

# FOR SALE OR LEASE

**2440 Lacy Lane** | Carrollton, Texas 75006

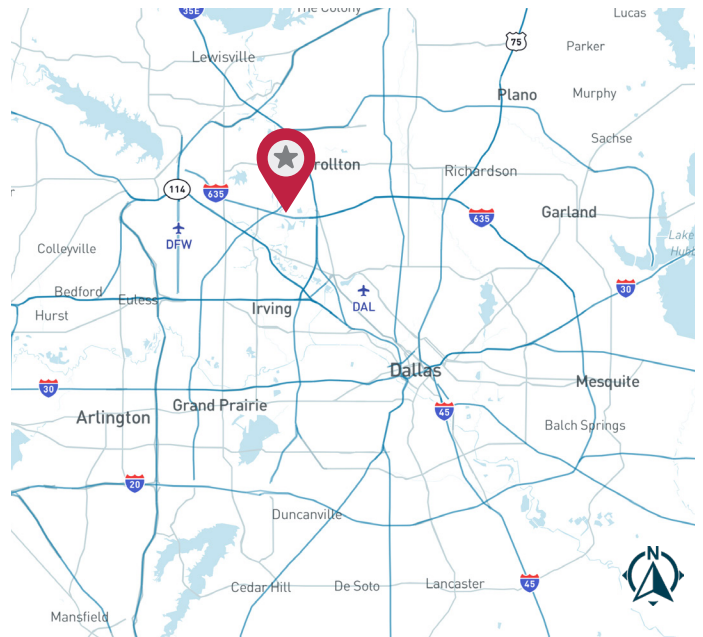


2440 LACY LANE

**±17,556 SF**

## AVAILABILITY HIGHLIGHTS

- Free Standing Building
- ±17,556 SF Total Available (Divisible to 8,778 SF)
- 50% Office
- 50% Warehouse
- 14' Clear Height
- 6 - 9' x 10' Grade Level Doors
- 60 Car Parks
- Fiber in Place (Spectrum)
- 1985 YOC
- Excellent Valwood Location, Easy Access to SH-190, I-635 and I-35



FOR MORE INFORMATION:

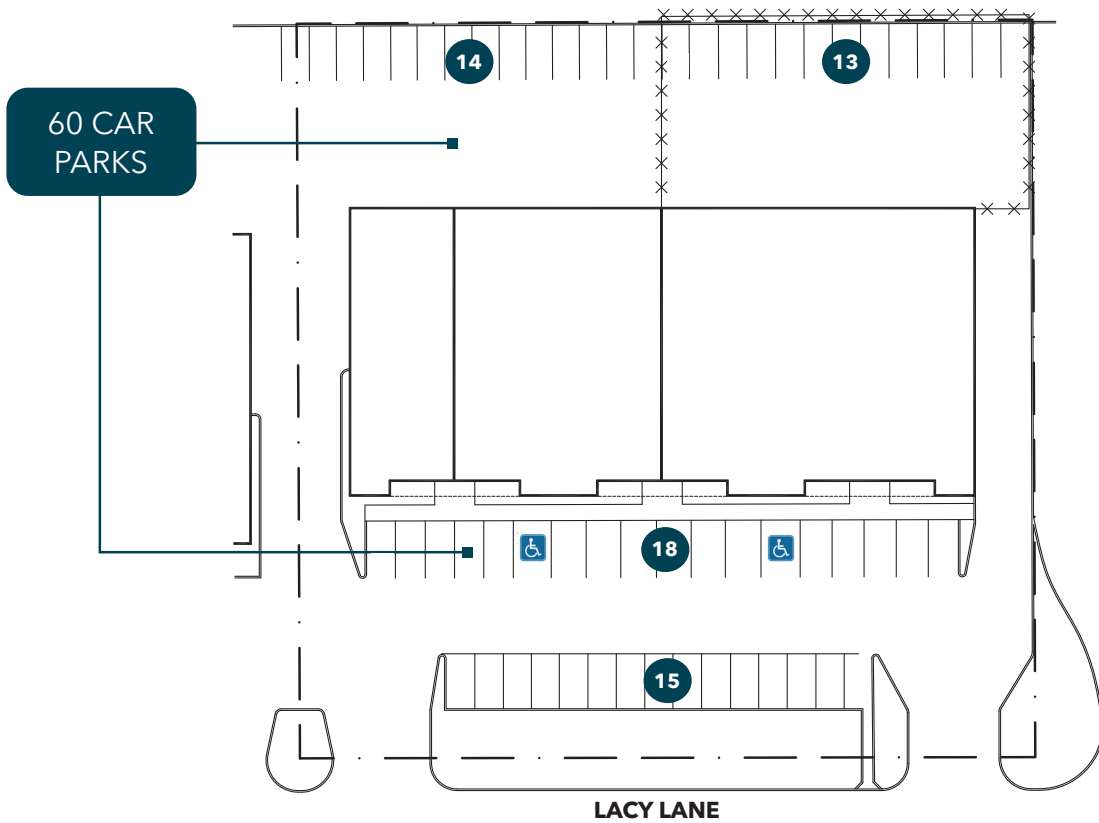
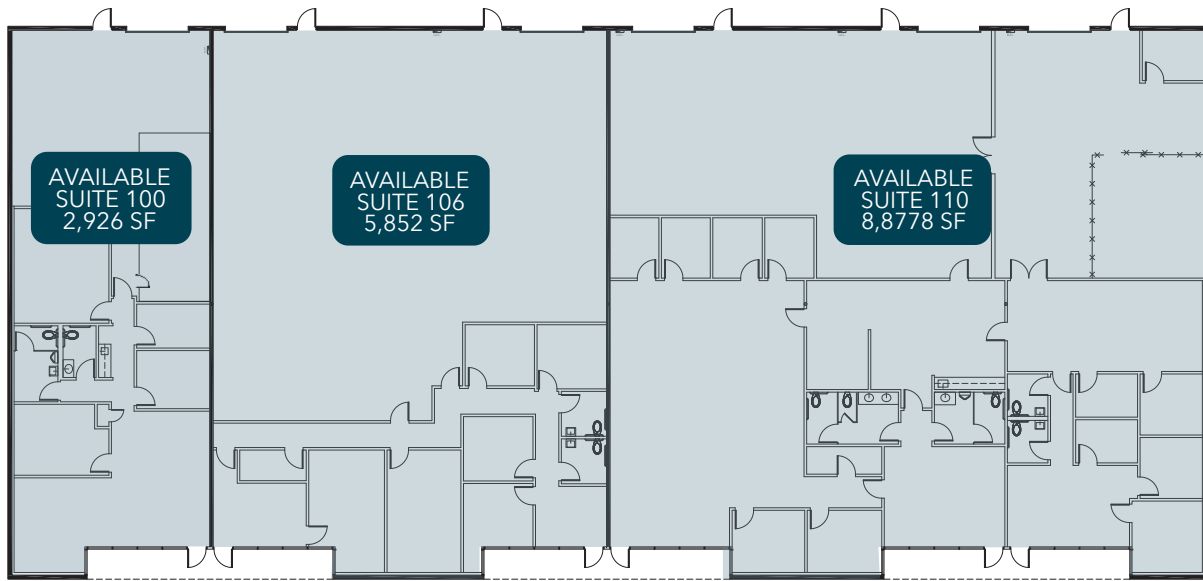
**KEN WESSON, SIOR, CCIM**

469.855.5222

[kwesson@lee-associates.com](mailto:kwesson@lee-associates.com)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
[leadallas.com](http://leadallas.com)

SITE PLAN



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.

FOR MORE INFORMATION:

**KEN WESSON, SIOR, CCIM**  
469.855.5222  
kwesson@lee-associates.com