

FOR LEASE

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

President
George Bush
Turnpike
TOLL



Suite 114
21,846-sf

Dickerson Pkwy

Patton Place

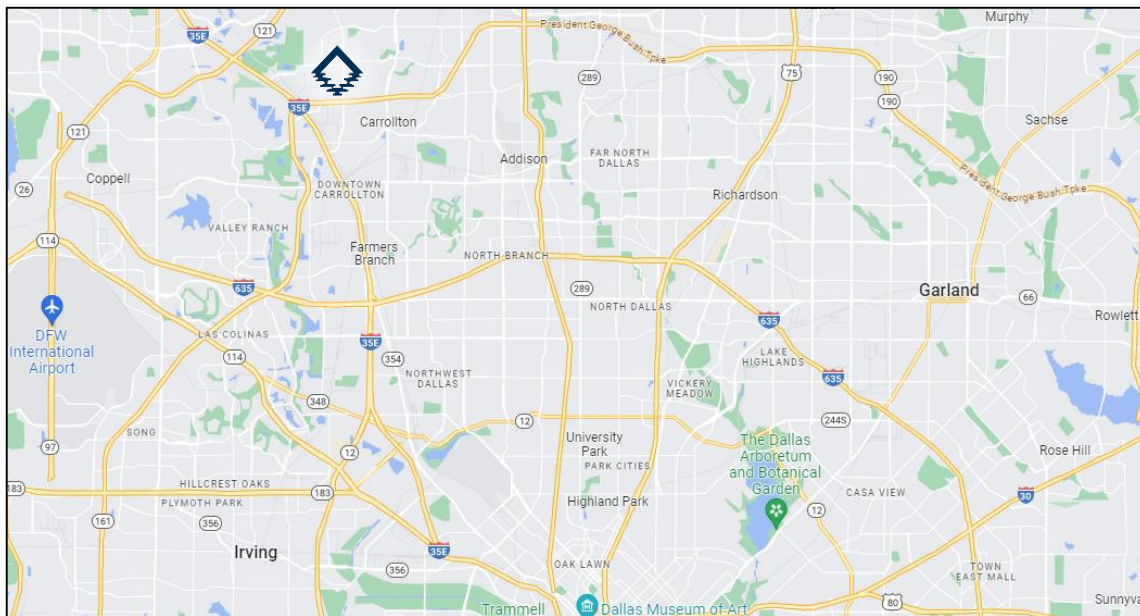
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SPACE FOR LEASE - INFORMATION

- **21,846 SF Total**
 - **3,862-sf Office**
 - **17,984-sf Warehouse**
- **3 Dock High Doors**
 - **1 Pit-Leveler**
- **1 Drive-In Door**
- **1 Warehouse Restroom**
- **22' Clear Height**
- **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**
- **Q1-2026 Availability**

**MARKETED BY:**

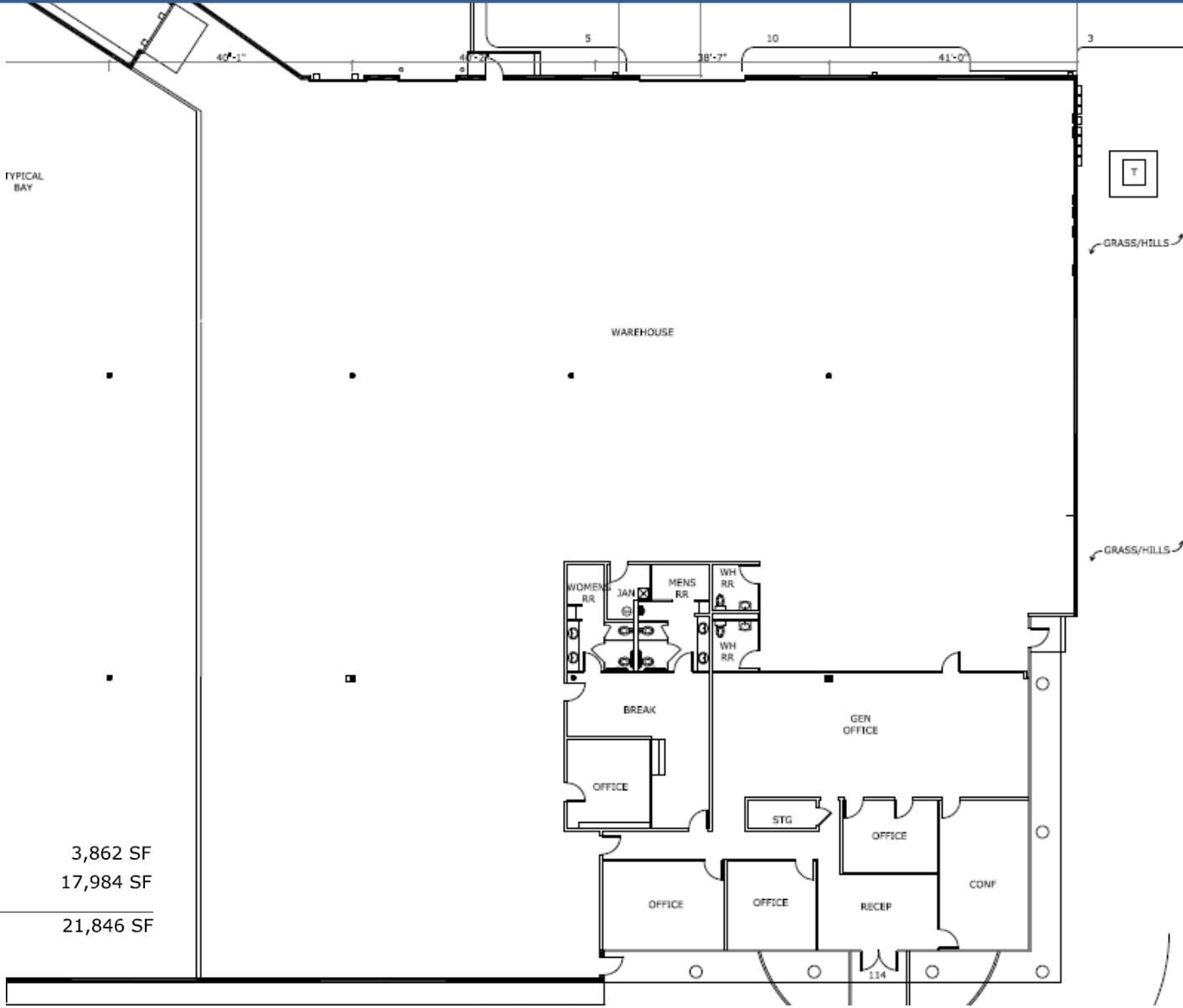
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SUITE 114	
OFFICE/SHOWROOM:	3,862 SF
WAREHOUSE	17,984 SF
TOTAL	21,846 SF

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Make Ready Example

New Ceiling Grid & LEDs

New Interior Paint

New Flooring

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Make Ready Example

Painted Roof Deck

LED Lighting

1 Pit Leveler

Warehouse Whitebox

Painted Hazard Columns

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Stonelake
CAPITAL PARTNERS

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Suite 114
21,846sf

INTEGRATED DESIGN

Dickerson Parkway

 **Stonelake**
CAPITAL PARTNERS