LEE & ASSOCIATES

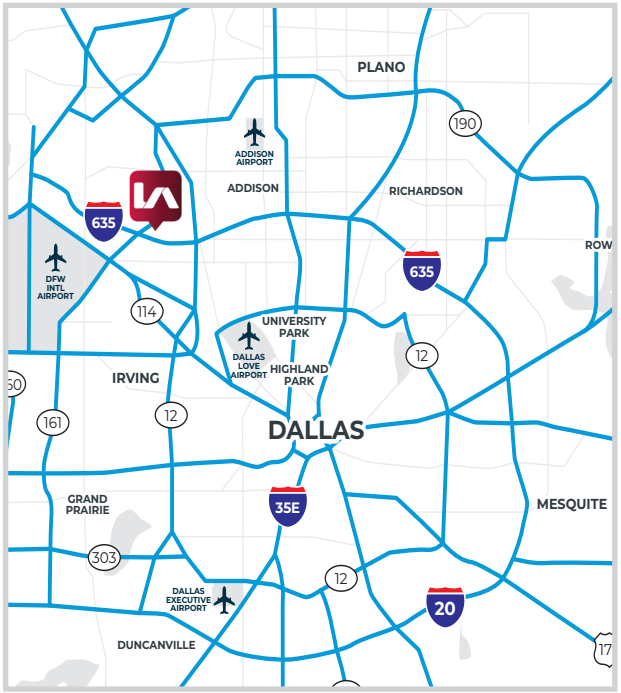
2433 LACY LANE

CARROLLTON, TX 75006

FOR LEASE

PROPERTY OVERVIEW

ADDRESS:	2433 Lacy Lane
TOTAL PROJECT SIZE:	36,357 SF
AVAILABLE SF:	2,654 -5,308 SF
YEAR BUILT:	1984
CLEAR HEIGHT:	16'
LOADING:	Ste 103 - Ramp Ste 102 - Dock high
PARKING:	0.69/1,000 SF
ZONING:	Industrial/Office
COMMENTS:	•Currently Under Remodel Coming Soon as Spec Suites - May 2025 •Rear Loading, Front Park •Warehouse LED Lighting •Centrally Located with Easy Access to 635, I-35 and Hwy 190 •90' Building Depth •2021 TPO Roof



FOR LEASING INFORMATION

Jessica Reinhardt
jreinhardt@lee-associates.com
D 972.934.4005

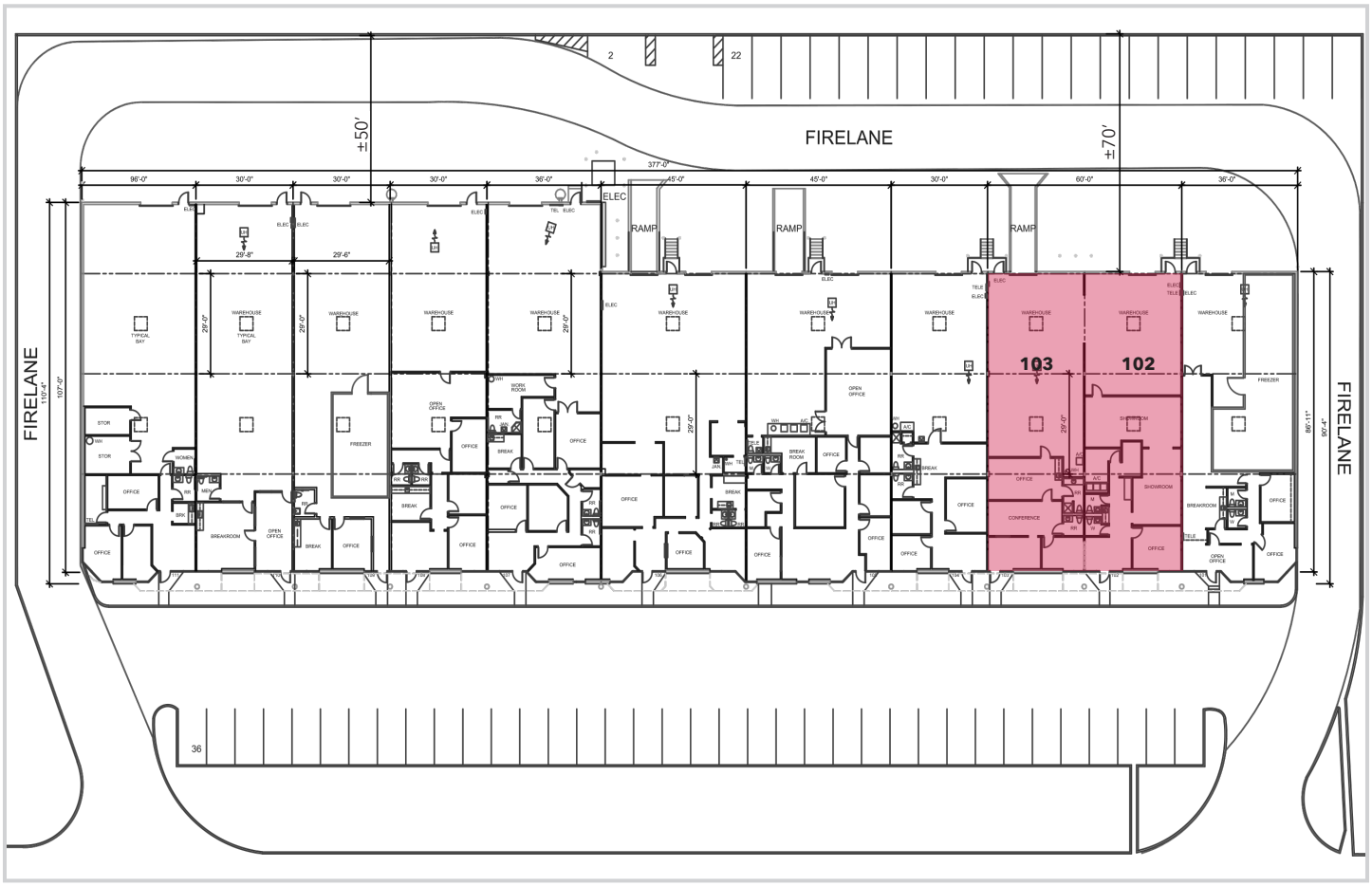
Johnny Anderson
janderson@lee-associates.com
C 512.897.6000

MANAGED BY: Ackerman & Co.

LEASED BY: LEE & ASSOCIATES

2433 LACY LANE
CARROLLTON, TX 75006

SITE PLAN



AVAILABLE SUITES

SUITE	SQUARE FEET	SUITE	SQUARE FEET
102	2,654	103	2,654

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janderson@lee-associates.com
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SUITE 102/103
5,308 SF

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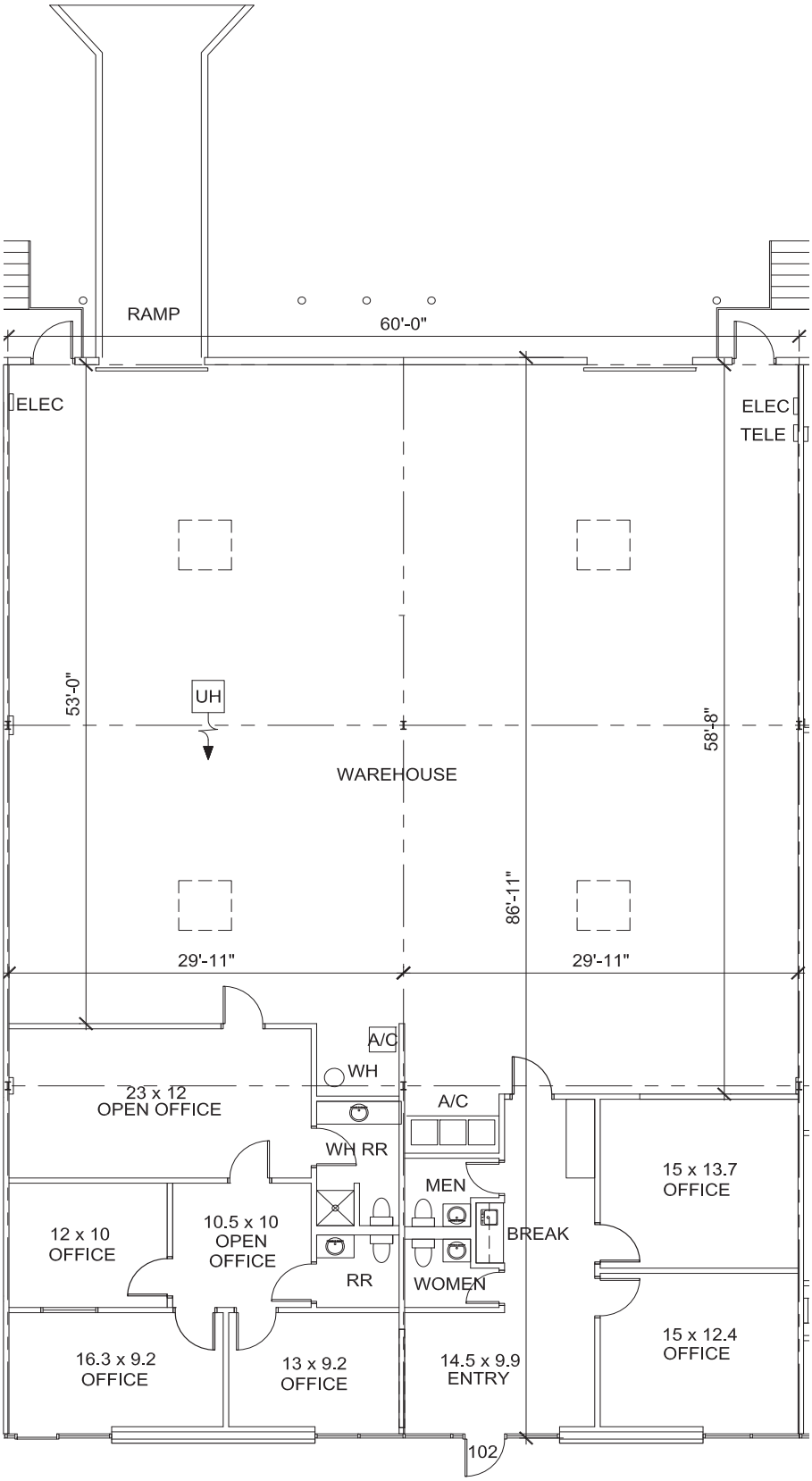
CARROLLTON, TX 75006



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D 972.934.4005

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janderson@lee-associates.com
C 512.897.6000

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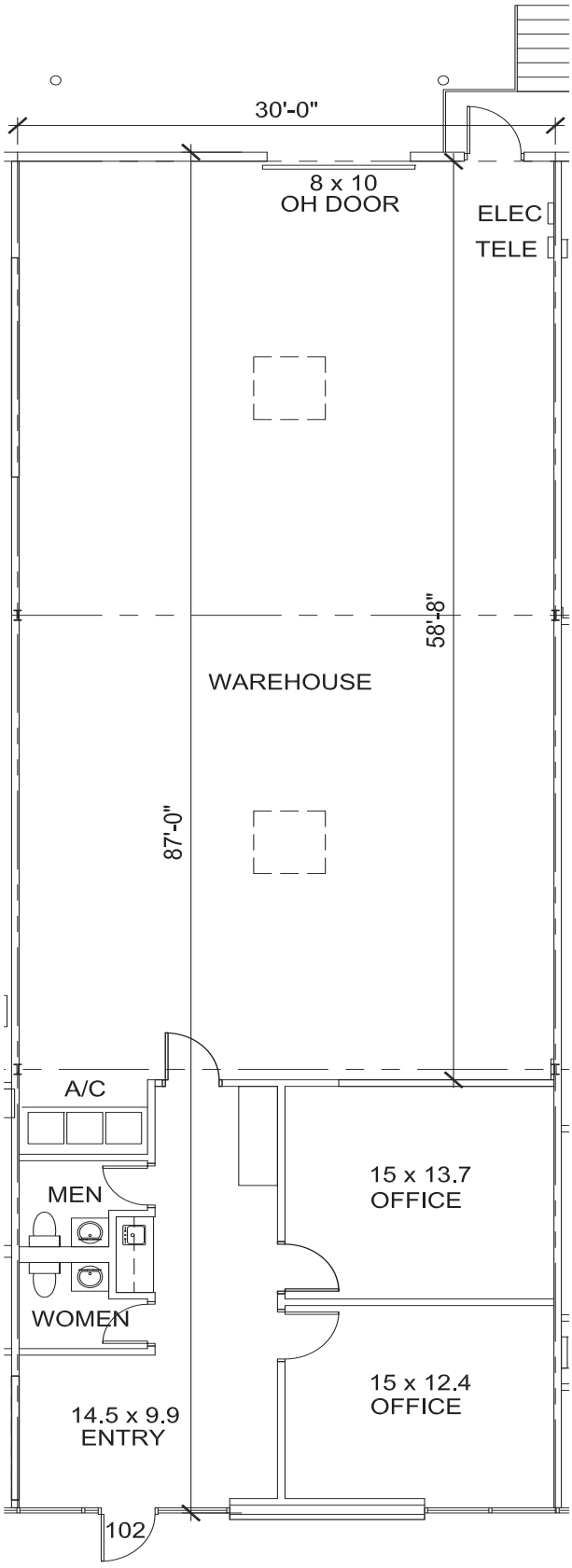
SUITE 102
2,654 SF

2433 LACY LANE
CARROLLTON, TX 75006



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janderson@lee-associates.com
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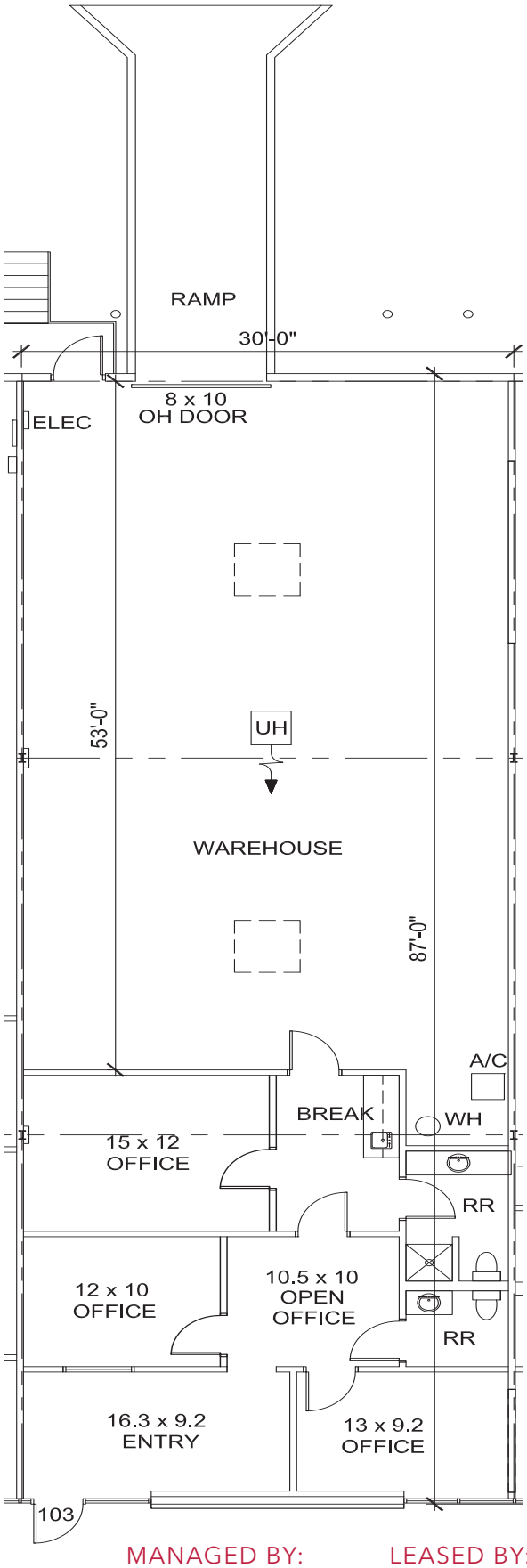
SUITE 103
2,654 SF

2433 LACY LANE
CARROLLTON, TX 75006



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DRIVE TIME MAP

2433 LACY LANE
CARROLLTON, TX 75006

DRIVE TIMES

PGBT TOLL	.5 MILES
INTERSTATE 635	1 MILE
INTERSTATE 35E	1.88 MILES
DNT TOLL	7.25 MILES

DFW	10 MILES
Dallas Love Field	11.75 MILES
DOWNTOWN DALLAS	13.75 MILES
INTERSTATE 30	13.88 MILES

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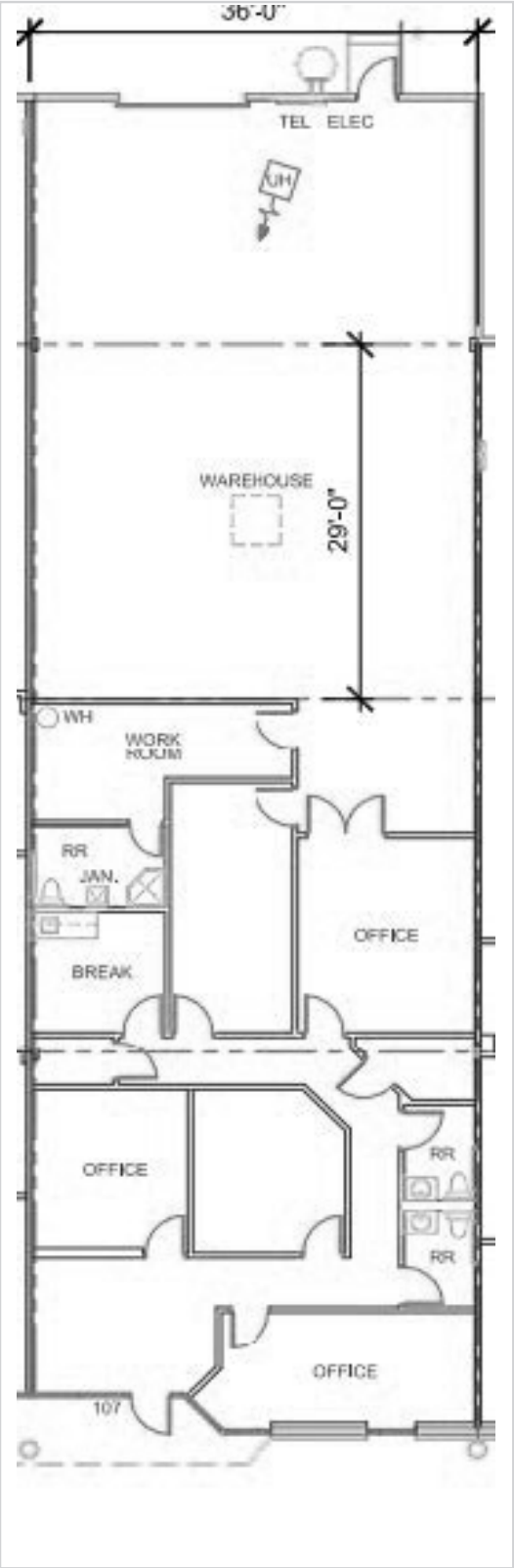
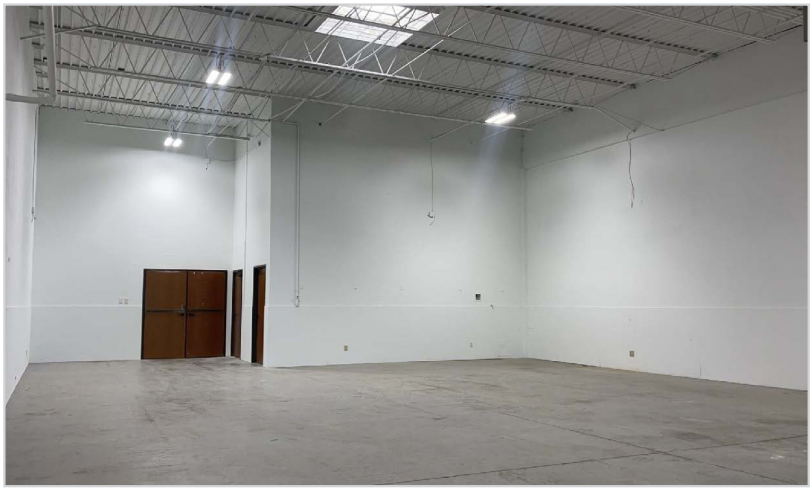
SUITE 107
3,866 SF

2433 LACY LANE
CARROLLTON, TX 75006





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SUITE 108
3,212 SF

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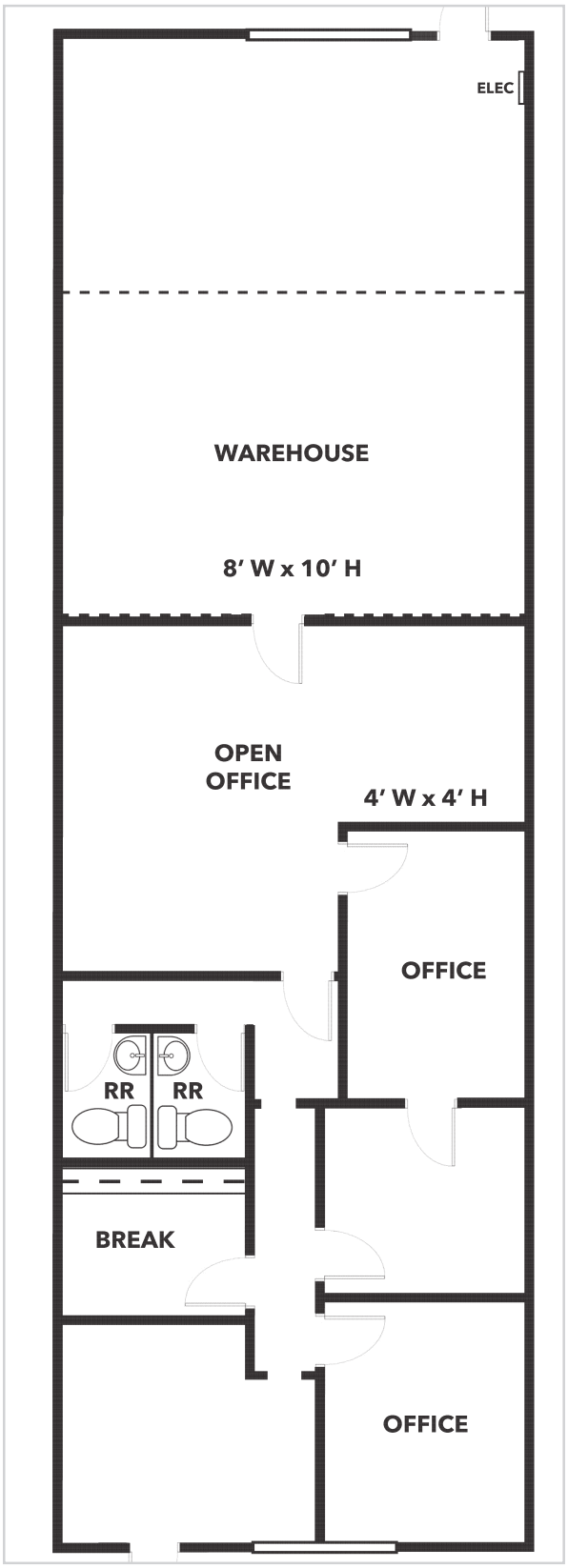
CARROLLTON, TX 75006



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