

FOR LEASE

IMMEDIATE AVAILABILITY

21,846 SF AVAILABLE
2853 DICKERSON PARKWAY, SUITE 114
CARROLLTON, TEXAS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



President
George
Bush
Turnpike
TOLL

INTERSTATE
35E

Suite 114
21,846-sf

Dickerson Pkwy

Patton Place

 **Stonelake**
CAPITAL PARTNERS

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SPACE FOR LEASE - INFORMATION

- **21,846 SF Total**
 - **3,862-sf Office**
 - **17,984-sf Warehouse**
- **22' Clear Height**
- **3 Dock High Doors**
 - **2 Pit-Levelers**
- **1 Drive-In Door**
- **1 Warehouse Restroom**
- **Ample Employee Parking**
- **Make Ready Complete March 2026**
 - **New Warehouse & Office LEDs**
 - **Warehouse Whitebox**
 - **New Dock Equipment**
 - **Painted Warehouse Deck**
 - **Full Office Renovation**
- **Power: 400-amps, 480 volts, 3-phase**
- **Immediate Availability**

MARKETED BY:
JOHNNY ANDERSON

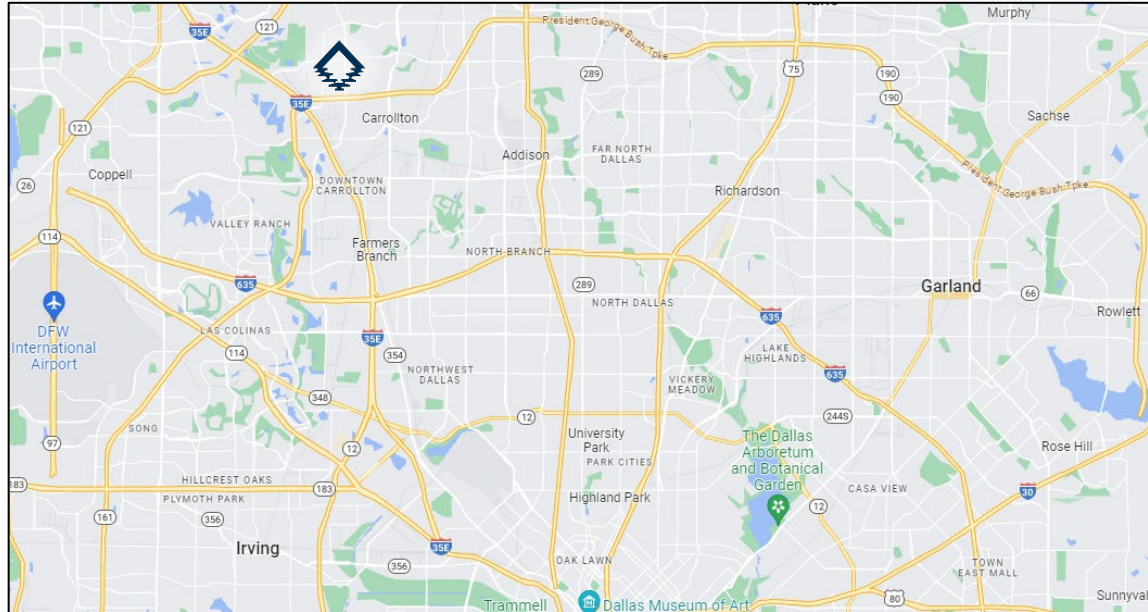
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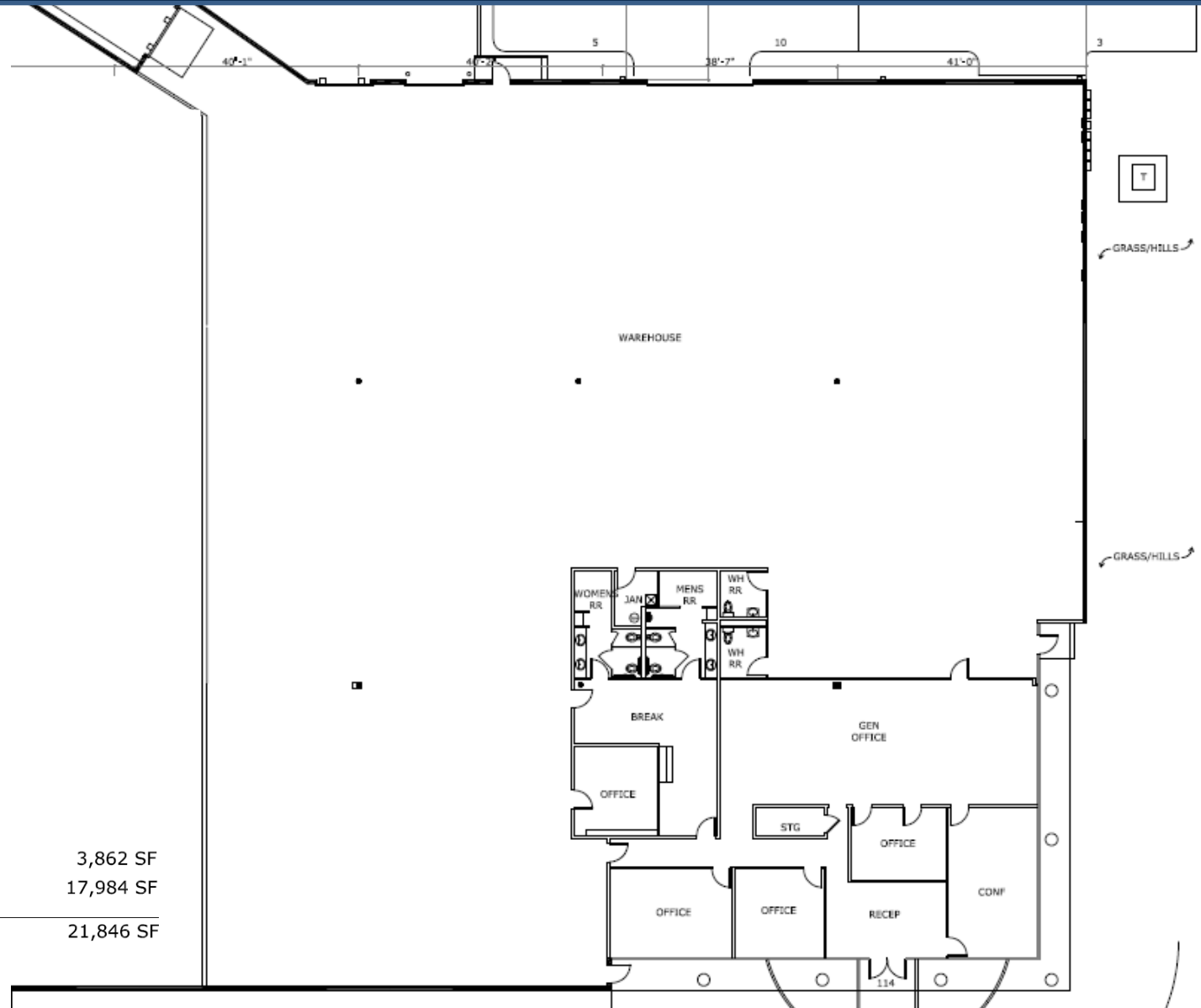
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SUITE 114

OFFICE/SHOWROOM:	3,862 SF
WAREHOUSE	17,984 SF
TOTAL	21,846 SF

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Make Ready Complete

New Warehouse Restrooms

Painted Roof Deck

LED Lighting

Warehouse Whitebox

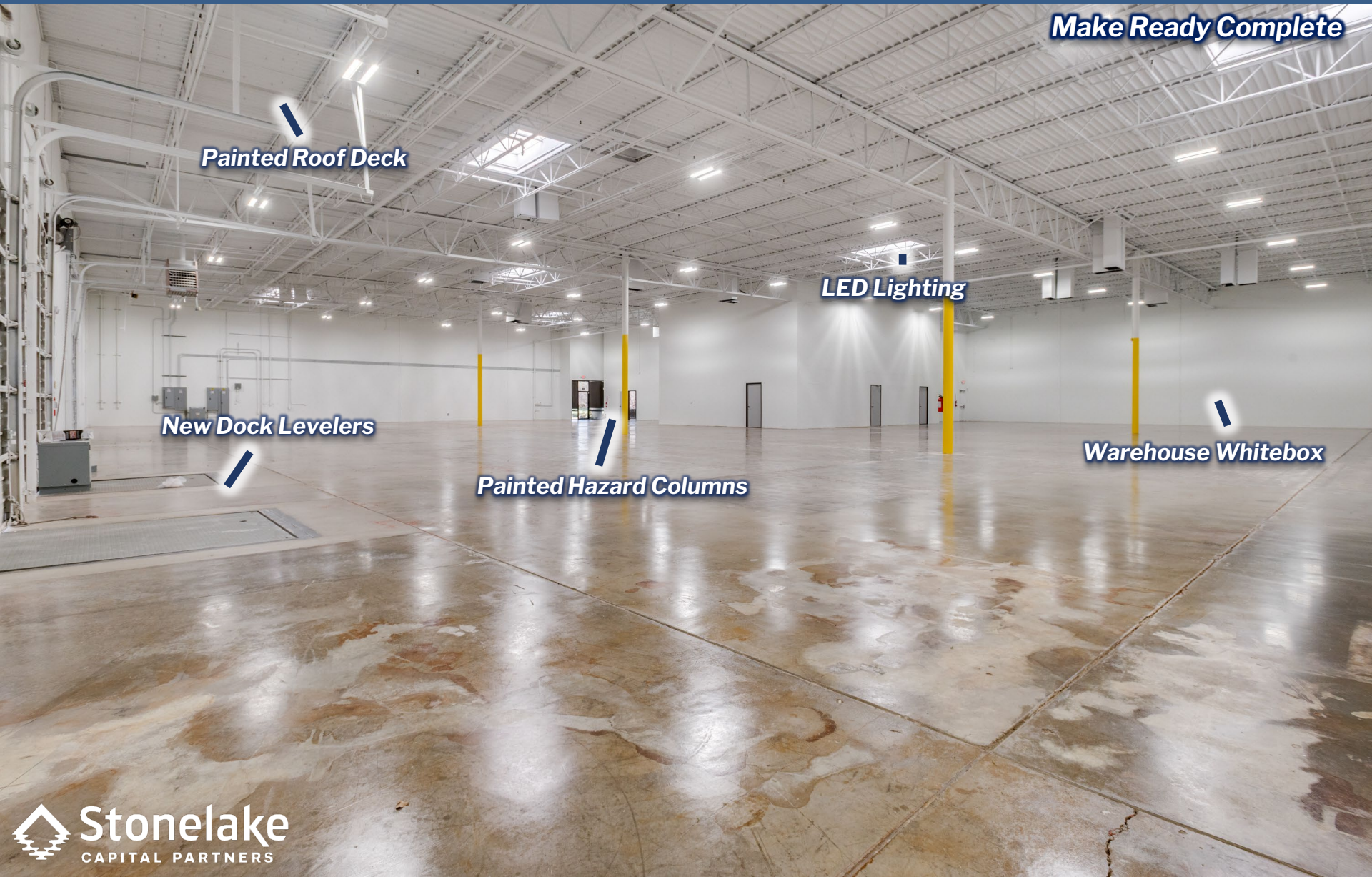
Painted Hazard Columns

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Make Ready Complete

Painted Roof Deck

LED Lighting

New Dock Levelers

Painted Hazard Columns

Warehouse Whitebox

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Make Ready Complete

New Ceiling Grid & LEDs

New Interior Paint

New Flooring

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Make Ready Complete

New Millwork

New Interior Paint

New Flooring

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Make Ready Complete

New Carpet

New Interior Paint

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Patton Place

Dickerson Parkway

Suite 114
21,846-sf

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