

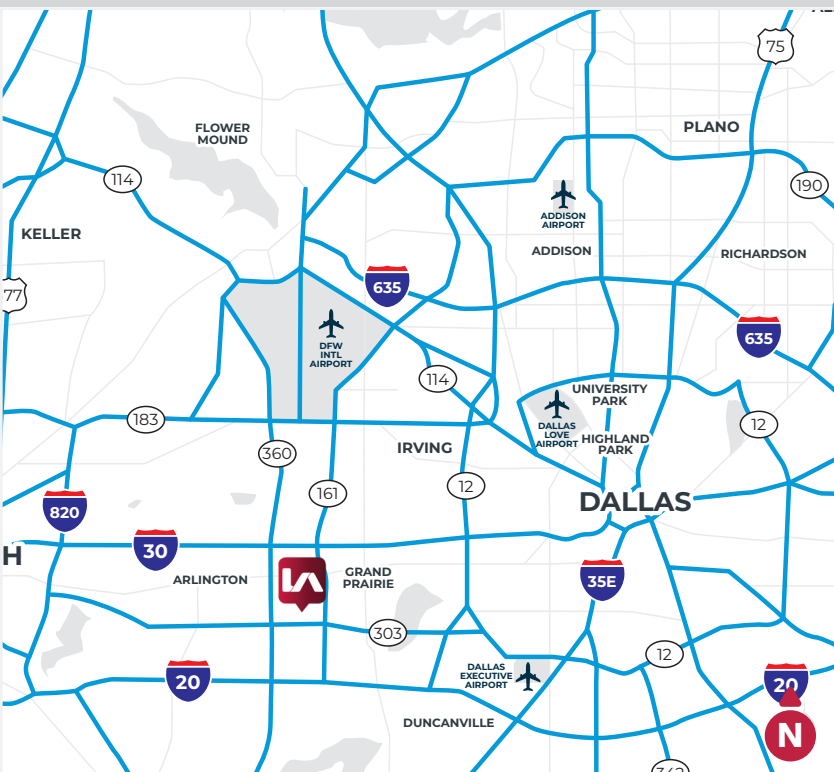
FOR LEASE

±48,580 SF | MANUFACTURING AND DISTRIBUTION

HEAVY POWER

INDUSTRIAL CROSSING

2401 W. Marshall Drive
Grand Prairie, TX 75051



AVAILABILITY HIGHLIGHTS

- ±48,580 SF Available
- ±480 SF of Main Office
- ±23,916 SF of Production Area
- 1960's Construction
- Wet Sprinkler System
- 6 Dock High Doors (26 with Levelers)
- Clear Height: 20'-6" Majority; Some Areas 8'-10'
- 130'-200' Truck Court Depth
- Fenced with Guard Shack
- Rail Spur - Dormant
- 10,000 AMP, 480V 3-Phase
- LED Warehouse Lighting
- Whitebox Warehouse

LEASING INFORMATION:

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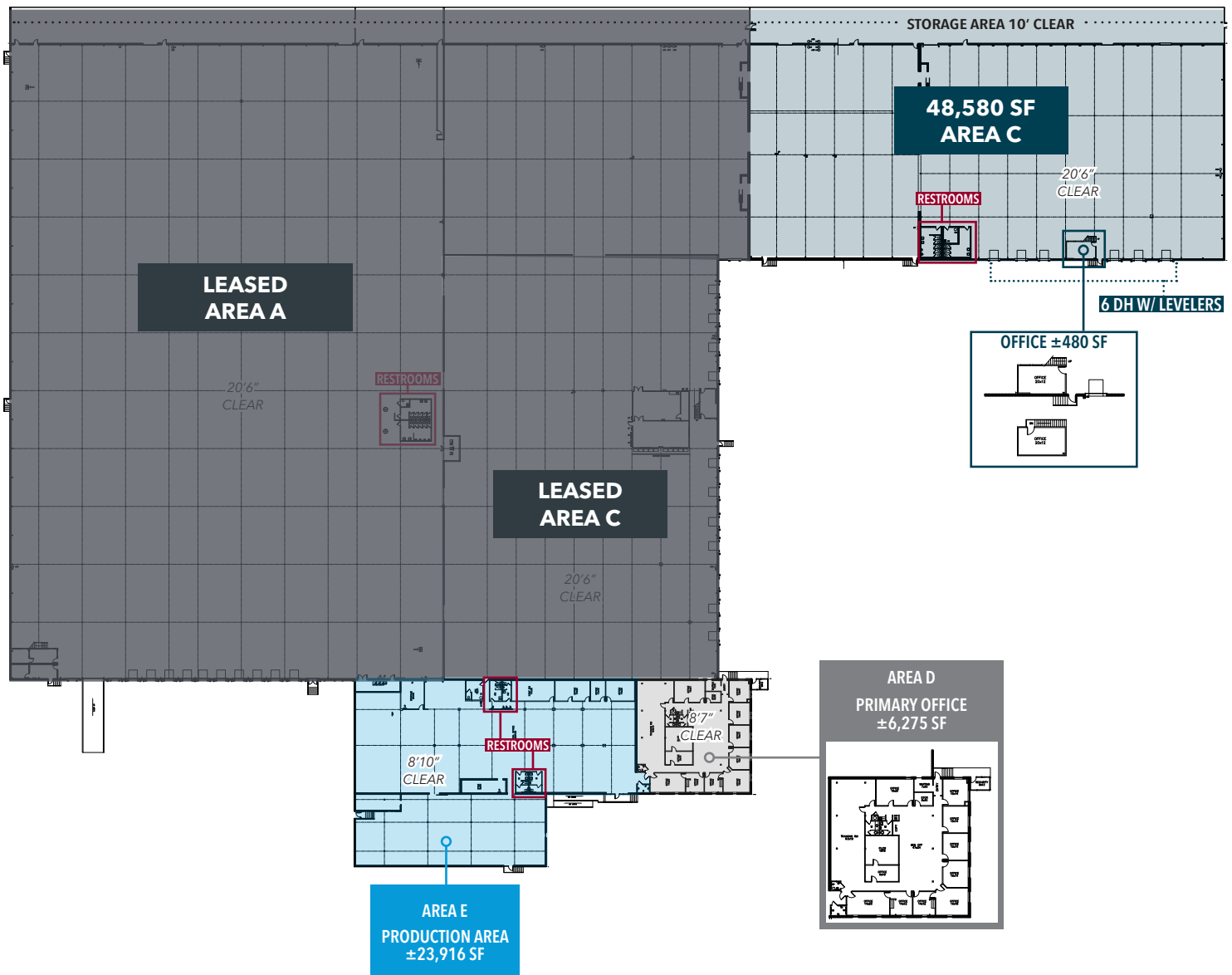
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FLOOR PLAN

	AVAILABLE SF	OFFICE AREA SF	WAREHOUSE SF	DETAILS
Area A	LEASED	LEASED	LEASED	LEASED
Area B	LEASED	LEASED	LEASED	LEASED
Area C	±48,580 SF	±480 SF	±48,100 SF	6 Dock High w/ Levelers
Area D	±6,275 SF	±6,275 SF	-	Primary Office
Area E	±23,916 SF	±23,916 SF	-	Production Area
Total	±78,771 SF	±30,671 SF	±48,100 SF	6 Dock High w/ Levelers



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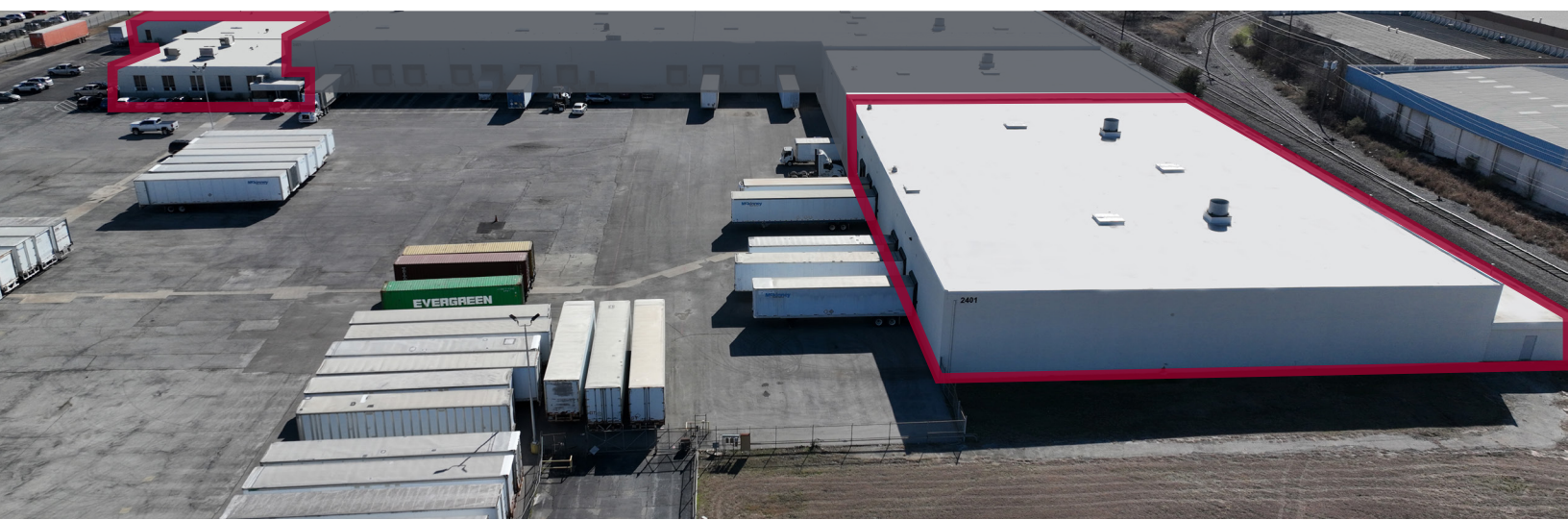
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PROPERTY PHOTOS



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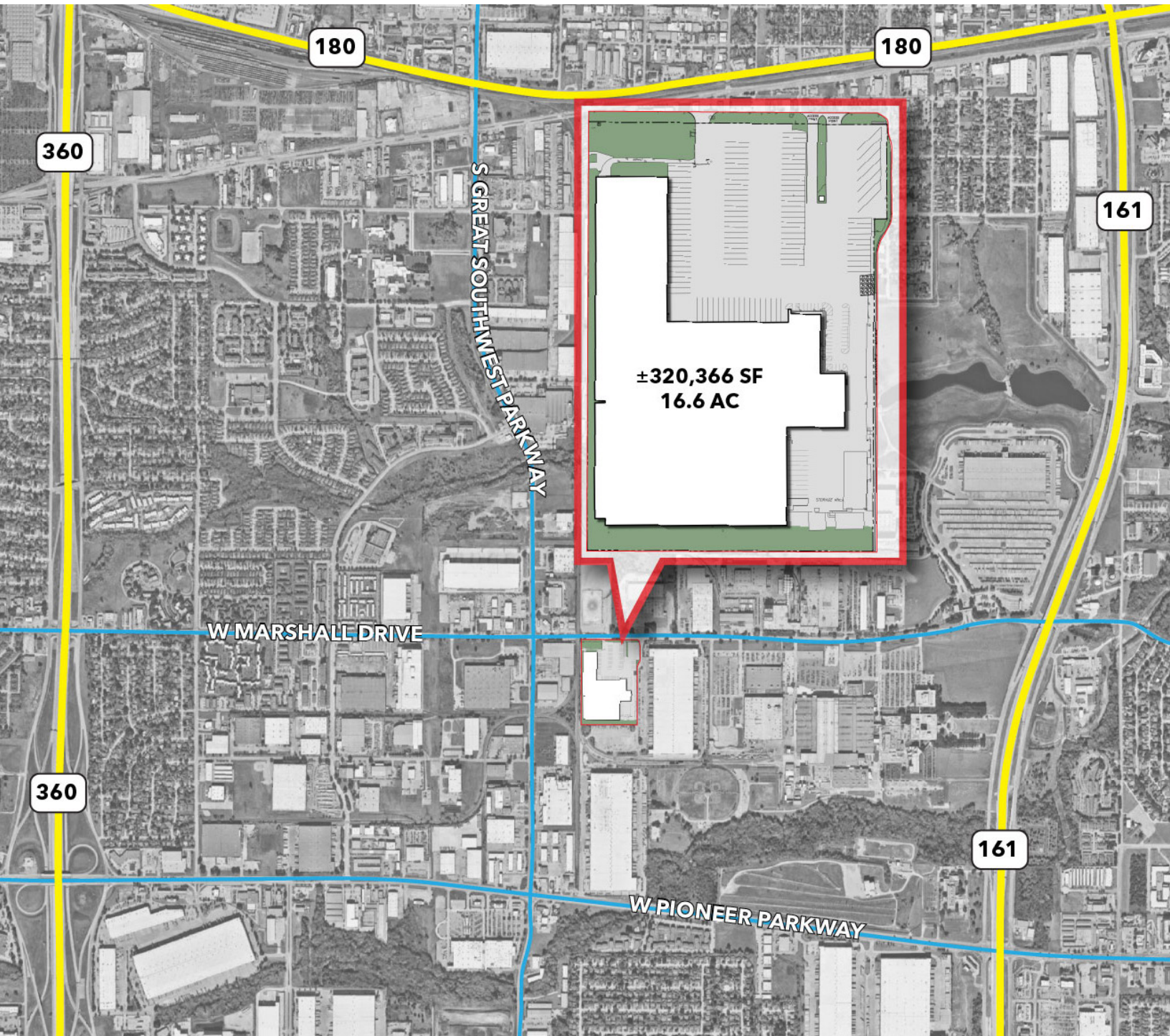
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SITE PLAN



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