

FOR SUBLEASE

1200 W Crosby Road
97,446 SF Office/WAREHOUSE
Carrollton Texas, 75006

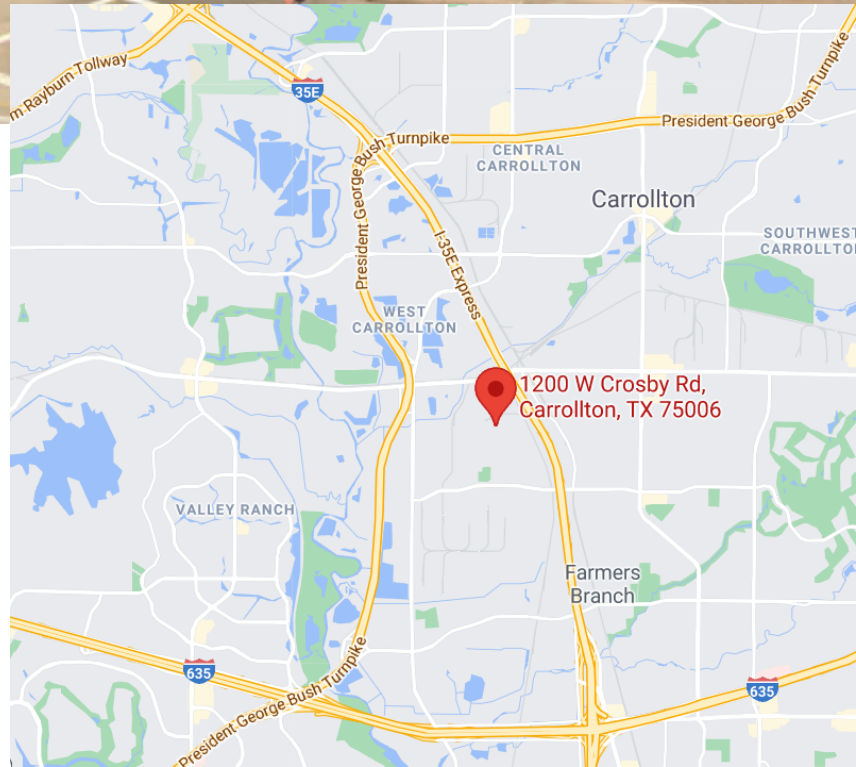


1200 W CROSBY ROAD

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Property Features

- Two office pods; demisable space
- Loading: 8 dock high doors, 2 ramps
- Located in the heart of Valwood Industrial District
- Access to I35 with easy access to 635, I35, and PGBT
- 24-26 Clear height
- Sprinklered
- \$4.35 SF NNN - best deal in market
- Sublease through 4/30/2025



Available Suite

1200 A - South 46,208 SF

1200 B - North 51,238 SF

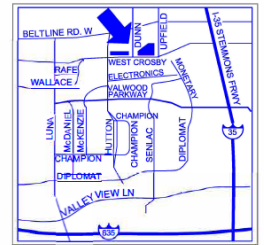
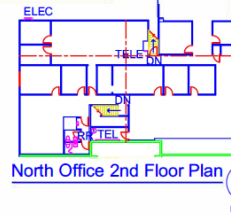
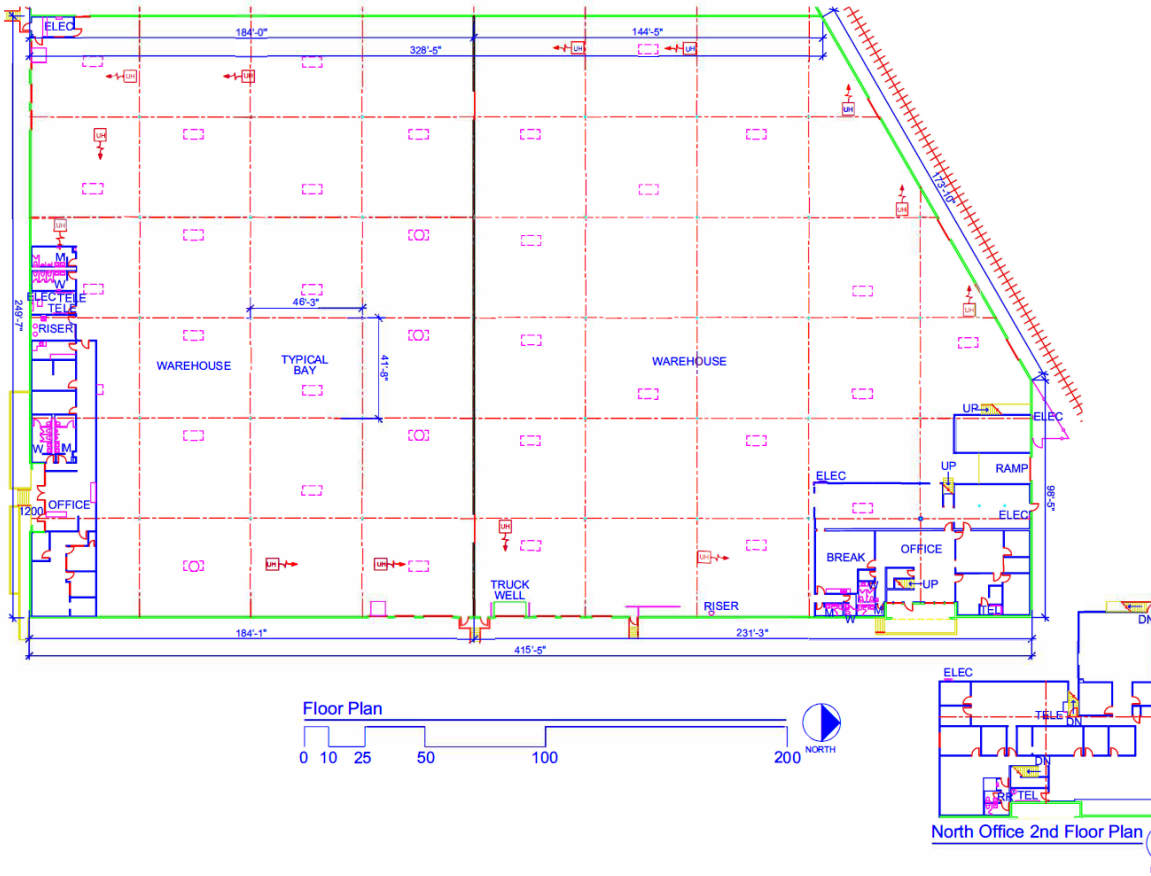
97,446 SF total

46,208 SF | 51,238 SF | 97,446 SF
Office/Warehouse Available

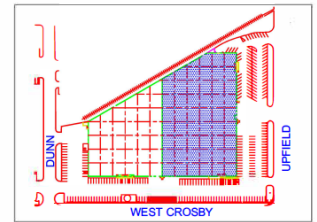
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46,208 SF



Location Map
NORTH



Site Plan
NORTH

1200 West Crosby
Carrollton, Texas

S.F. Summary

SOUTH OFFICE	3,936 S.F.
NORTH OFFICE 1ST FL	5,975 S.F.
WAREHOUSE	87,535 S.F.
TOTAL	97,446 S.F.

(NORTH OFFICE 2ND FLOOR SF, 6,033, NOT INCLUDED IN TOTAL SF)

Building Features

- 100% FIRE SPRINKLERED
- 20' CLEAR HEIGHT
- (7) 8W X 10H DOCK HIGH DOORS
- (3) 8W X 10H RAIL DOORS
- (1) 12W X 10H DOCK-HIGH DOOR WITH LEVELER
- (1) 12W X 14H GRADE LEVEL DOOR WITH INTERIOR RAMP
- (1) 12W X 14H GRADE LEVEL DOOR WITH TRUCK WELL
- EASY ACCESS TO MAJOR THOROUGHFARES



51,238 SF