

# FOR LEASE

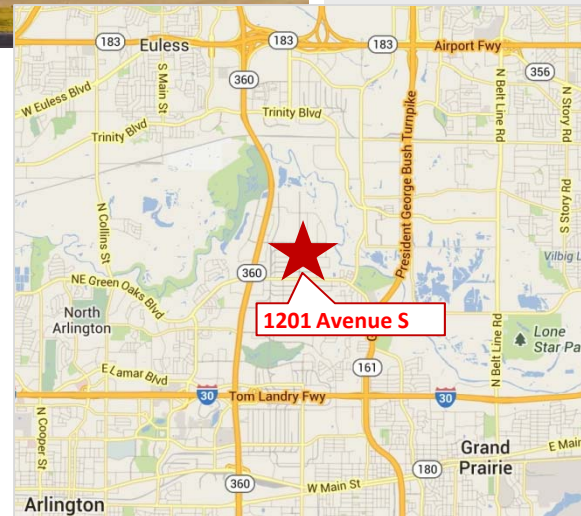
**±117,060 SF on ±5.38 AC  
(divisible to ±58,530 SF)  
Office/Warehouse**

**1201 Avenue S  
:: GRAND PRAIRIE, TX 75050**



## FEATURES:

- ±117,060 SF on ±5.38 Acres (divisible to ±58,530 SF)
  - ❖ ±2,400 SF office (west end)
  - ❖ ±2,360 SF office (east end)
  - ❖ ±24,622 SF A/C warehouse
- ±24" clear height
- 100% sprinklered
- 12 DH doors (expandable to 13 DH doors)
- 1 ramp
- Extra outside storage area available
- Triple Freeport
- Built in 1996
- Great location at hard corner of GSW Pkwy & Ave S
- Easy access to Hwy 360, I-30 and SH 161
- Close proximity to D/FW International Airport



**FOR MORE  
INFORMATION  
PLEASE CONTACT**

**Stan McClure**  
214.979.6328  
stan.mcclure@cbre.com

**Steve Koldyke**  
817.987.4404  
steve.koldyke@cbre.com

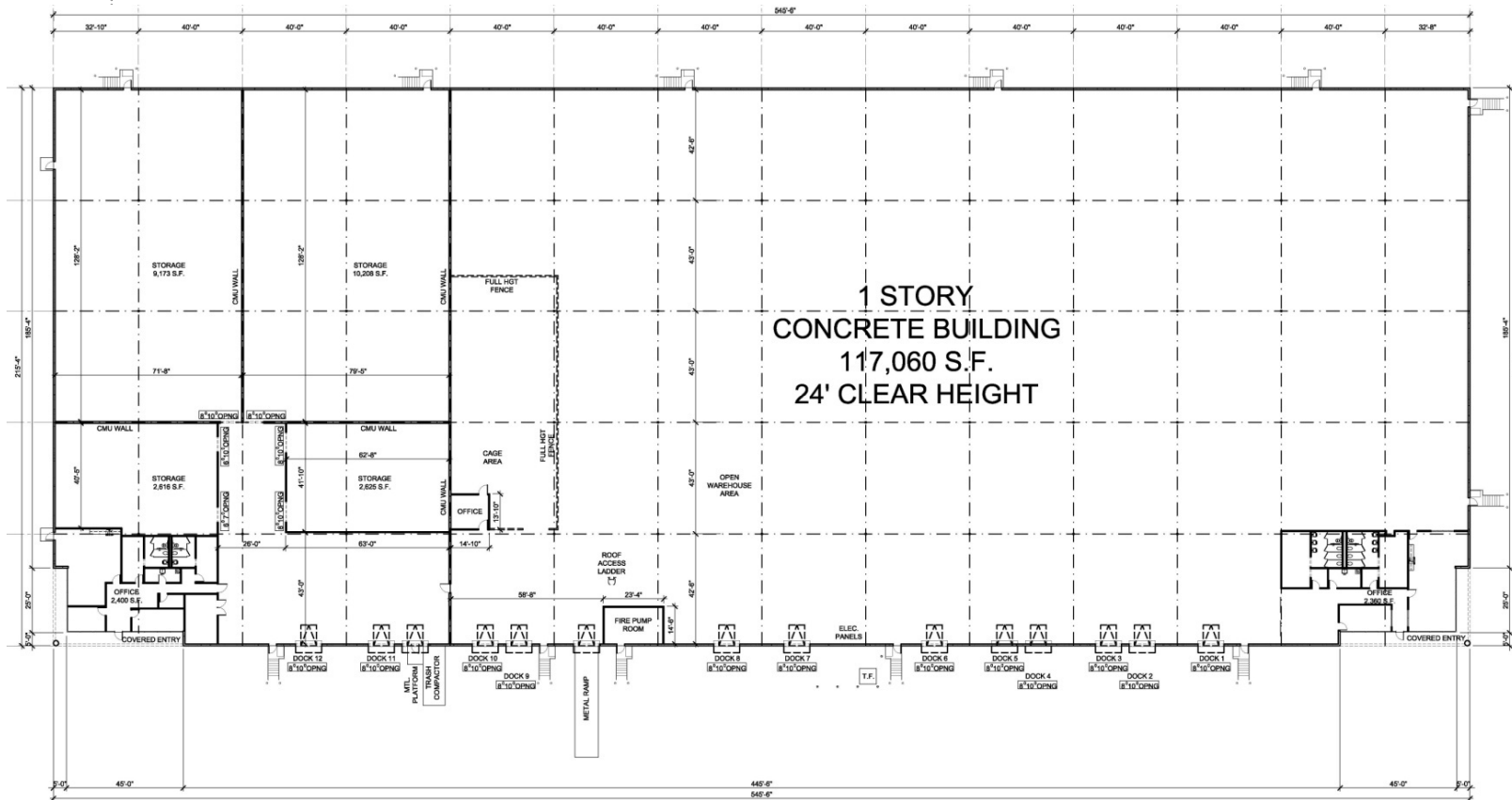
  
**CROW HOLDINGS**  
INDUSTRIAL

**CBRE**

# FOR LEASE

## ± 117,060 SF on ± 5.38 AC (divisible to ± 58,530 SF) Office/Warehouse

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1 STORY  
CONCRETE BUILDING  
117,060 S.F.  
24' CLEAR HEIGHT

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CBRE, Inc. | 2100 McKinney, Suite 700 | Dallas, TX 75201 | www.cbre.com/dfw

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