

# FOR LEASE

**2433 Lacy Lane** | Carrollton, TX 75006

## FREE RENT INCENTIVE

\*ONE MONTH FREE,  
PER YEAR OF TERM

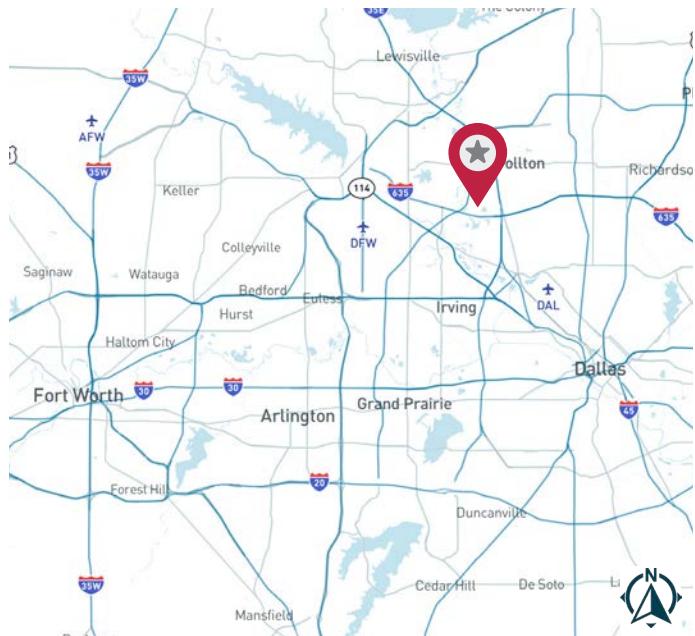


2433 LACY LANE  
**±2,601 - 11,775 SF**

## PROPERTY OVERVIEW

- ±36,357 SF Total Building Size
- 16' Clear Height
- 0.69/1,000 Parking Ratio
- Rear Loading, Front Park
- Warehouse LED Lighting
- 90' Building Depth
- 2021 TPO Roof
- Built 1984
- Centrally Located with Easy Access to 635, I-35 and 190 Tollway

**\*For Qualified Leases** - One month of free rent to be added outside of the lease term, for each year of contracted lease term.



FOR MORE INFORMATION:

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**JOHN ANDERSON**  
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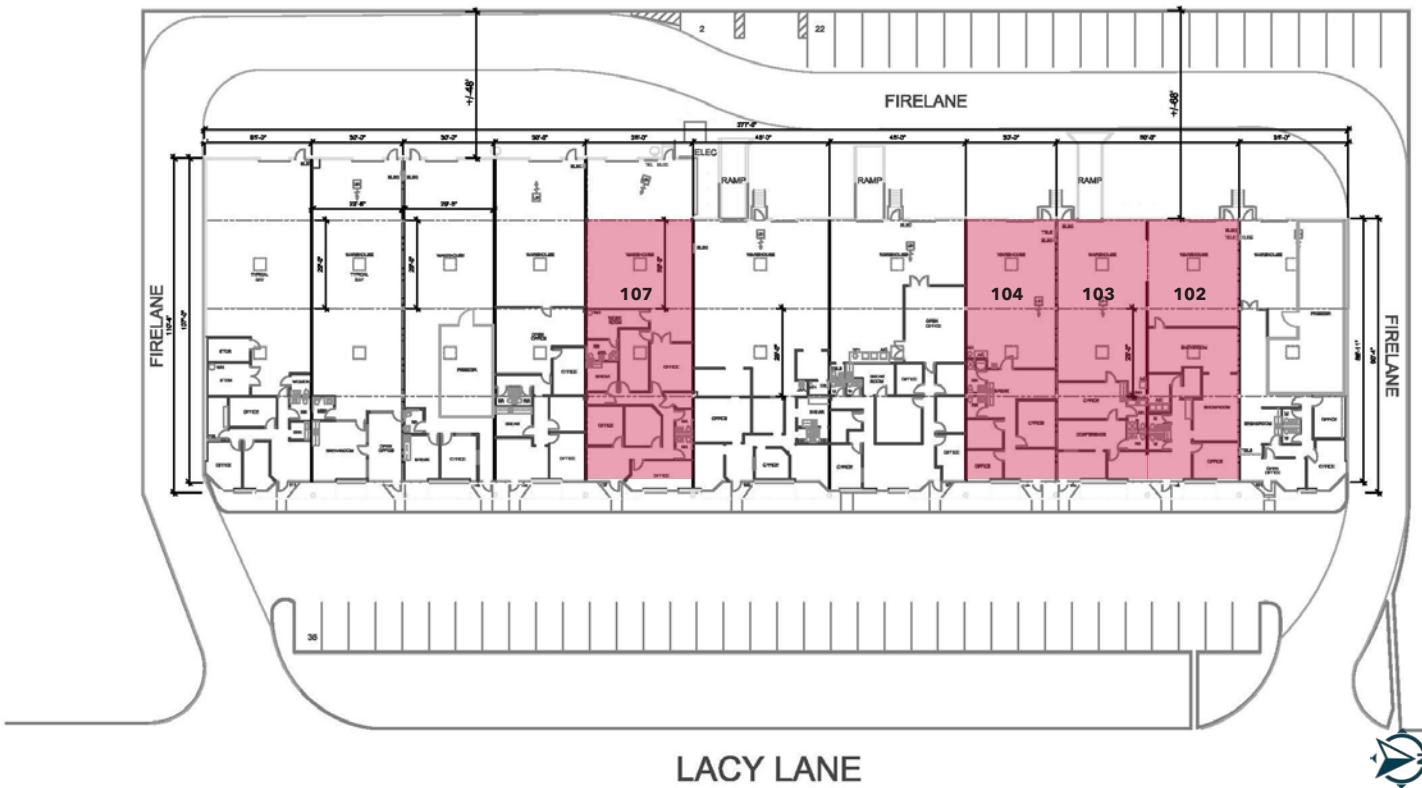
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
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## SITE PLAN



### AVAILABLE SUITES

SUITE	SQUARE FEET	SUITE	SQUARE FEET
102	±2,654	104	±2,601
103	±2,654	107	±3,866

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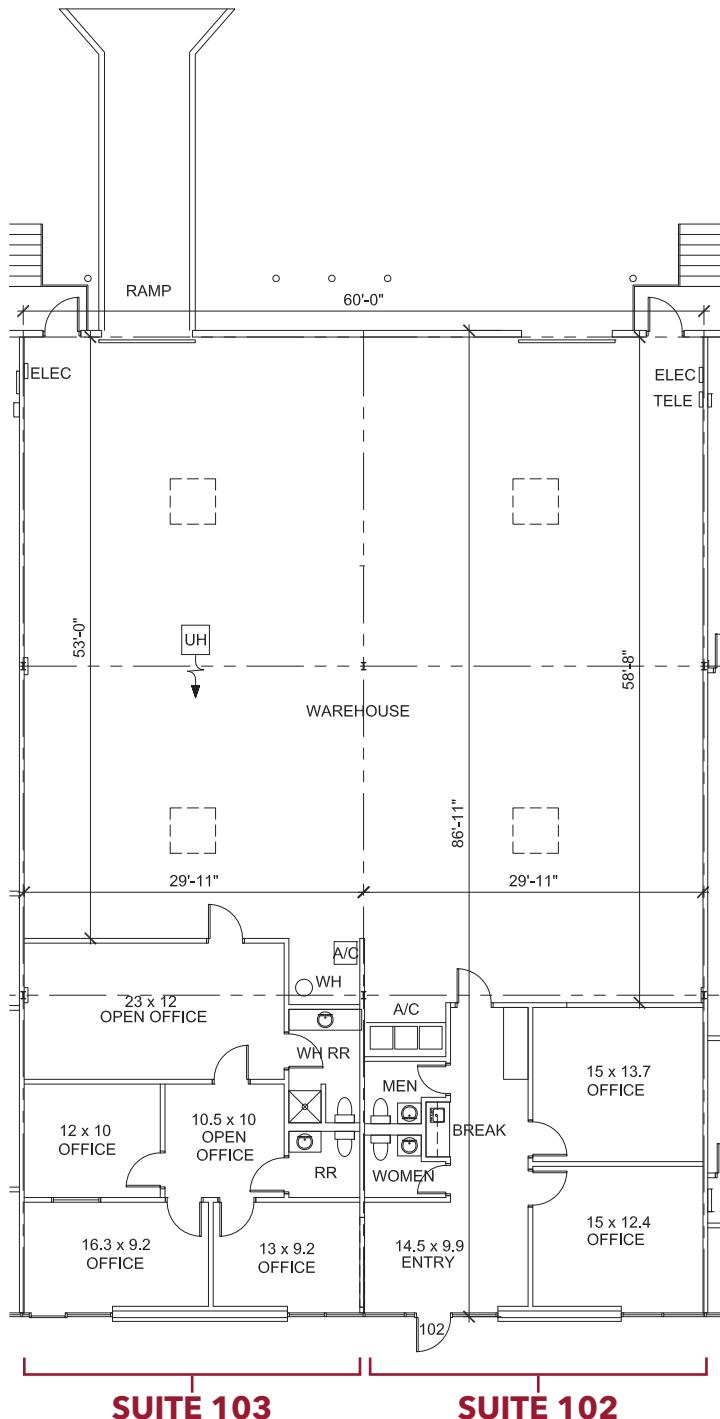
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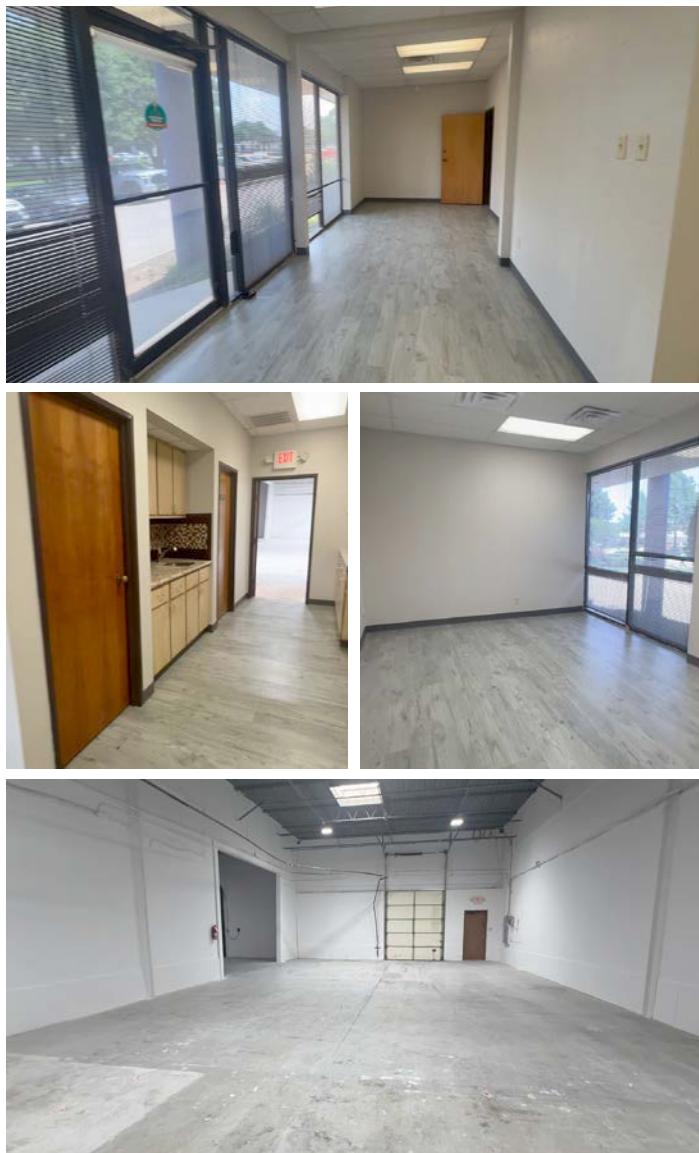
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## FLOOR PLAN - SUITE 102/103



### SPACE DETAILS

	Square Feet	Loading
<b>Suite 102</b>	±2,654	1 Dock High
<b>Suite 103</b>	±2,654	1 Ramped
<b>Combined</b>	±5,308	1 Dock High   1 Ramped



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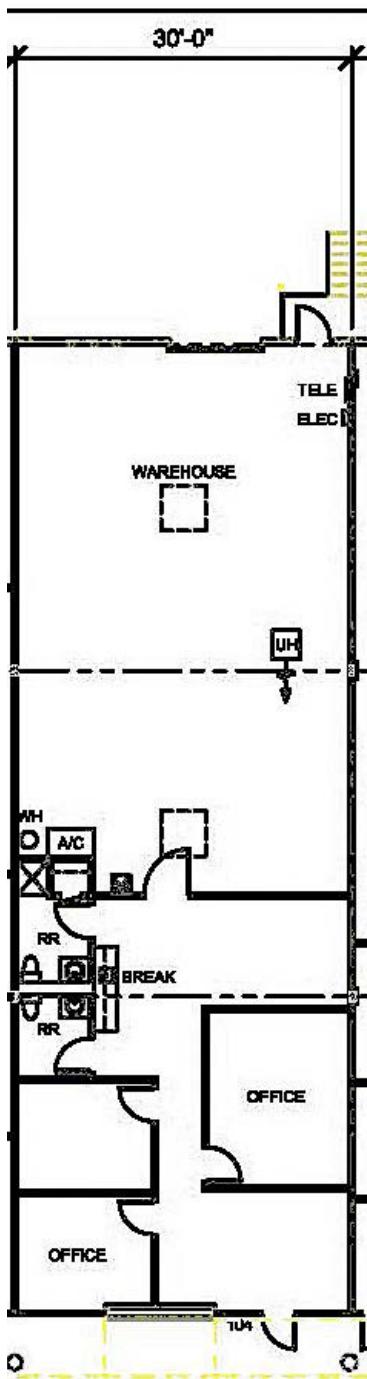
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## FLOOR PLAN - SUITE 104



## SPACE DETAILS

- ±2,601 SF
- Office & Warehouse space
- 1 Dock High Door
- 16' Clear Height



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## FLOOR PLAN - SUITE 107



### SPACE DETAILS

- $\pm 3,866$  SF
- Office & Warehouse space
- 1 Dock High Door
- 16' Clear Height



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## DRIVE TIME MAP



### DRIVE TIMES



.5 MILES



10 MILES



1 MILES



11.75 MILES



1.88 MILES



13.75 MILES



7.25 MILES



13.88 MILES

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