

# FOR SALE/LEASE

1001 W. Crosby Rd., Carrollton, TX 75006  
±135,950 SF ON 8.146 Acres



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## LOCATION DATA

COUNTY: Dallas  
MARKET: North Dallas  
SUBMARKET: Valwood

## LISTING DATA

TOTAL BUILDING SF: ±135,950 SF  
OFFICE SF: ±10,000 SF  
CLEAR HEIGHT: 14' - 19'  
LOADING: 16 Dock High Doors (1 oversized interior dock door)  
7 Semi-Dock Doors  
1 Ramp Door  
POWER: 3 Services  
• 2800 A - 240 V/3 Phase  
• 400 A - 440 V/3 Phase  
• 1200 A - 480 V/3 Phase  
SPRINKLERED: None  
CONSTRUCTION: Steel Frame/Tilt Panel  
YEAR BUILT: 1970  
CAR PARKS: 250+  
ZONING: Light Industrial  
LAND: ±8.146 acres  
ADD'L COMMENTS:

- Skylights throughout
- Two (2) sets of restrooms
- 3/4" gas line
- Recently updated landscape
- Recently updated front exterior
- Fenced/paved yard

## ECONOMIC DATA

SALE PRICE: \$5,302,050.00 (\$39.00 PSF)  
LEASE RATE: \$3.35 NNN PSF  
ESTIMATED OPEX: \$1.75 PSF

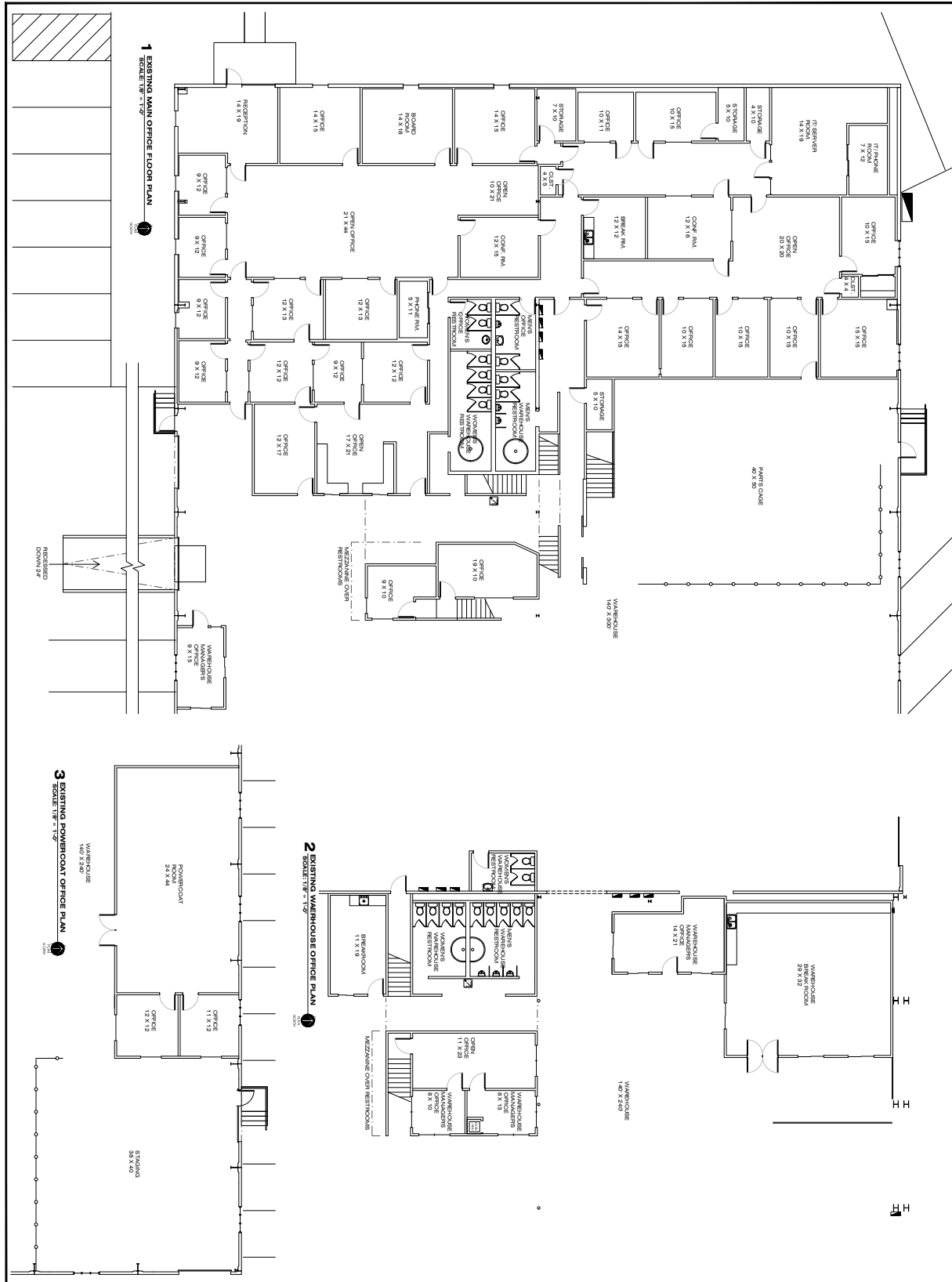


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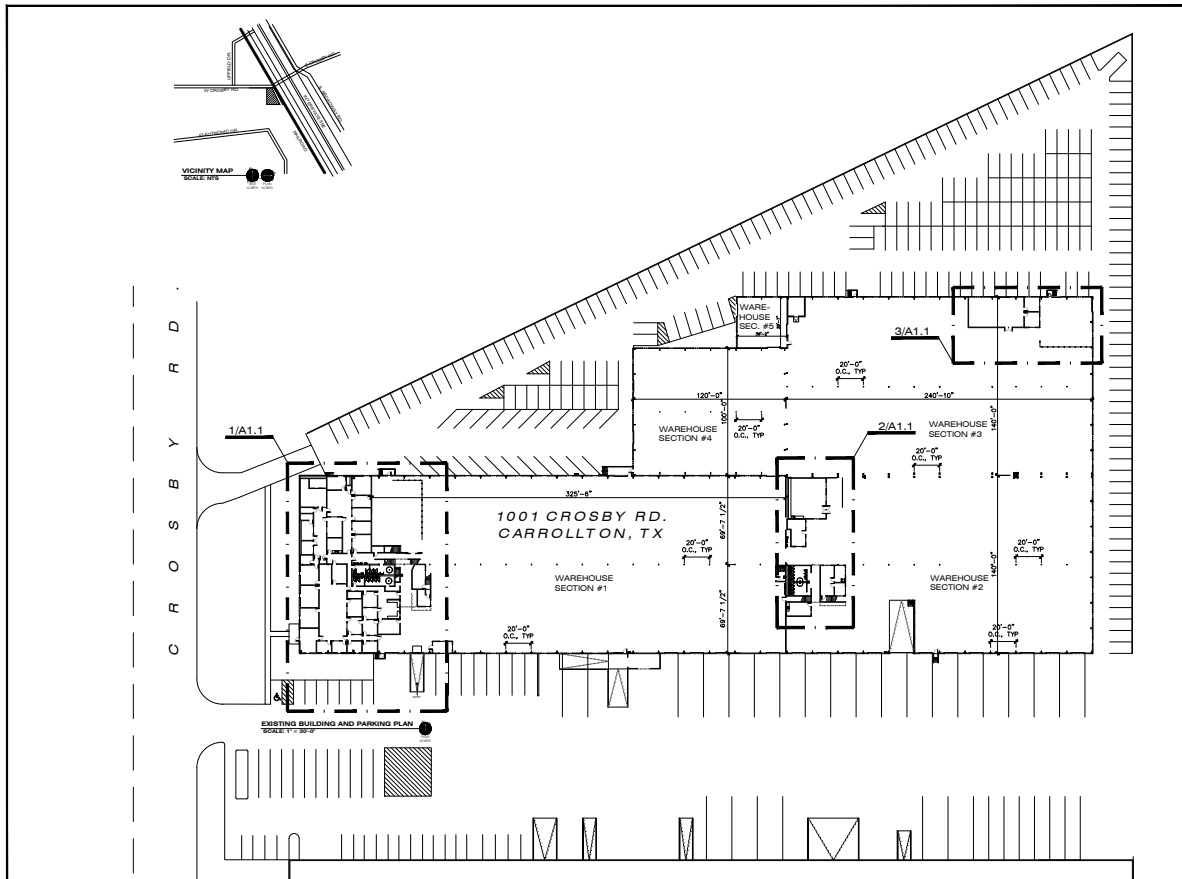
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## Office Floor Plan



# FOR SALE/LEASE - ±135,950 SF ON 8.146 ACRES

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