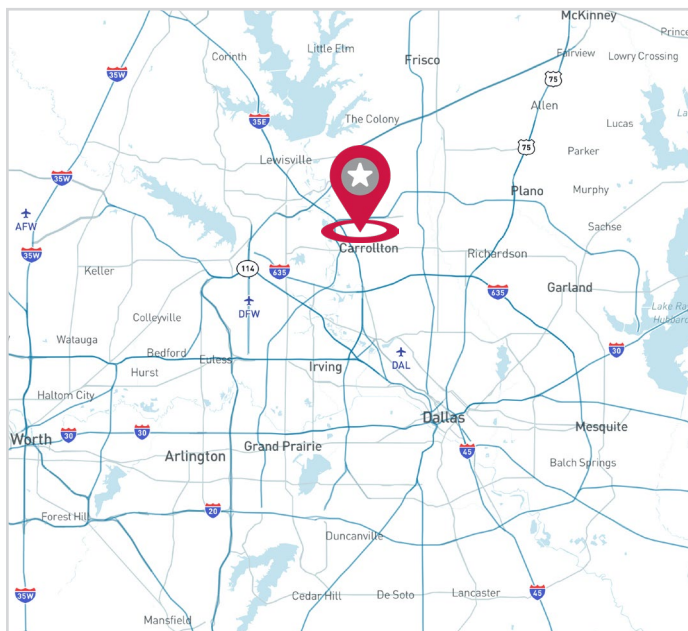


# FOR LEASE

## 36,000 SF TOTAL AVAILABLE



**1401 DUNN DRIVE, SUITE 120**  
CARROLLTON, TEXAS 75006



## AVAILABILITY HIGHLIGHTS

- 36,000 SF Total Available
- 3,114 SF Office
- 22' Clear Height
- Seven (7) Dock Doors (Two with Mechanical Pit Levelers)
- One (1) Oversized Ramped Door on the side
- Sprinklered
- Front Park / Front Load Building
- Light Industrial Zoning
- 3 Phase - 480/277v 800 amp Service

FOR LEASING INFORMATION:

**Adam Graham, SIOR, CCIM**  
Principal  
agraham@lee-associates.com  
972.934.4011

**Stephen Williamson, SIOR**  
Principal  
swilliamson@lee-associates.com  
972.934.4045

LEASING:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

OWNERSHIP:

**SPEED BAY™**

## FLOOR PLAN



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### LEASING:

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COMMERCIAL REAL ESTATE SERVICES

### OWNERSHIP:

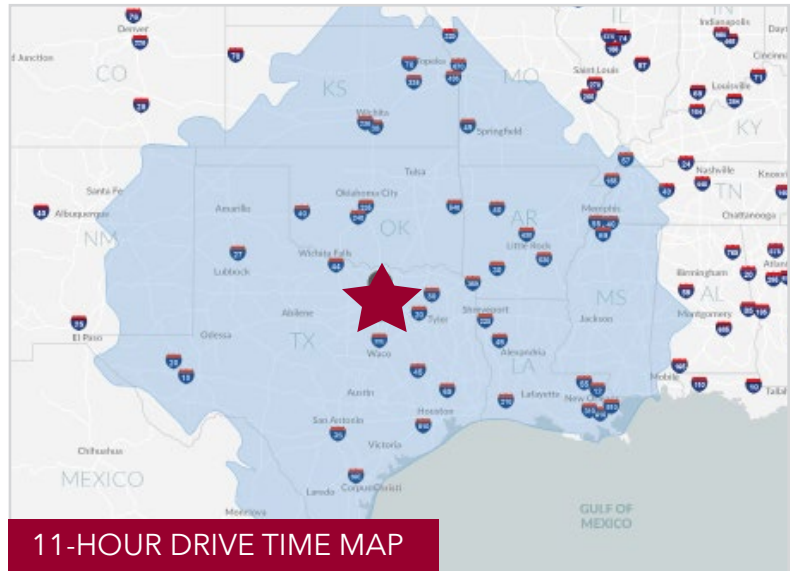
**SPEED BAY™**

**36,000 SF**

**FOR LEASE**

## LOCATION HIGHLIGHTS

- Northwest Dallas Industrial Submarket
- Immediate access to N I-35E, George Bush Turnpike Tollway, and Belt Line Road
- ±13.8 miles to DFW Airport
- ±13.0 miles to Dallas Love Field Airport
- ±13.6 miles to Nebraska Furniture Mart
- Nearby major markets can be reached in one day, on one tank of fuel, by semi-truck.



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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