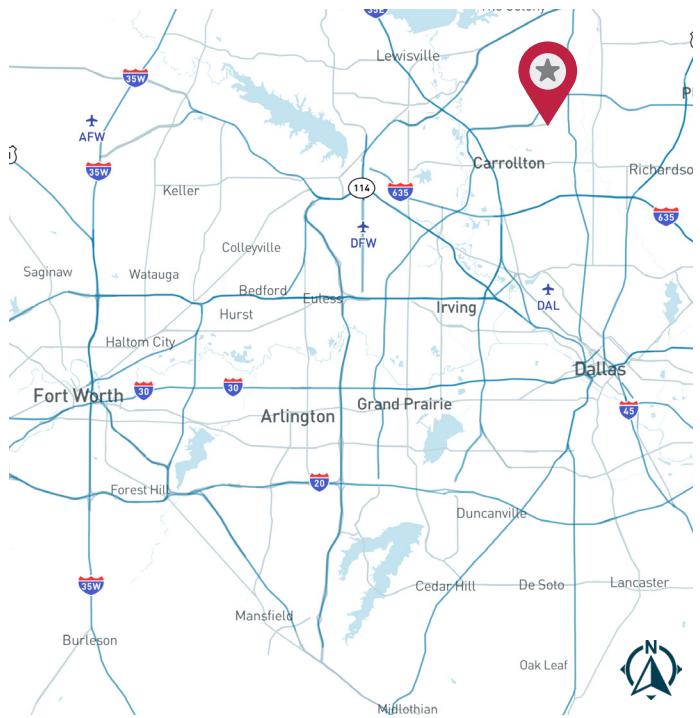
**±5,889 - 24,200 SF**

## AVAILABILITY HIGHLIGHTS

Suite	Square Feet	Loading
Suite 100	±6,120 SF	1 Ramped   1 DH
Suite 104	±5,889 SF	1 Ramped   1 DH
Suite 110	±6,079 SF	1 Ramped   1 DH
Suite 112	±6,112 SF	1 Ramped   1 DH

- 18' Clear Height
- Rear Loading, Front Park
- 77' Truck court depth
- 140' Building depth
- 1.51/1,000 Parking
- Centrally located with easy access to 635, I-35 and Hwy 190

**\*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:

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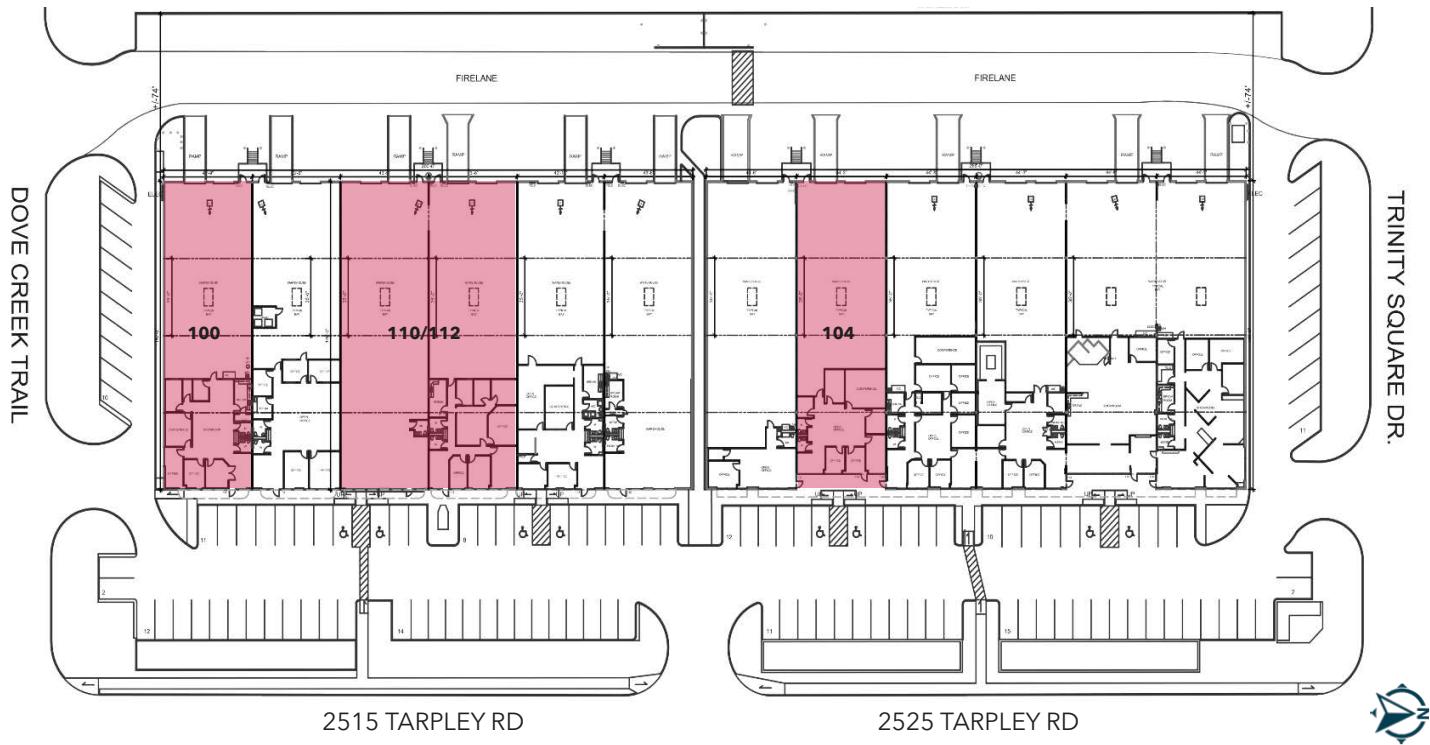
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2515/2525 TARPLEY ROAD  
CARROLLTON, TX 75006

## SITE PLAN



### AVAILABLE SUITES

SUITE	SQUARE FEET	SUITE	SQUARE FEET
100	$\pm 6,120$	104	$\pm 5,889$
110	$\pm 6,079$		
112	$\pm 6,112$		

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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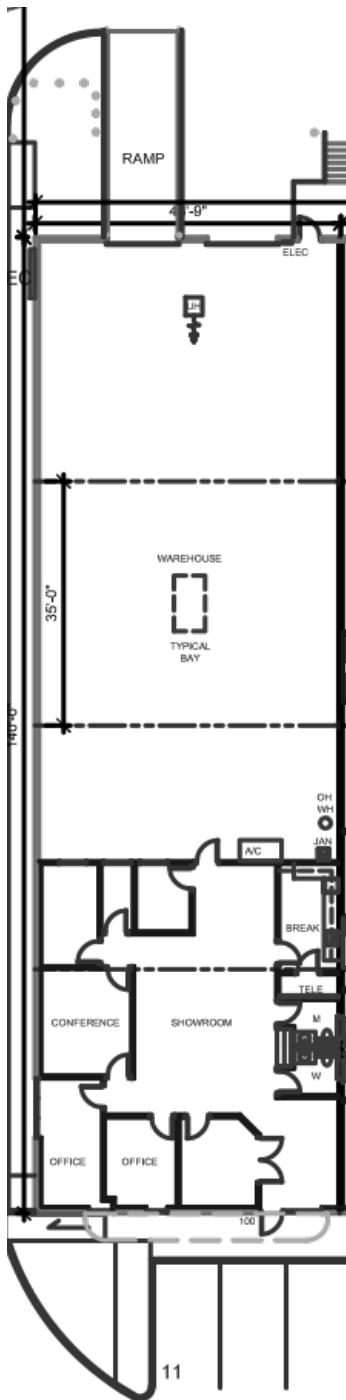
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## FLOOR PLAN - SUITE 100



### SPACE DETAILS

- $\pm 6,120$  SF
- $\pm 2,209$  SF Office
- $\pm 3,911$  SF Warehouse
- 1 Ramped & 1 Dock High Door
- 18' Clear Height



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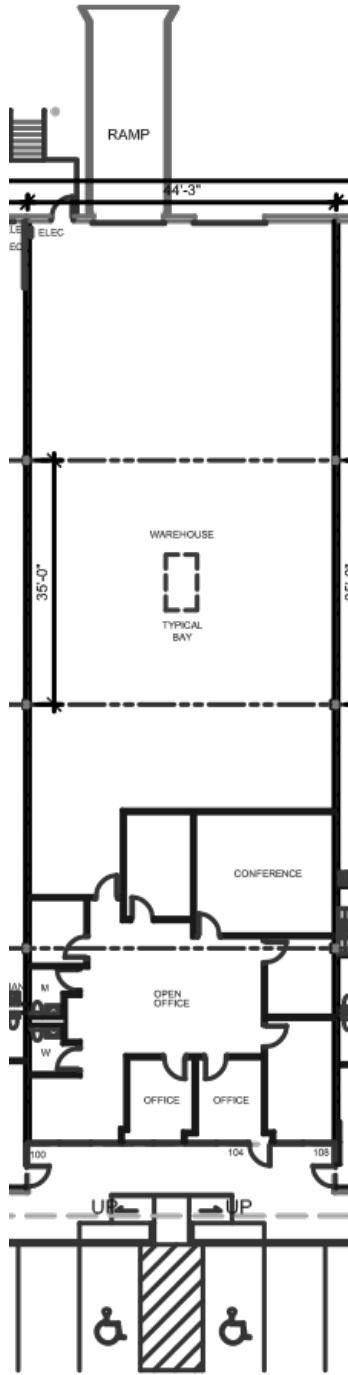
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2525 TARPLEY ROAD  
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## FLOOR PLAN - SUITE 104



### SPACE DETAILS

- $\pm 5,889$  SF
- $\pm 1,954$  SF Office
- $\pm 3,935$  SF Warehouse
- 1 Ramped & 1 Dock High Door
- 18' Clear Height



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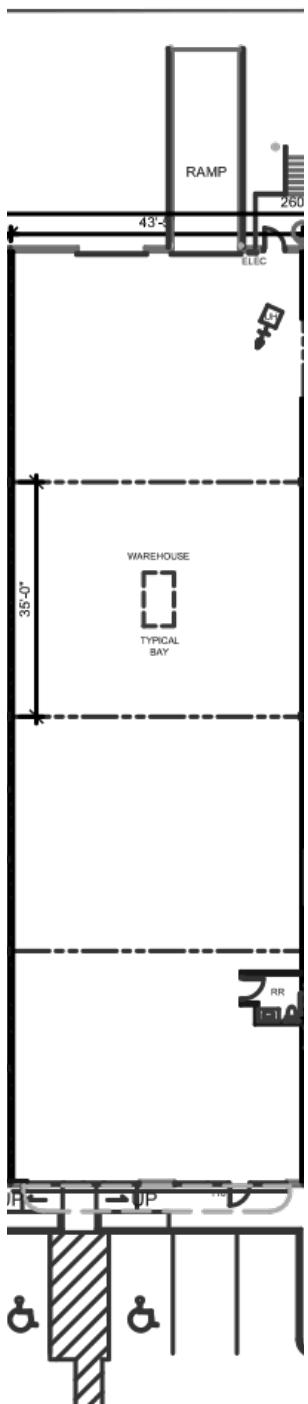
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## FLOOR PLAN - SUITE 110



### SPACE DETAILS

- $\pm 6,079$  SF
- $\pm 67$  SF Office
- $\pm 6,012$  SF Warehouse
- 1 Ramped & 1 Dock High Doors
- 18' Clear Height



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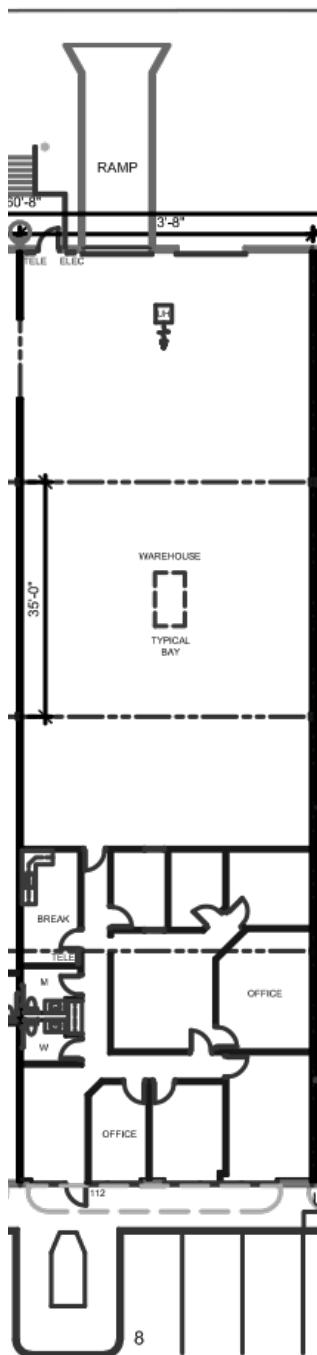
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## FLOOR PLAN - SUITE 112



### SPACE DETAILS

- $\pm 6,112$  SF
- $\pm 2,201$  SF Office
- $\pm 3,911$  SF Warehouse
- 1 Ramped & 1 Dock High Doors
- 18' Clear Height



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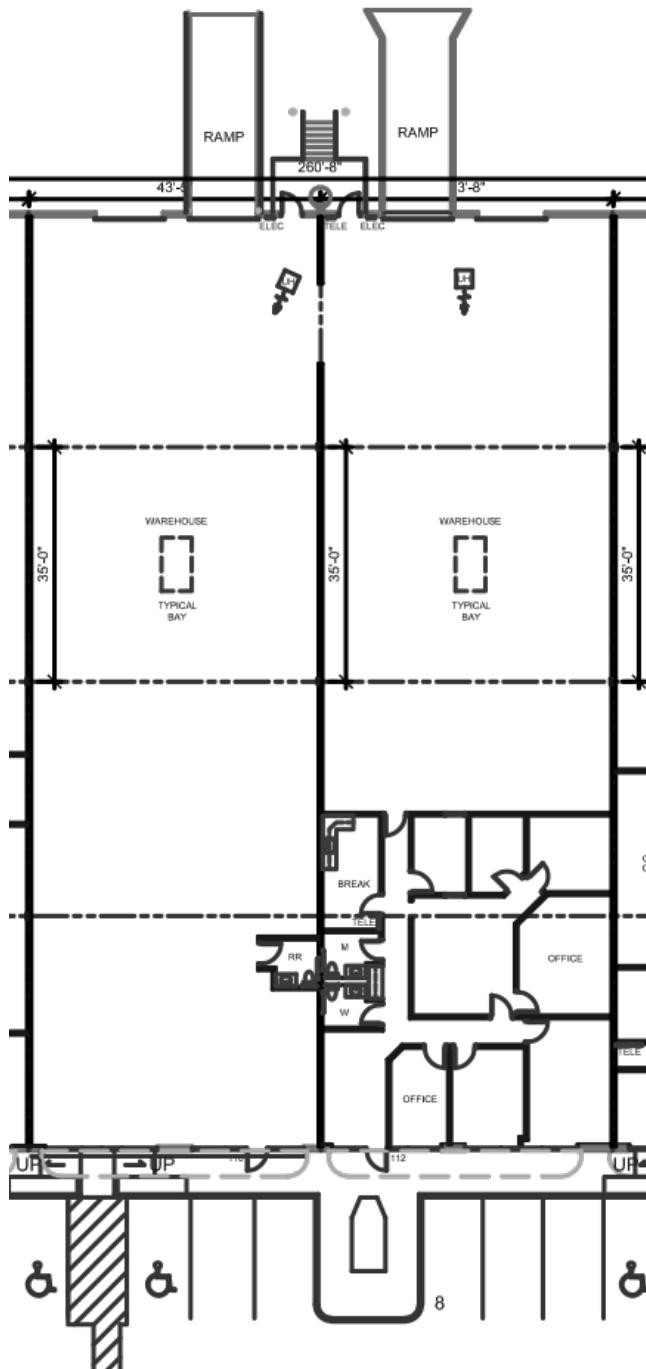
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## FLOOR PLAN - SUITE 110/112 COMBINED

### SPACE DETAILS

- $\pm 12,191$  SF
- $\pm 2,268$  SF Office
- $\pm 9,923$  SF Warehouse
- 2 Ramped & 2 Dock High Doors
- 18' Clear Height



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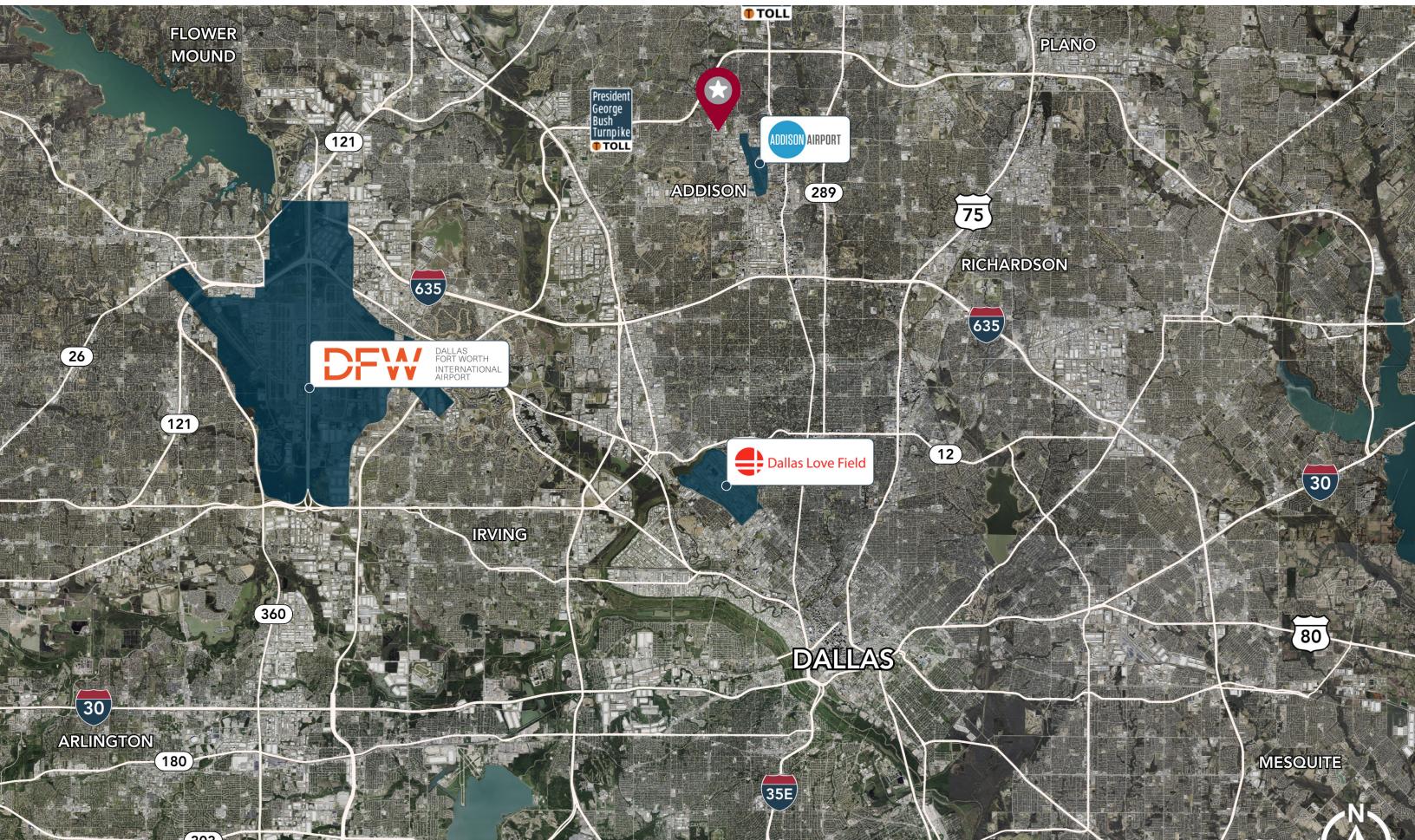
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## DRIVE TIME MAP



### DRIVE TIMES



1.48 MILES



Dallas Love Field

14.0 MILES



2.0 MILES

DOWNTOWN DALLAS

16.0 MILES



4.65 MILES



17.85 MILES



6.25 MILES



19.9 MILES

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