

FOR LEASE

2433 Lacy Lane | Carrollton, TX 75006

FREE RENT INCENTIVE

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

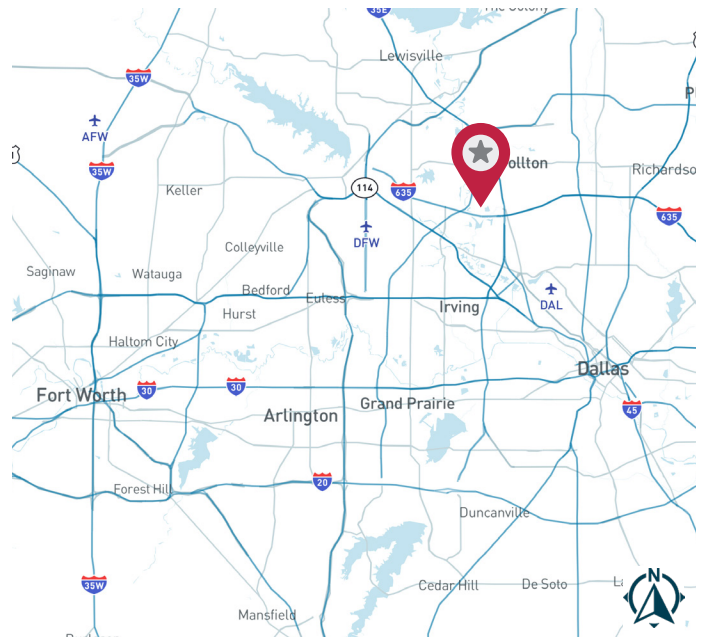


2433 LACY LANE
±2,601 - 11,775 SF

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:

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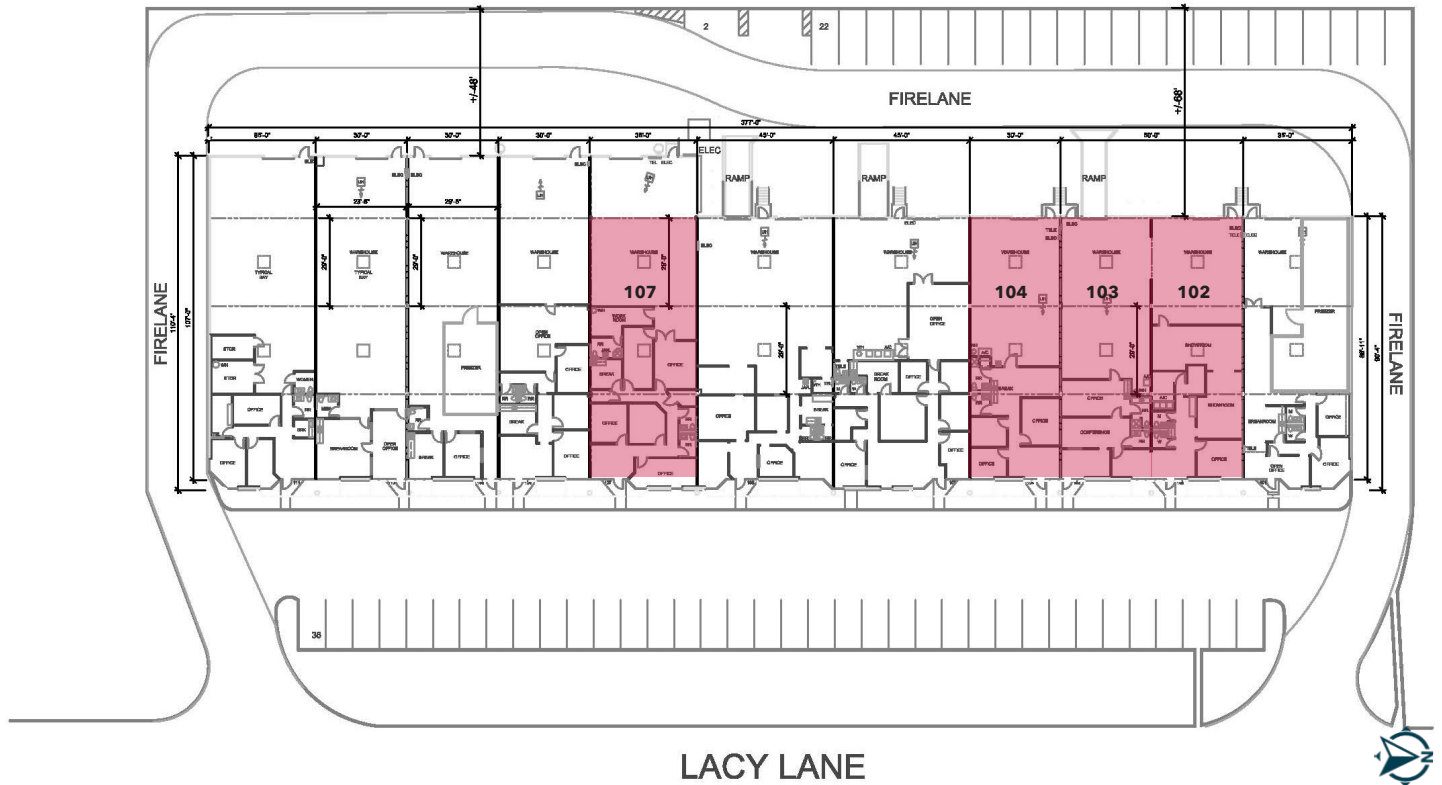
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FOR LEASE

2433 LACY LANE
CARROLLTON, TX 75006

SITE PLAN



AVAILABLE SUITES			
SUITE	SQUARE FEET	SUITE	SQUARE FEET
102	±2,654	104	±2,601
103	±2,654	107	±3,866

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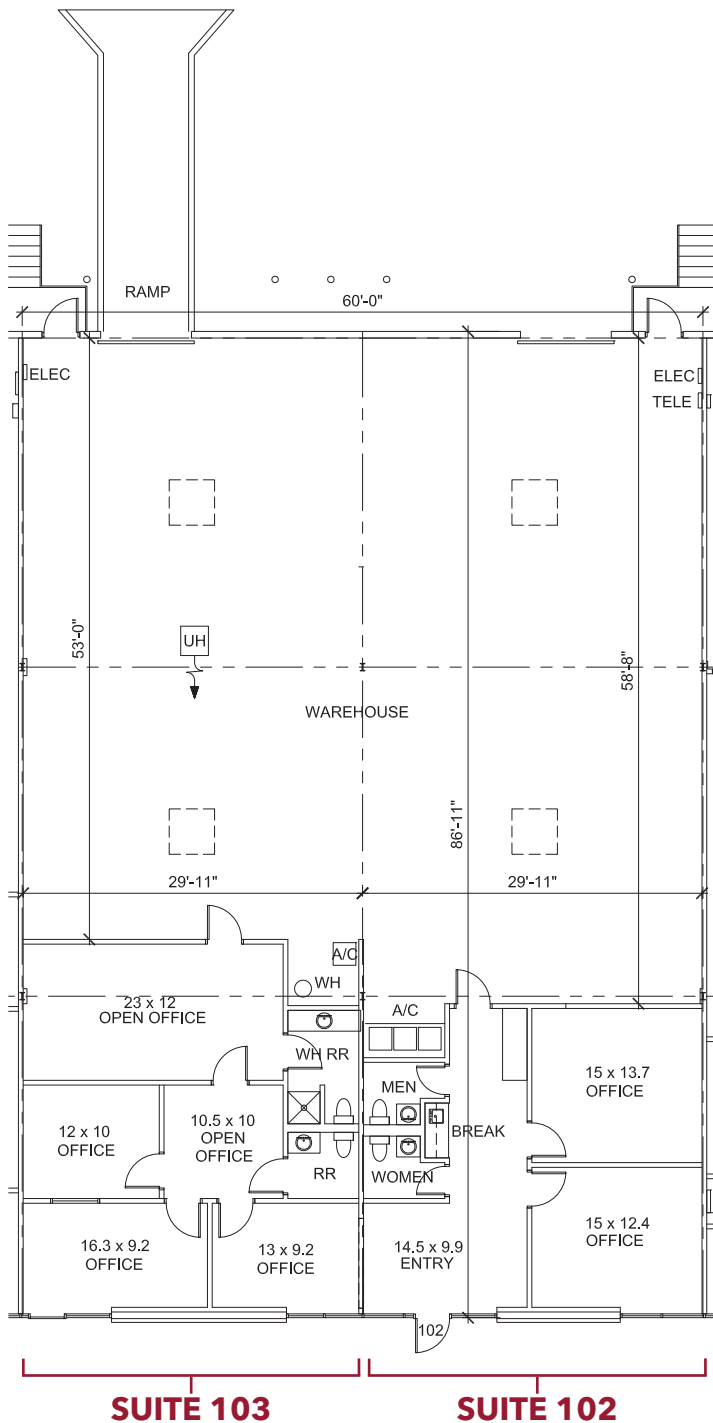
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FOR LEASE

2433 LACY LANE
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FLOOR PLAN - SUITE 102/103



SPACE DETAILS

	Square Feet	Loading
Suite 102	±2,654	1 Dock High
Suite 103	±2,654	1 Ramped
Combined	±5,308	1 Dock High 1 Ramped



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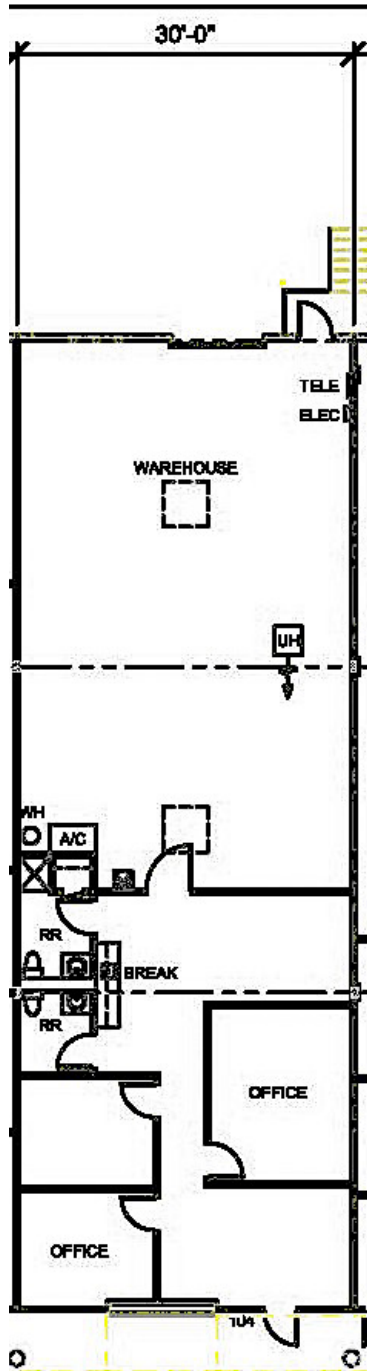
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FOR LEASE

2433 LACY LANE
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FLOOR PLAN - SUITE 104



SPACE DETAILS

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



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FOR LEASE

2433 LACY LANE
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FLOOR PLAN - SUITE 107



SPACE DETAILS

- ±3,866 SF
- Office & Warehouse space
- 1 Dock High Door
- 16' Clear Height



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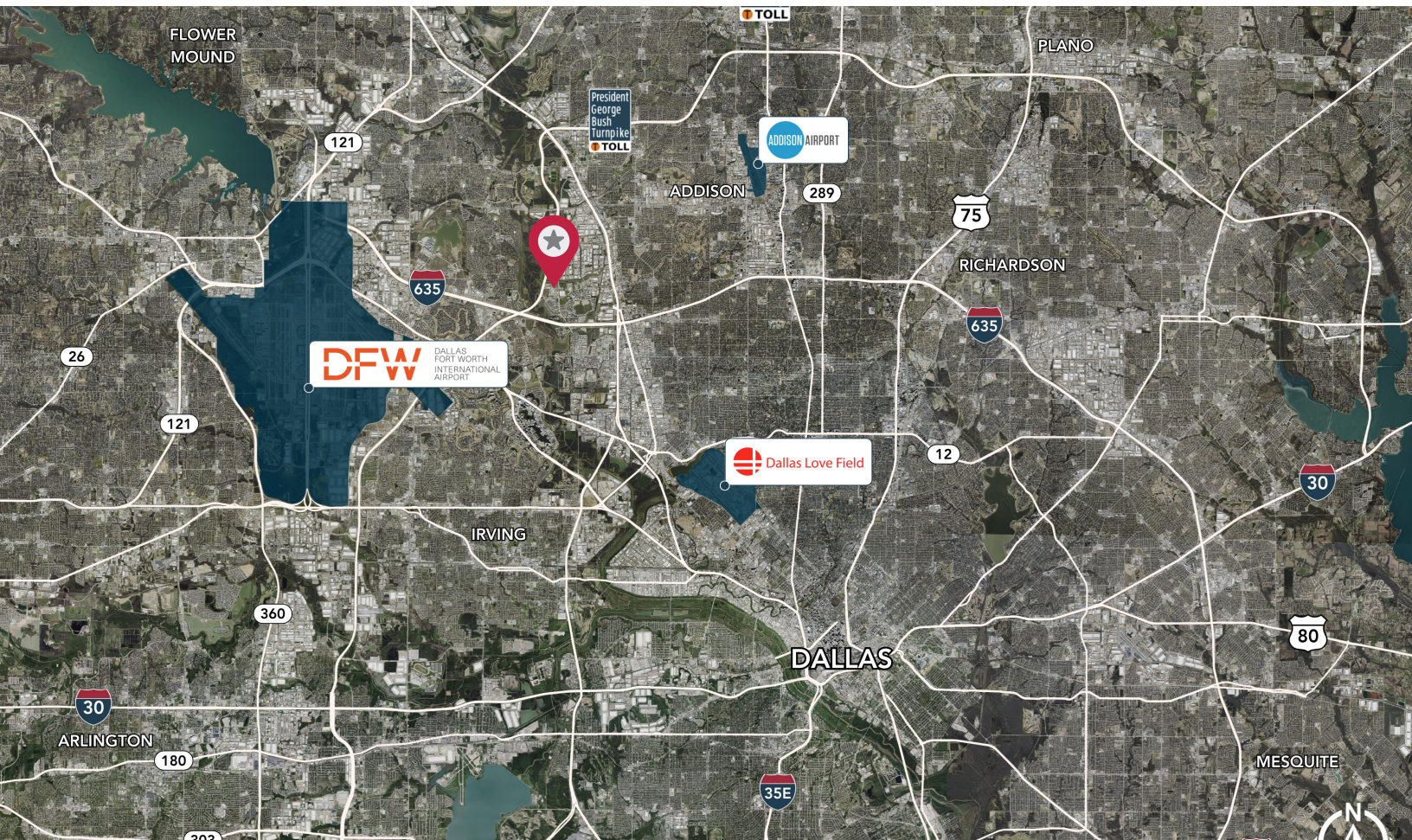
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DRIVE TIME MAP



DRIVE TIMES



.5 MILES



10 MILES



1 MILES



11.75 MILES



1.88 MILES

DOWNTOWN
DALLAS

13.75 MILES



7.25 MILES



13.88 MILES

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