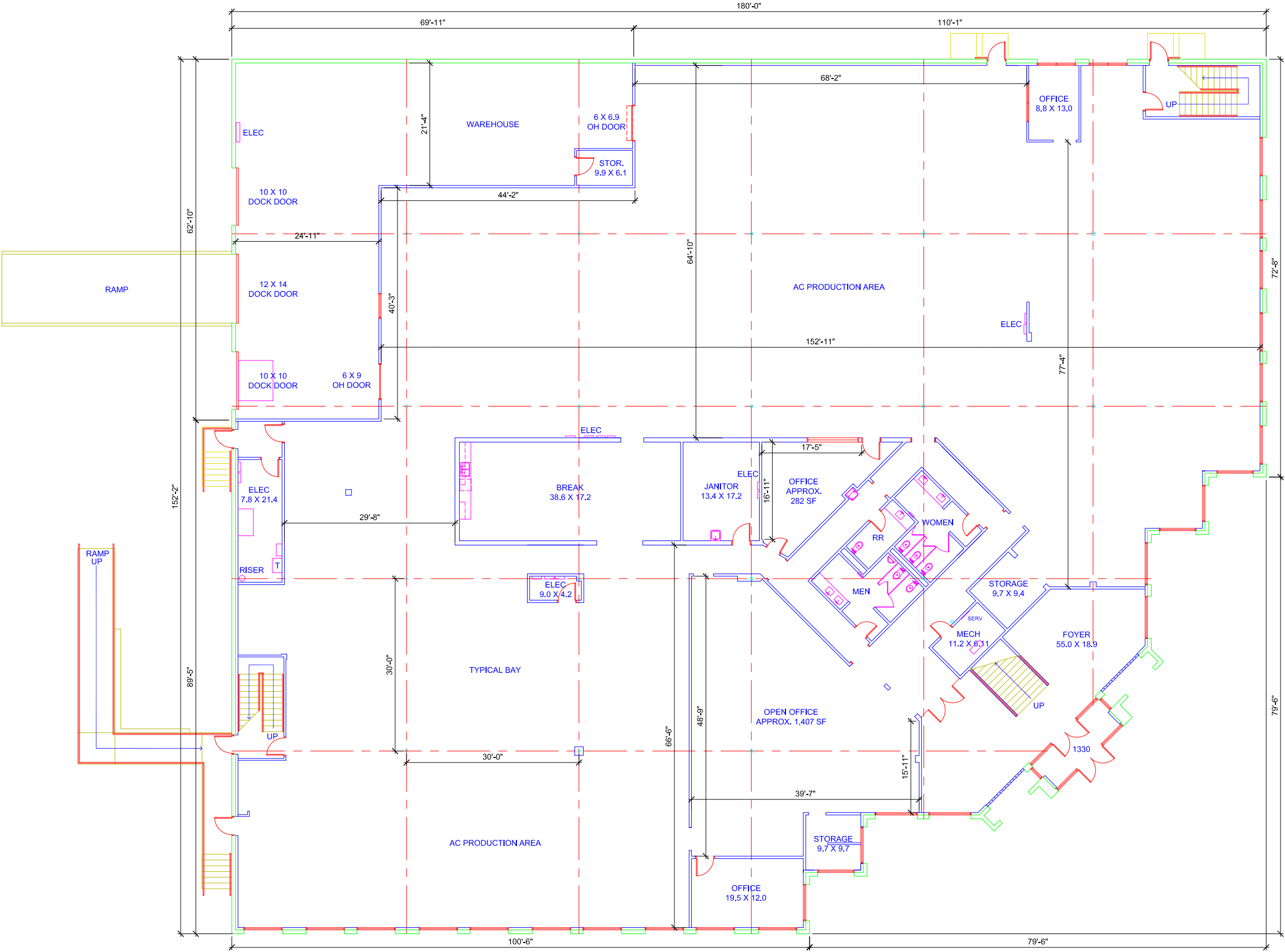
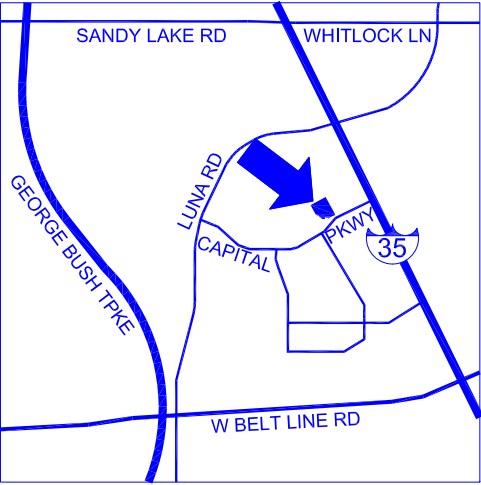
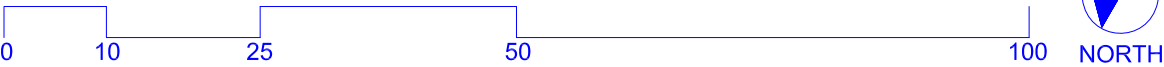
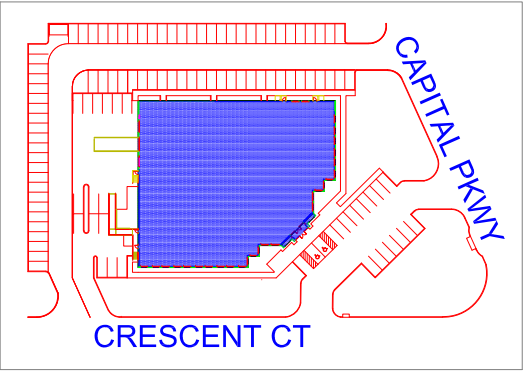




1st Floor Plan



LOCATION MAP



SITE PLAN

1330 Capital Pkwy
Carrollton, TX 75006

S.F. Summary

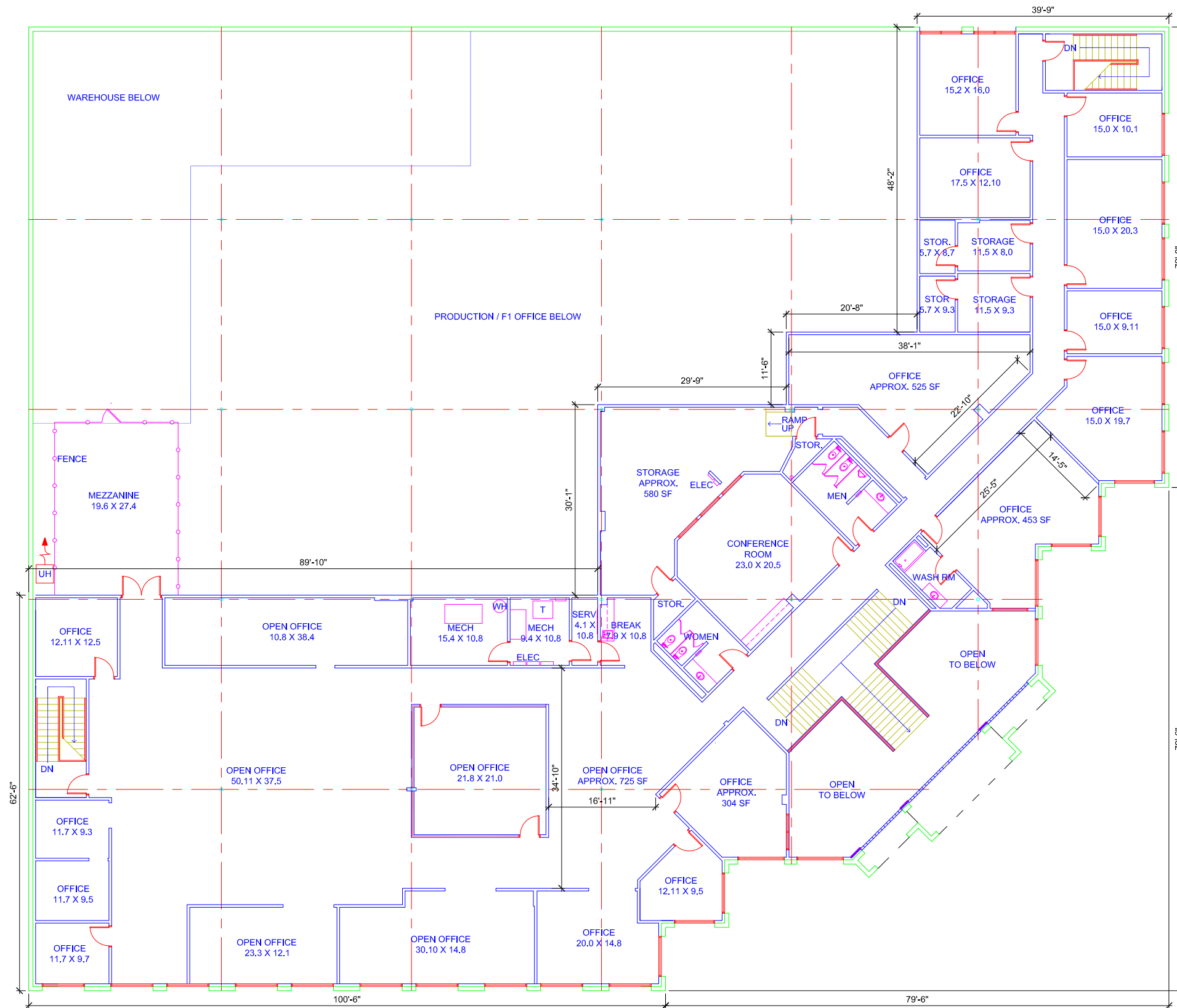
FIRST FLOOR OFFICE / AC PROD	+/- 21,513 S.F.
WAREHOUSE	+/- 2,437 S.F.
FIRST FLOOR TOTAL	+/- 23,950 S.F.
SECOND FLOOR TOTAL	+/- 10,065 S.F.
GRAND TOTAL	+/- 34,015 S.F.

Building Features

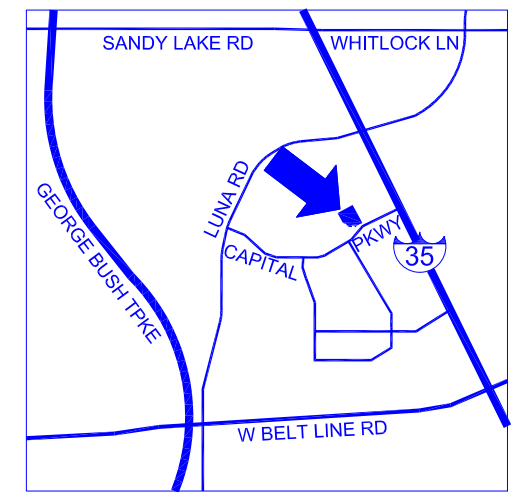
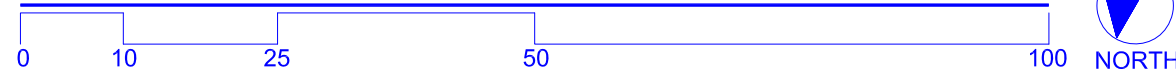
- 26' CLEAR HEIGHT IN WAREHOUSE
- FULLY SPRINKLERED
- HEAVY POWER
- (2) 10 X 10 DOCK DOORS, (1) WITH LEVELER
- (1) 12 X 14 DOCK DOOR WITH RAMP
- +/- 2.208 ACRES
- +/- 110 PARKING SPACES
- GOOD ACCESS TO IH-35, SH 190, & HWY 635



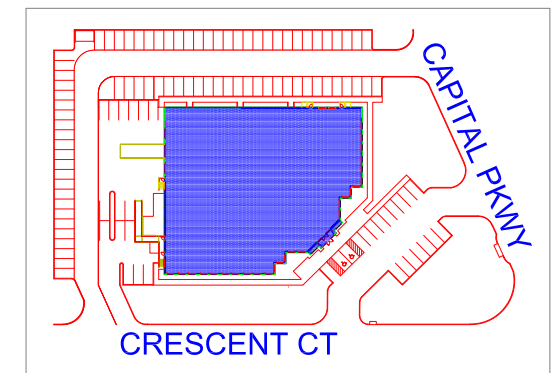
5950 Berkshire Lane Suite 900 Dallas, TX 75225
(972) 241-8300 Fax (972) 241-7955



2nd Floor Plan



LOCATION MAP



SITE PLAN

1330 Capital Pkwy
Carrollton, TX 75006

S.F. Summary

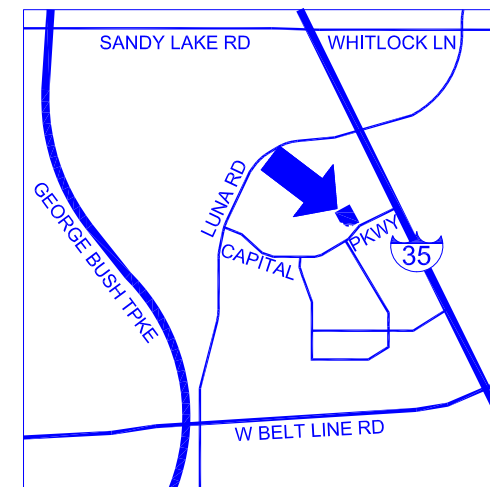
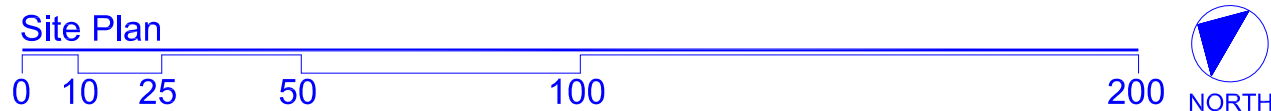
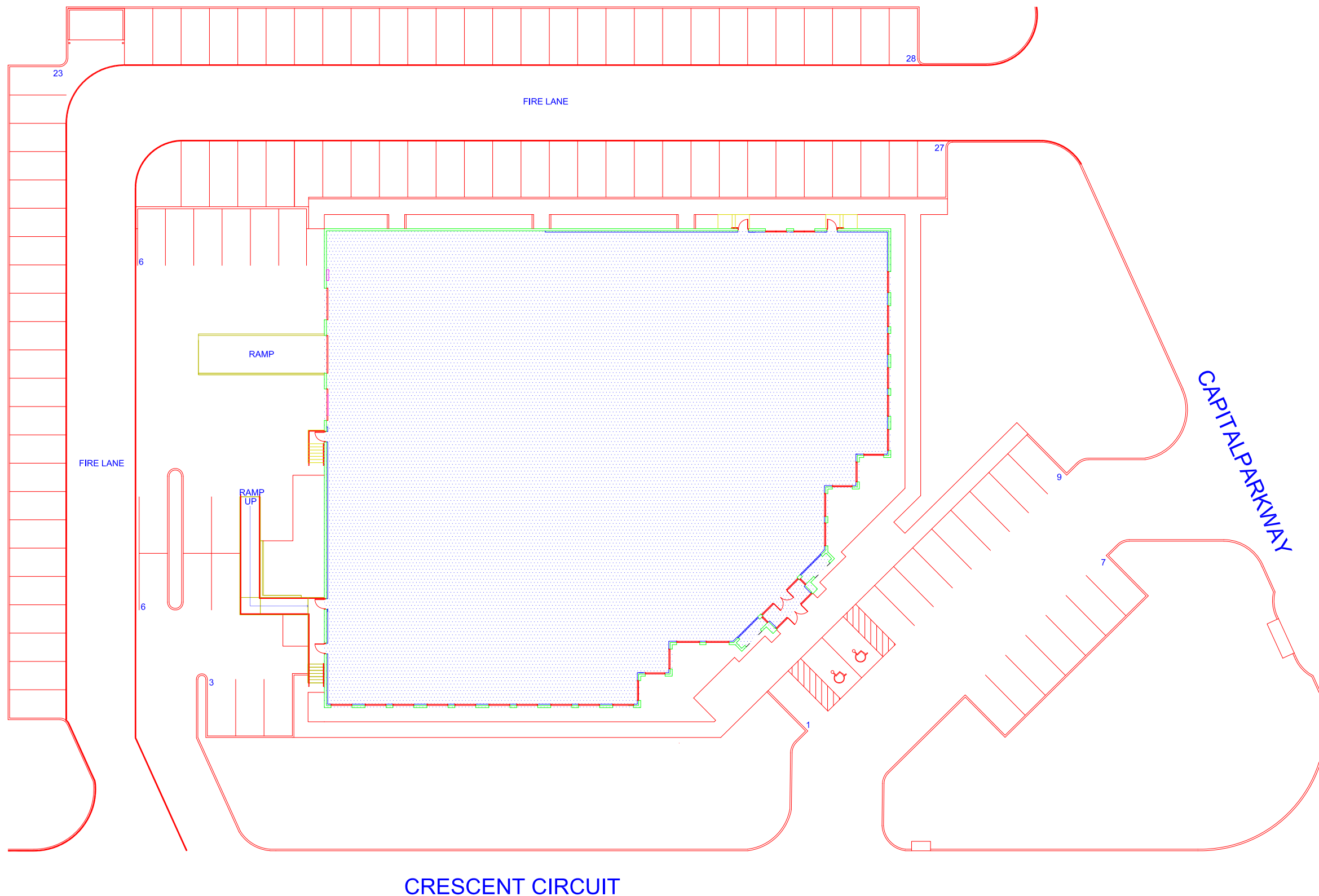
FIRST FLOOR OFFICE / AC PROD	+/- 21,513 S.F.
WAREHOUSE	+/- 2,437 S.F.
FIRST FLOOR TOTAL	+/- 23,950 S.F.
SECOND FLOOR TOTAL	+/- 10,065 S.F.
GRAND TOTAL	+/- 34,015 S.F.

Building Features

- 26' CLEAR HEIGHT IN WAREHOUSE
- FULLY SPRINKLERED
- HEAVY POWER
- (2) 10 X 10 DOCK DOORS, (1) WITH LEVELER
- (1) 12 X 14 DOCK DOOR WITH RAMP
- +/- 2.208 ACRES
- +/- 110 PARKING SPACES
- GOOD ACCESS TO IH-35, SH 190, & HWY 635



5950 Berkshire Lane Suite 900 Dallas, TX 75225
(972) 241-8300 Fax (972) 241-7955



1330 Capital Pkwy
Carrollton, TX 75006

S.F. Summary

FIRST FLOOR OFFICE / AC PROD	+/- 21,513 S.F.
WAREHOUSE	+/- 2,437 S.F.
FIRST FLOOR TOTAL	+/- 23,950 S.F.
SECOND FLOOR TOTAL	+/- 10,065 S.F.
GRAND TOTAL	+/- 34,015 S.F.

Building Features

- 26' CLEAR HEIGHT IN WAREHOUSE
- FULLY SPRINKLERED
- HEAVY POWER
- (2) 10 X 10 DOCK DOORS, (1) WITH LEVELER
- (1) 12 X 14 DOCK DOOR WITH RAMP
- +/- 2.208 ACRES
- +/- 110 PARKING SPACES
- GOOD ACCESS TO IH-35, SH 190, & HWY 635



HOLT LUNSFORD
COMMERCIAL

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