

# Available

# 1301 Century Drive, Carrollton, TX 75006

## 20,023 SF AVAILABLE



### PROPERTY OVERVIEW

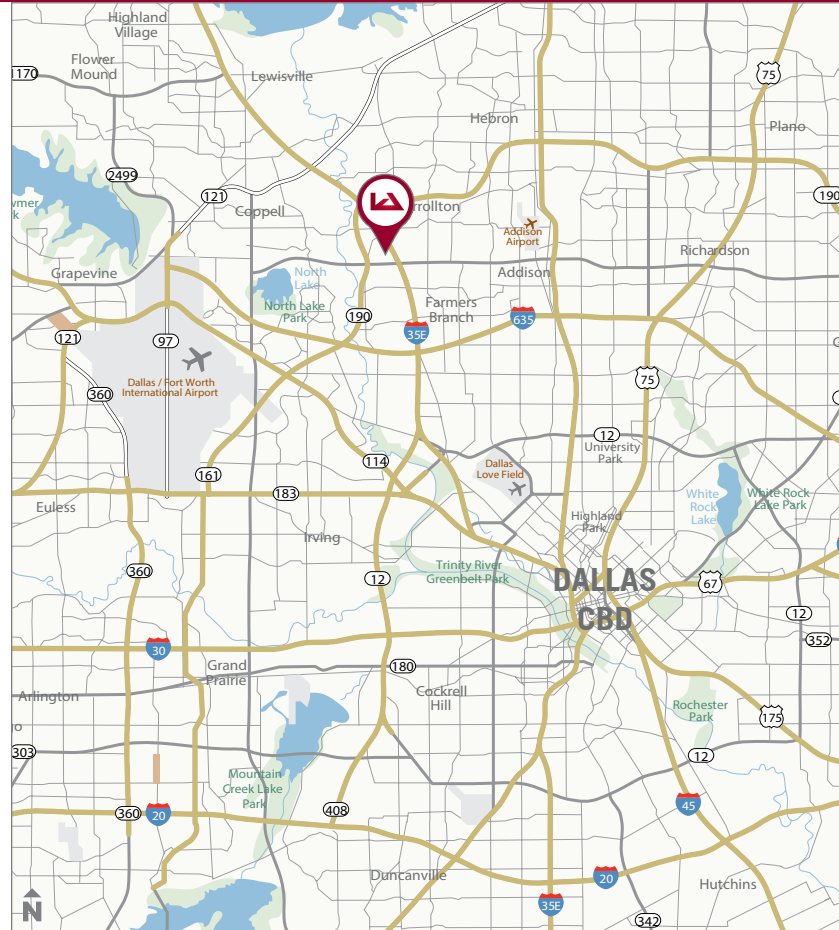
**County:** Dallas  
**Market:** Northwest Dallas Industrial  
**Sub Market:** N. Stemmons / Valwood Industrial

### BUILDING DATA

**Total Building SF:** 20,023 SF  
**Office SF:** 5,000 SF  
**Warehouse SF:** 15,023 SF  
**Clear Height:** 17'5"  
**Loading Docks:** 3 Dock High Doors (1 Ramped)  
**Year of Construction:** 1977  
**Comments:** Excellent Frontage on N-135E  
Situated on ± 1 Acre of Land  
Fenced Outside Storage

### ECONOMIC DATA

**Lease Rate:** \$7.50 NNN + \$3.00 OPEX PSF  
**Sale Price:** \$100.00 PSF



For more information contact:

**Nathan Denton, Principal**  
ndenton@lee-associates.com  
D 972.934.4015

**Stephen Williamson, Associate**  
swilliamson@lee-associates.com  
D 972.934.4045

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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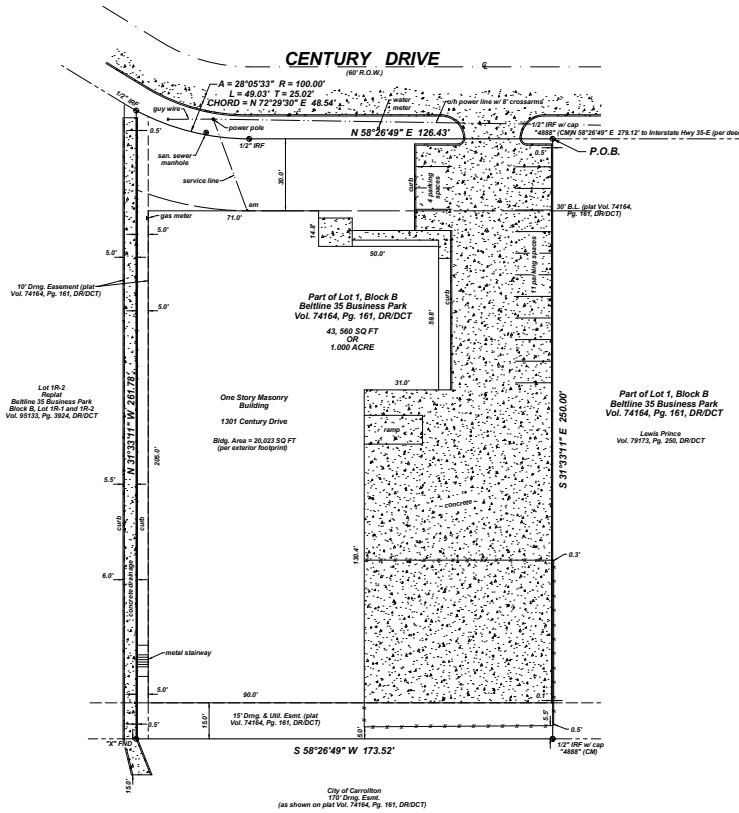




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