

**FOR SALE | LEASE - 5,020 SF**  
**2441 PECAN STREET**  
**CARROLLTON, TX 75010**



**LOCATION**

COUNTY	Denton
MARKET	High Country Business Park
SUBMARKET	Northwest Dallas

**LISTING HIGHLIGHTS**

AVAILABLE SF	5,020
OFFICE SF	Approximately 3,500 SF
SPRINKLERED	YES
LOADING	One (1) 10'x12' Drive-In Door
COMMENTS	Two (2) Story Loft Style Office/Warehouse Space Large, Open Reception Area and Two (2) Conference Rooms, Private Offices and Kitchen Fenced in Outside Storage Security System in Place Climate Controlled Warehouse Built in 2003/Remodeled in 2013

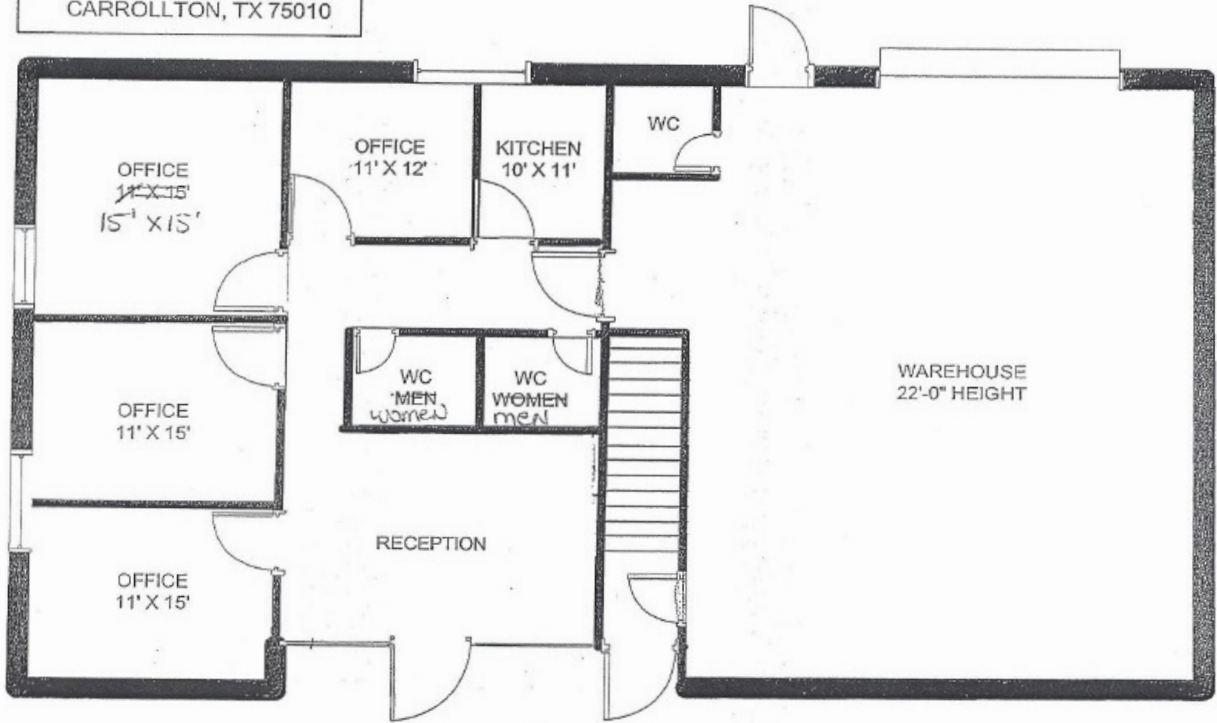


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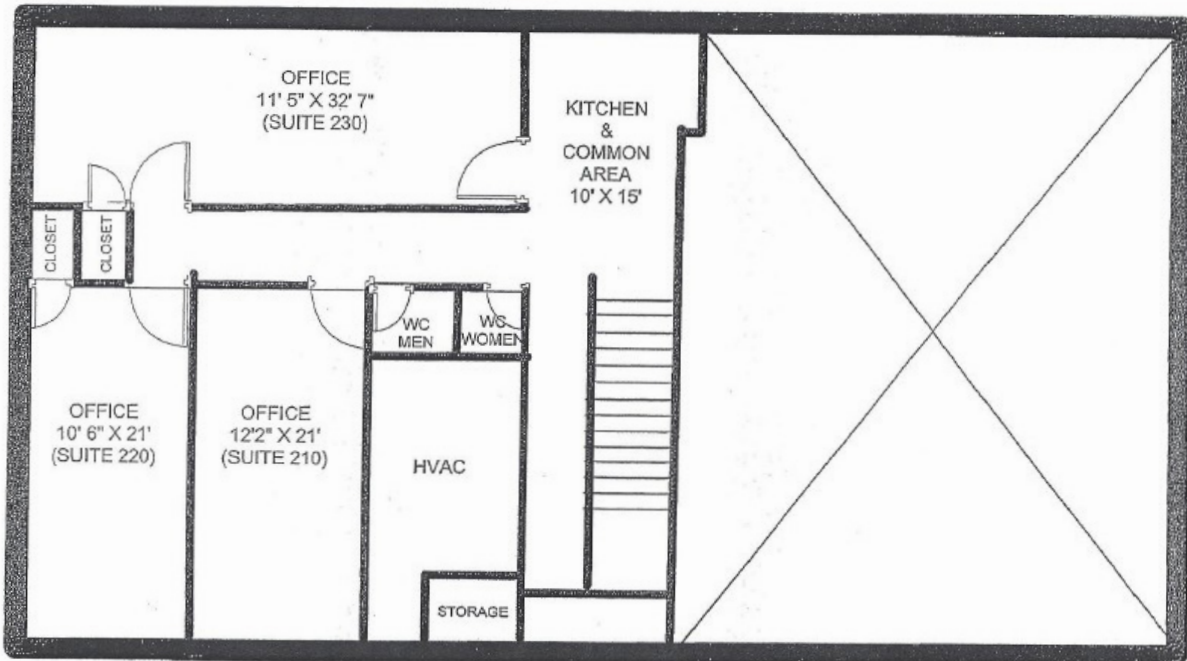
FLOOR PLANS  
2441 PECAN STREET  
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FIRST FLOOR.

Directions link in Google

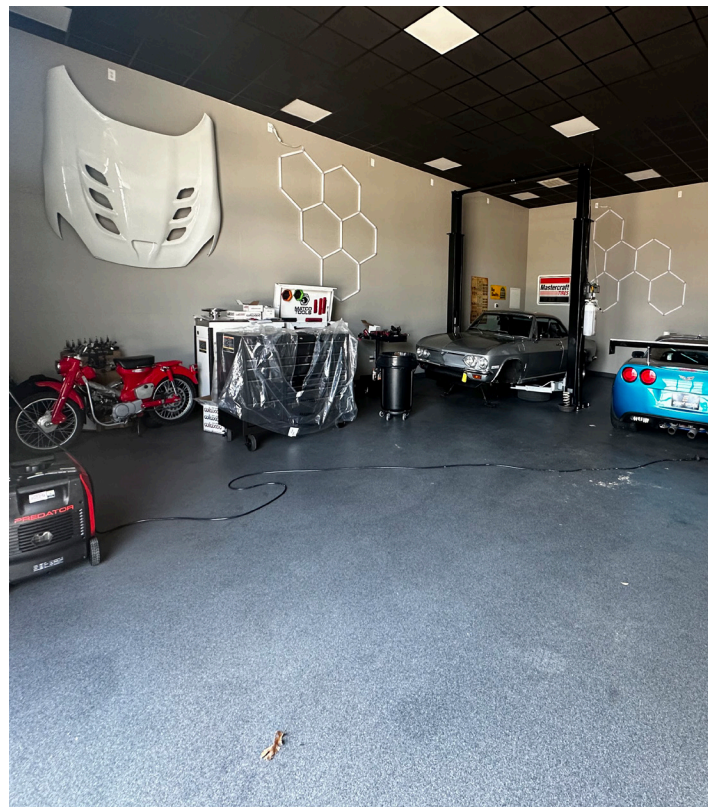
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SECOND FLOOR

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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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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