

FOR SALE



16,000 SF TWO-BUILDING COMPLEX
IDEAL FOR AN OWNER / INVESTOR

1450 & 1452 HALSEY WAY
CARROLLTON, TX 75007



For More Information:



KEN WESSON, SIOR, CCIM
Owner / Broker
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FINANCIAL OVERVIEW | 1450 & 1452 HALSEY WAY

OFFERING PRICE: **\$3,750,000**

TOTAL PROJECT SF: **16,000 SF (11,900 SF LEASED & 4,100 SF VACANT)**

LEASE FORMAT: **INDUSTRIAL GROSS**

Average "in-place" Industrial Gross rental rate - \$17.36 PSF (74% Leased)
(Tenants are responsible for paying inside electricity)

2026 ESTIMATED OPERATING EXPENSES: **\$4.05 / PSF**

WALT: **±2.0 YEARS** (as of 8/1/2026)

SALES FEE: **A 3.0% SALES FEE WILL BE PAID TO BUYER'S BROKER UPON CLOSING**

THIS RARE OPPORTUNITY OFFERS AN OWNER / INVESTOR THE UNIQUE COMBINATION OF AN ESTABLISHED CASH FLOW STREAM AND THE ABILITY TO RELOCATE THEIR BUSINESS INTO A 4,100 SF VACANCY. THIS ALLOWS FOR IMMEDIATE EQUITY CREATION AND RENTAL INCOME GENERATION WITHIN A MATURE, INFILL LOCATION THAT CONSISTENTLY EXPERIENCES STRONG DEMAND FROM SMALL-BAY INDUSTRIAL USERS.

THE OFFERING | 1450 & 1452 HALSEY WAY

Lee & Associates is exclusively offering **1450 & 1452 Halsey Way**, a two (2) building multi-tenant industrial complex totaling 16,000 square feet. **1450 & 1452 Halsey Way** is strategically located at the Northeast quadrant of I-35 and Highway 190. The complex is 74% leased to six (6) tenants, all operating ideal service and basic essential businesses. As of August 1, 2026, the WALT is ± 2.0 Years.



Address	1450 & 1452 Halsey Way
Total Project Size	16,000 SF
Land Size	1.05
Number of Buildings	2
Number of Tenants	6
Percent Leased	74% (11,900 SF)
Available Space	26% (4,100 SF)
Year Built	1994
Clear Height	10' (Bottom of Roof Deck)
Drive-In Doors	14
Car Parks	50
Sprinklered	No
Average % Finish-Out	$\pm 50\%$
WALT	± 2.0 Years

SNAPSHOT | 1450 & 1452 HALSEY WAY



1450 & 1452 HALSEY WAY

**66% LEASED
WITH STRONG
MARK-TO-
MARKET
OPPORTUNITIES**

**HIGHLY
ACCESSIBLE
& STRATEGIC
LOCATION**

**FUNCTIONAL
MULTI-TENANT
DESIGN**

**STRONG TENANT
DEMAND FROM
SMALL-BAY
INDUSTRIAL
USERS**

**DIRECT ACCESS
TO COST
EFFECTIVE
LABOR**

PROPERTY INFORMATION | 1450 & 1452 HALSEY WAY

1450 HALSEY WAY | ±8,000 SF

Number of Tenants	3
% Leased	100%
Building Vacancy	None
Property Type	Flex (50% Finish)
Zoning	Light Industrial (LI)
Total Drive-In Doors	8
Total Car Parks	17



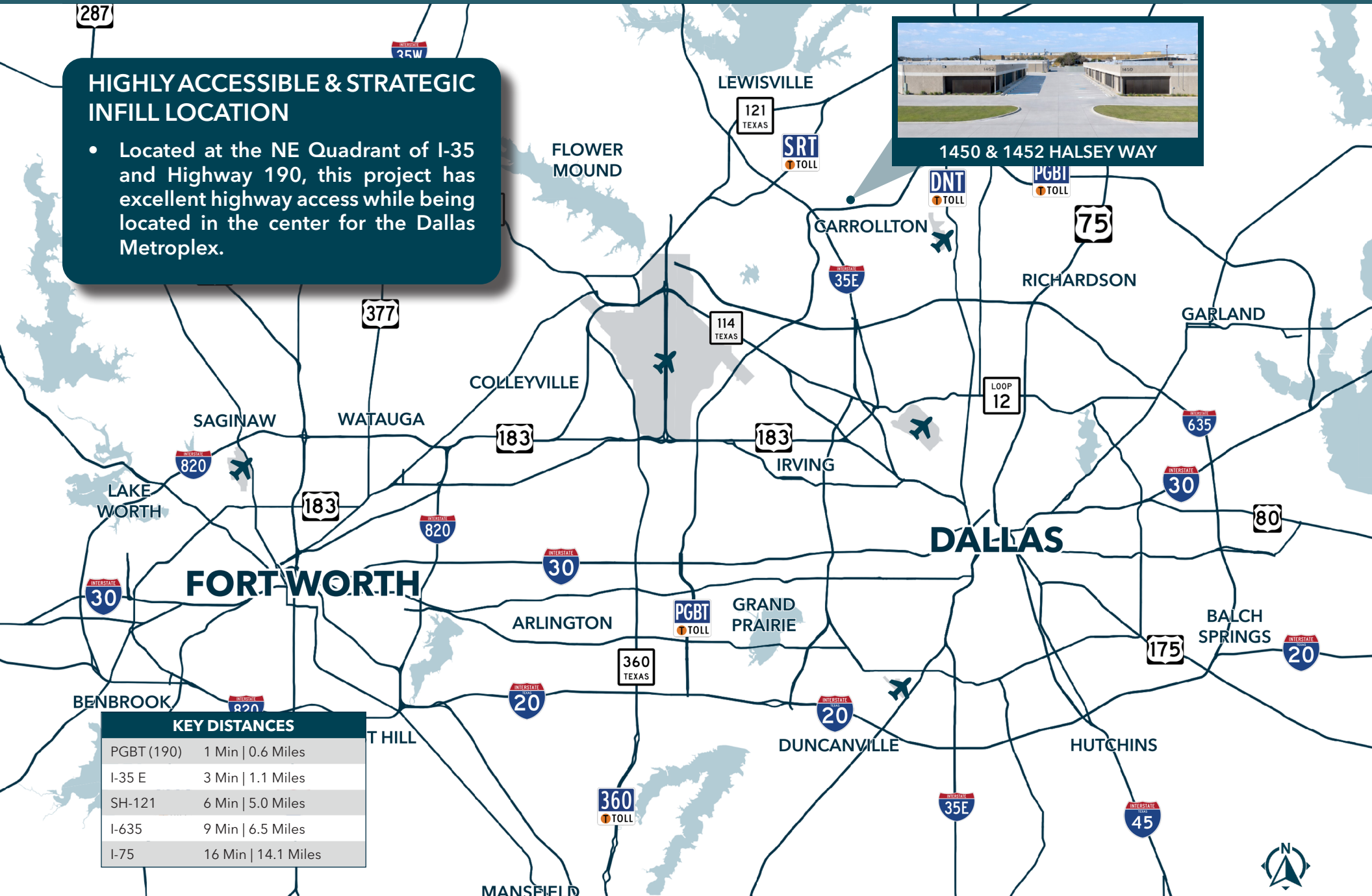
1452 HALSEY WAY | ±8,000 SF

Number of Tenants	3
% Leased	49%
Building Vacancy	±4,100 SF of Contiguous Endcap Space Ideal for User Business (see floor plan)
Property Type	Flex (50% Finish)
Zoning	Light Industrial (LI)
Total Drive-In Doors	6
Total Car Parks	33

LOCATION MAP | 1450 & 1452 HALSEY WAY

HIGHLY ACCESSIBLE & STRATEGIC INFILL LOCATION

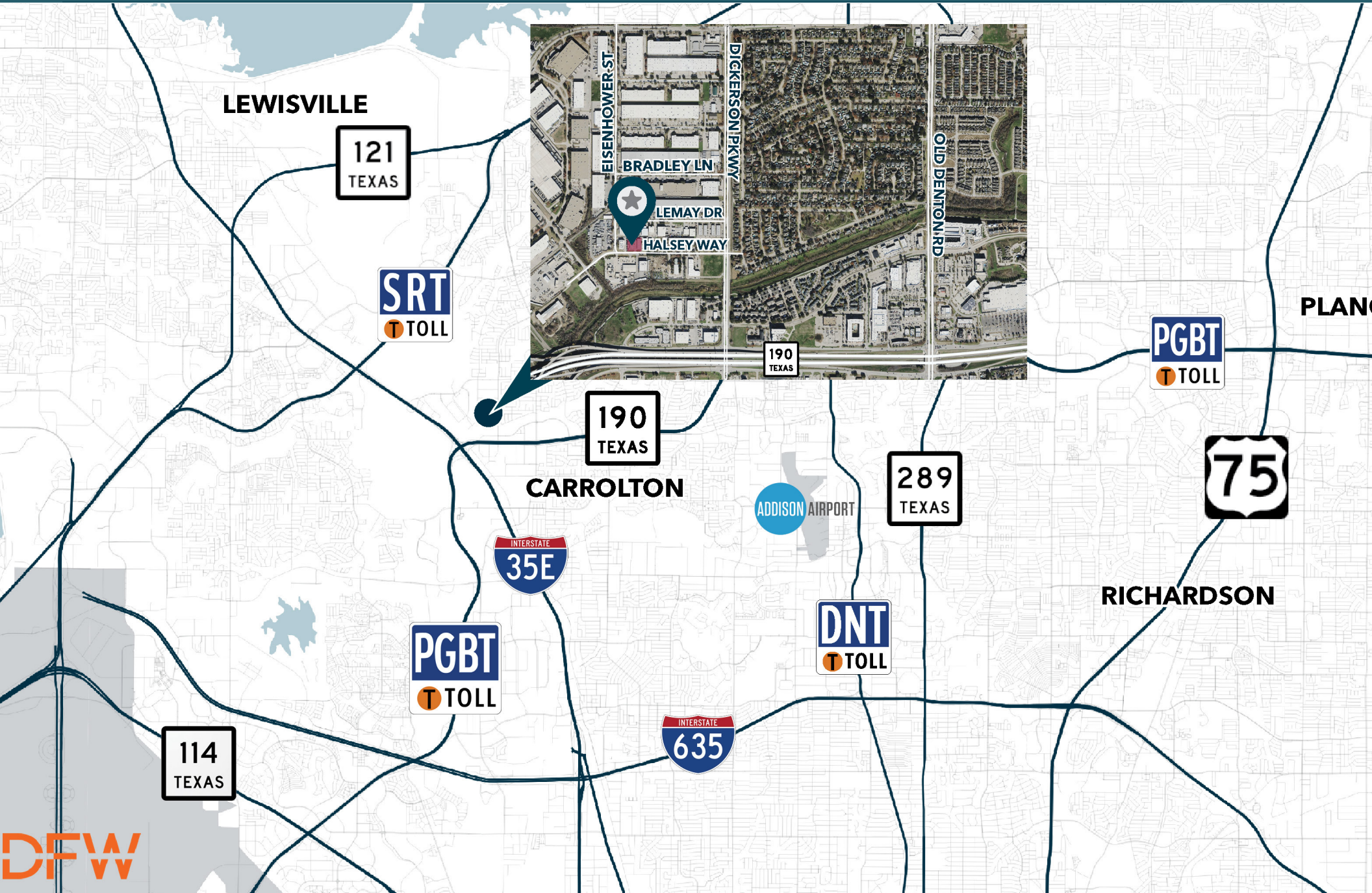
- Located at the NE Quadrant of I-35 and Highway 190, this project has excellent highway access while being located in the center for the Dallas Metroplex.



KEY DISTANCES

PGBT (190)	1 Min 0.6 Miles
I-35 E	3 Min 1.1 Miles
SH-121	6 Min 5.0 Miles
I-635	9 Min 6.5 Miles
I-75	16 Min 14.1 Miles

LOCATION MAP | 1450 & 1452 HALSEY WAY



CORPORAT NEIGHBORS | 1450 & 1452 HALSEY WAY



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AERIAL MAP | 1450 & 1452 HALSEY WAY



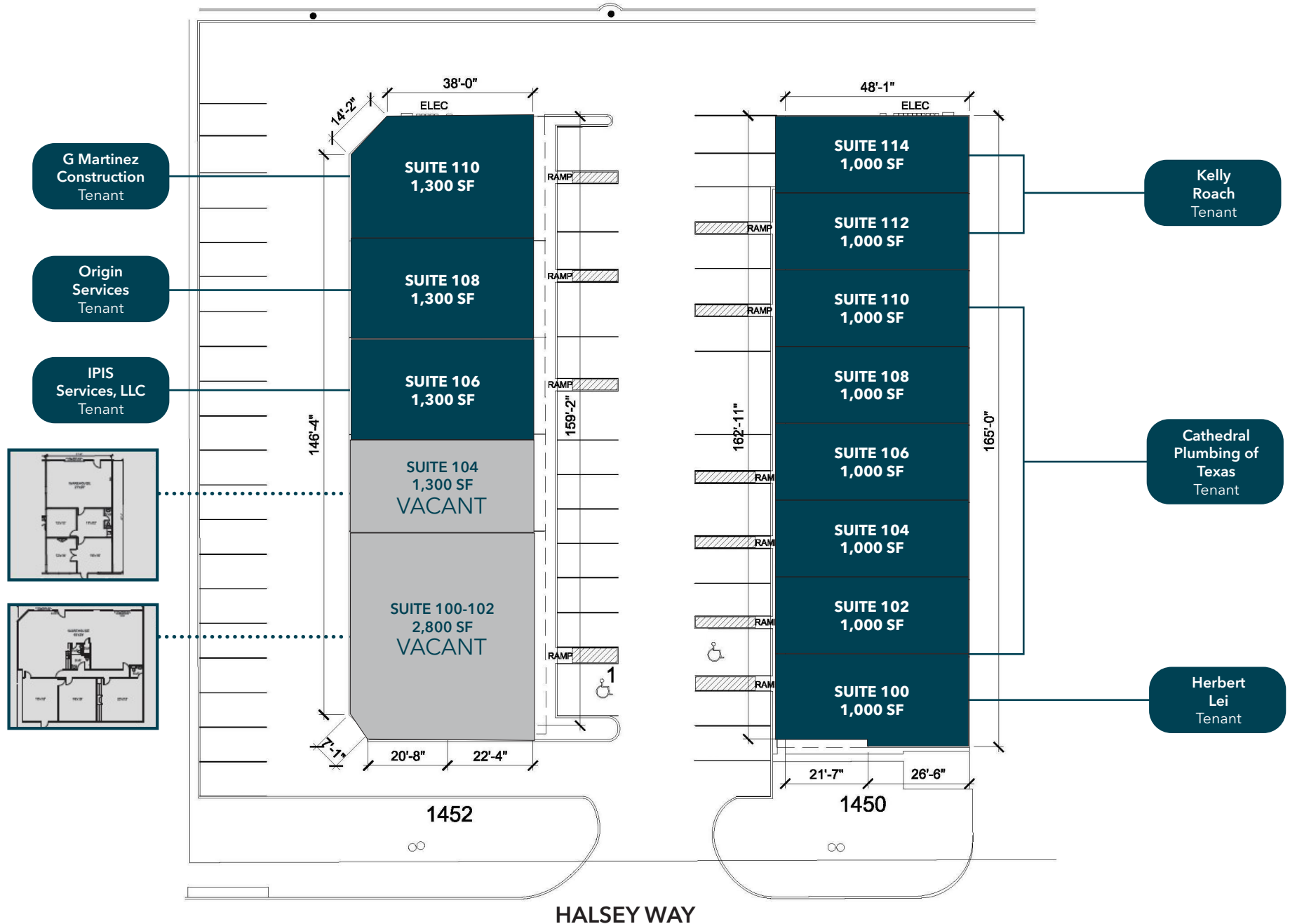
PROPERTY IMAGES | 1450 & 1452 HALSEY WAY



PROPERTY IMAGES | 1450 & 1452 HALSEY WAY



PROPERTY SITE PLAN | 1450 & 1452 HALSEY WAY



VACANCY PLANS | 1450 & 1452 HALSEY WAY



OFFERING MEMORANDUM | 1450 & 1452 HALSEY WAY



OFFERING MEMORANDUM DISCLAIMER

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