

# FOR LEASE

## 320,366 SF

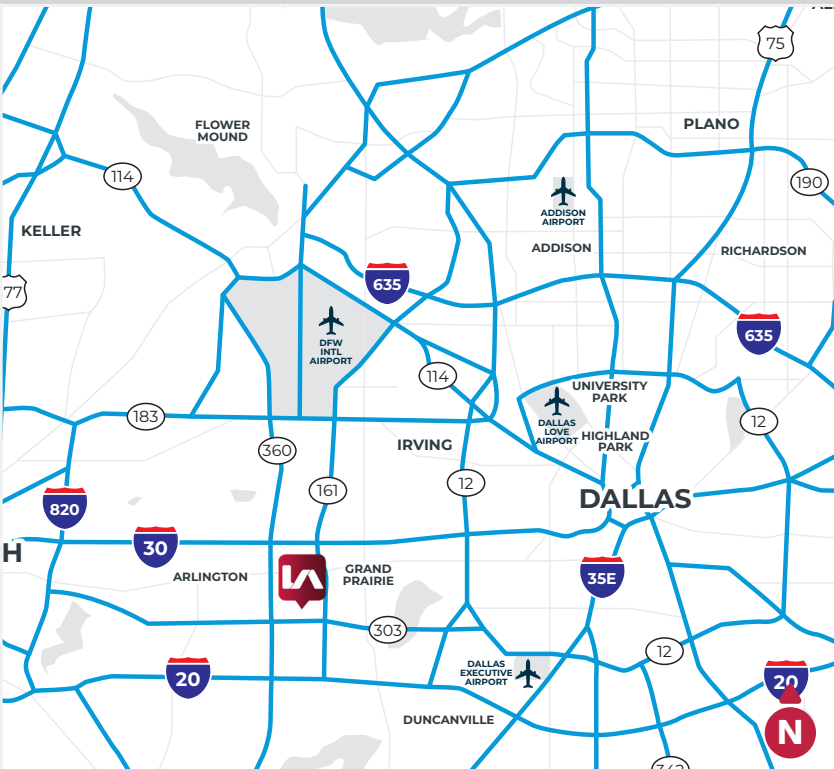
DIVISIBLE TO 88,580 SF

## MANUFACTURING AND DISTRIBUTION

### HEAVY POWER

### INDUSTRIAL CROSSING

2401 W. Marshall Drive  
Grand Prairie, TX 75051



### AVAILABILITY HIGHLIGHTS

- 320,366 SF Available | Divisible to 88,580 SF
- 16.6 Acres of Land Area
- ±6,275 SF of Main Office
- ±23,916 SF of Production Area
- 1960's Construction
- Wet Sprinkler System
- 29 Dock High Doors (26 with Levelers)
- One (1) Drive In Door
- Clear Height: 20'-6" Majority; Some Areas 8'-10'
- 130'-200' Truck Court Depth
- 28 Car Parks (more available)
- ±113 Trailer Stalls (Expandable)
- Fenced with Guard Shack
- Rail Spur - Dormant
- 10,000 AMP, 480V 3-Phase
- LED Warehouse Lighting
- Whitebox Warehouse

#### LEASING INFORMATION:

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COMMERCIAL REAL ESTATE SERVICES

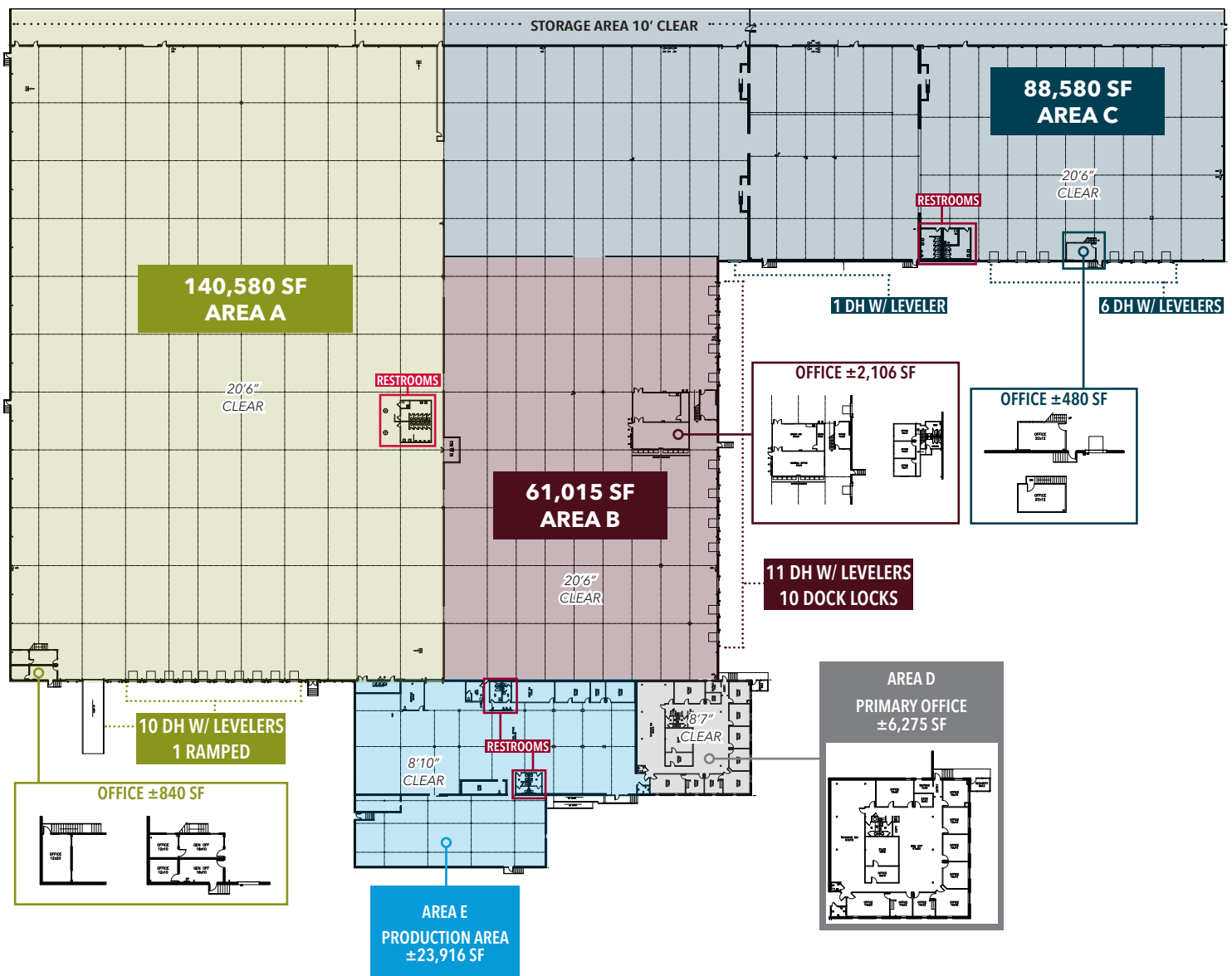
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## FLOOR PLAN

	AVAILABLE SF	OFFICE AREA SF	WAREHOUSE SF	DETAILS
Area A	±140,580 SF	±840 SF	±139,740 SF	10 Dock High w/ Levelers, 1 Ramped
Area B	±61,015 SF	±2,106 SF	±58,909 SF	11 Dock High w/ Levelers, 10 Dock Locks
Area C	±88,580 SF	±480 SF	±88,100 SF	7 Dock High w/ Levelers
Area D	±6,275 SF	±6,275 SF	-	Primary Office
Area E	±23,916 SF	±23,916 SF	-	Production Area
<b>Total</b>	<b>±320,366 SF</b>	<b>±33,617 SF</b>	<b>±286,749 SF</b>	<b>28 Dock High w/ Levelers, 10 Dock Locks, 1 Ramped</b>



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## PROPERTY PHOTOS



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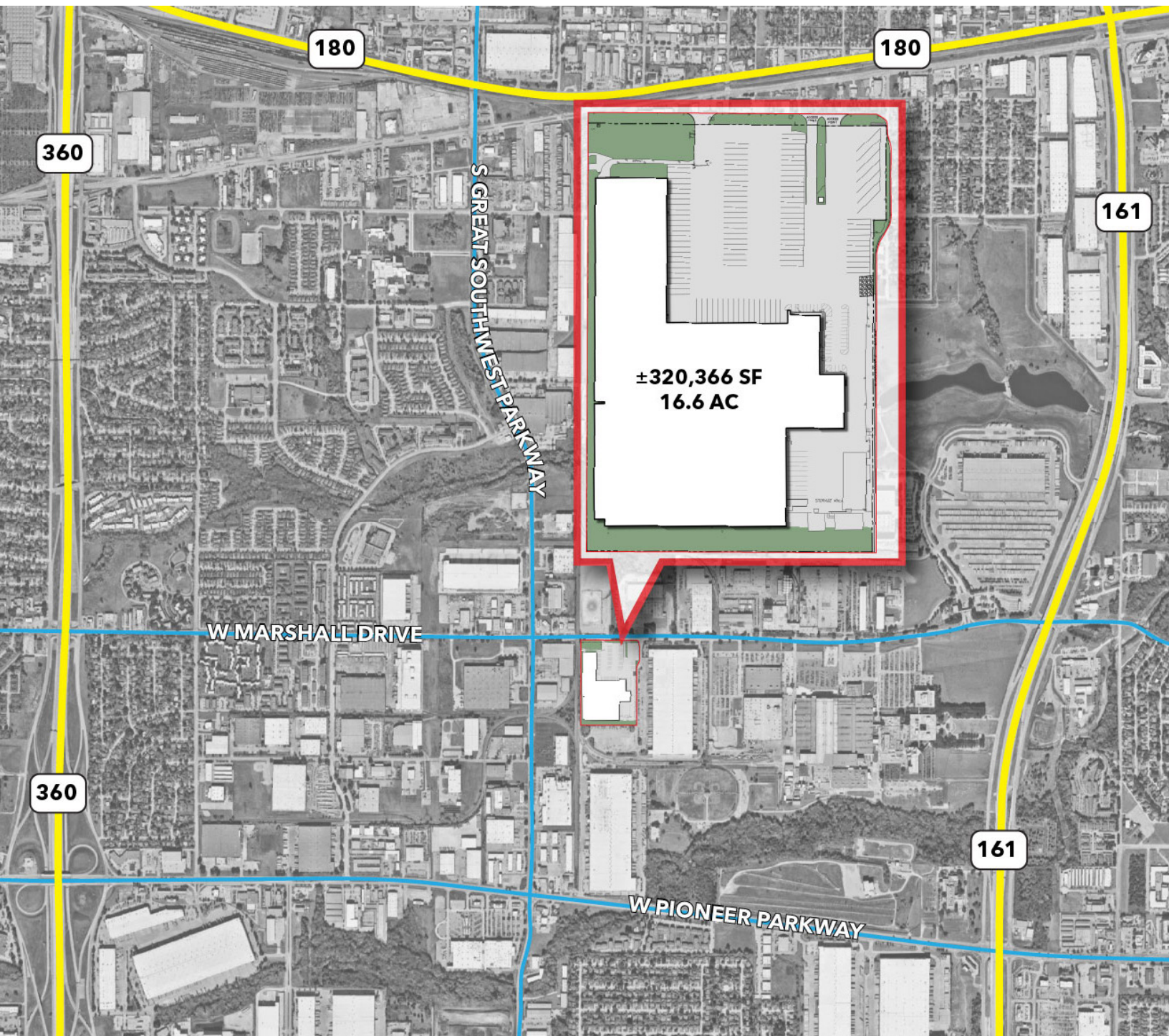
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## SITE PLAN



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