



For Sale

1455 Lemay Drive

Carrollton, TX 75007

15,932 SF

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Jones Lang LaSalle Brokerage, Inc.



Property Highlights

1455 Lemay Drive, Carrollton, TX 75007

County: Denton

Zoning: Light industrial

Floodplain: No

Acreage: 0.707 acres

Construction: Tilt wall

Year of Construction: 1983

Square Footage:

- 15,932 SF (existing with mezzanine)
- 1st floor office: 2,946 SF
- 2nd floor office: 2,946 SF
- 1st floor warehouse: 5,124 SF
- 2nd floor warehouse: 4,916 SF

Roof: New roof installed 2018

HVAC: 5 RTUs all replaced in the last three years

Power: 400 Amps 480 Volt 3 Phase – estimated

Sprinklers: None

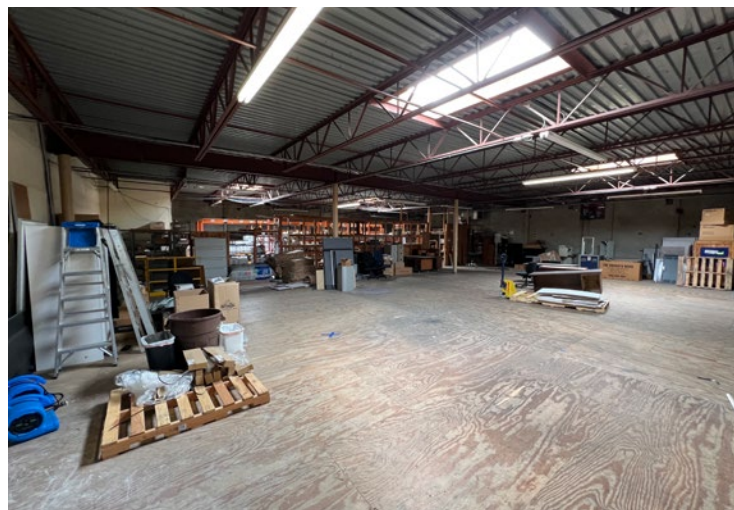
Car parks: 34

Loading:

- Dock High platform with mechanical pit leveler and ramp down.
- 16' high x 10' wide grade level doors.

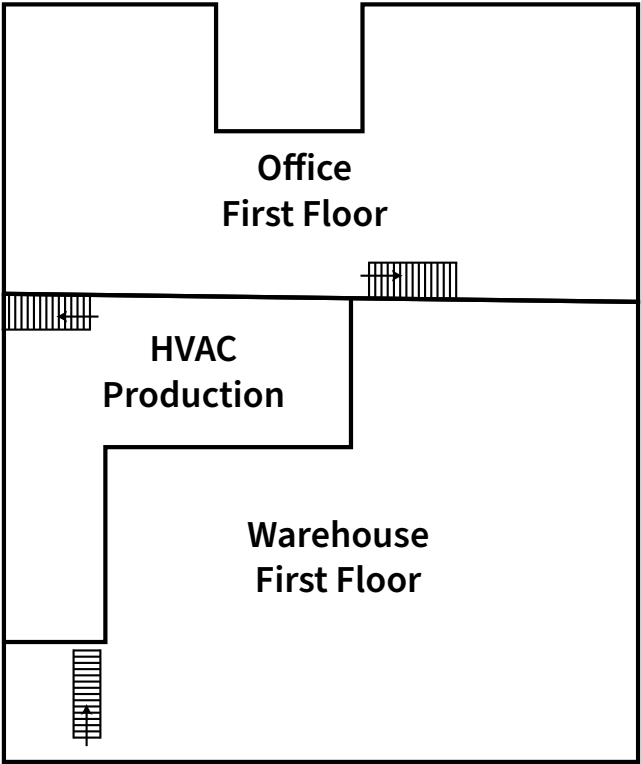
Clear Height:

- Lower Warehouse: 9'
- Upper Warehouse: 9'

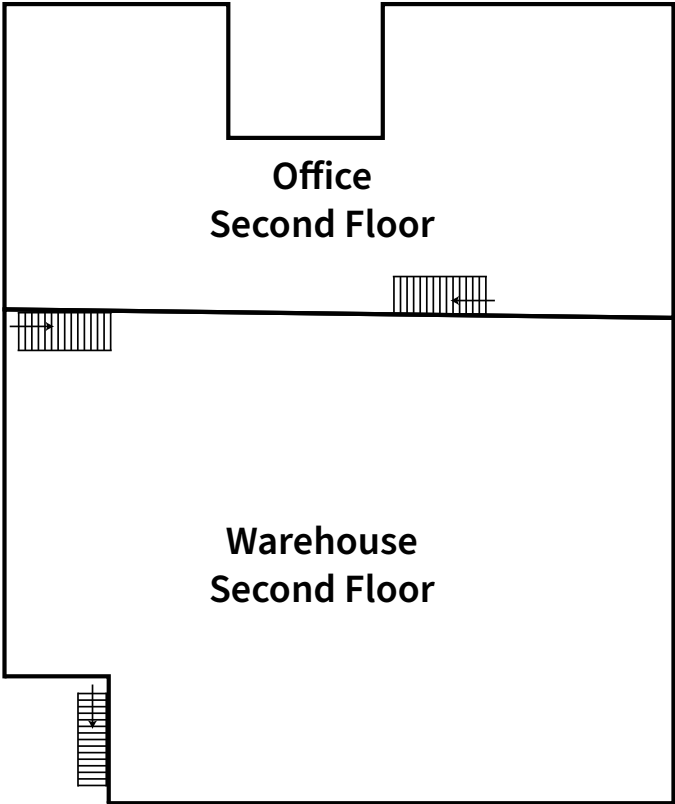


Floor plan

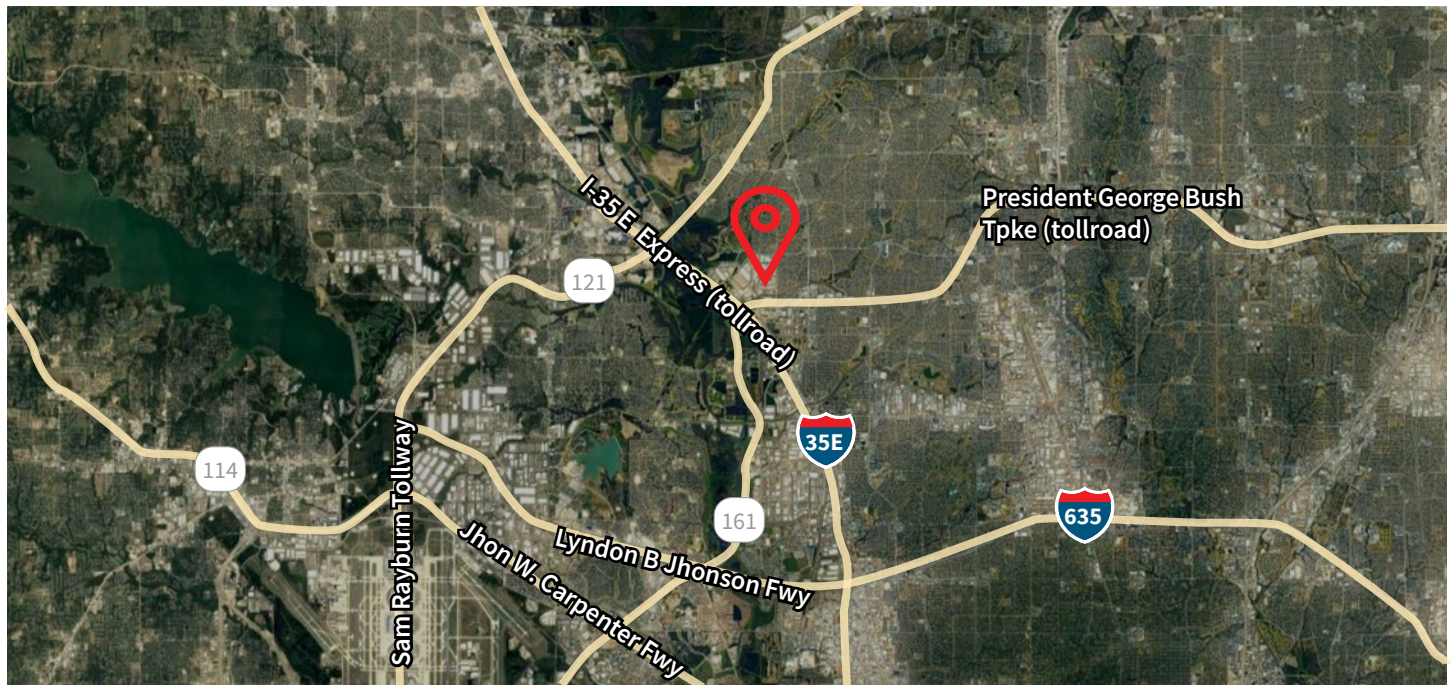
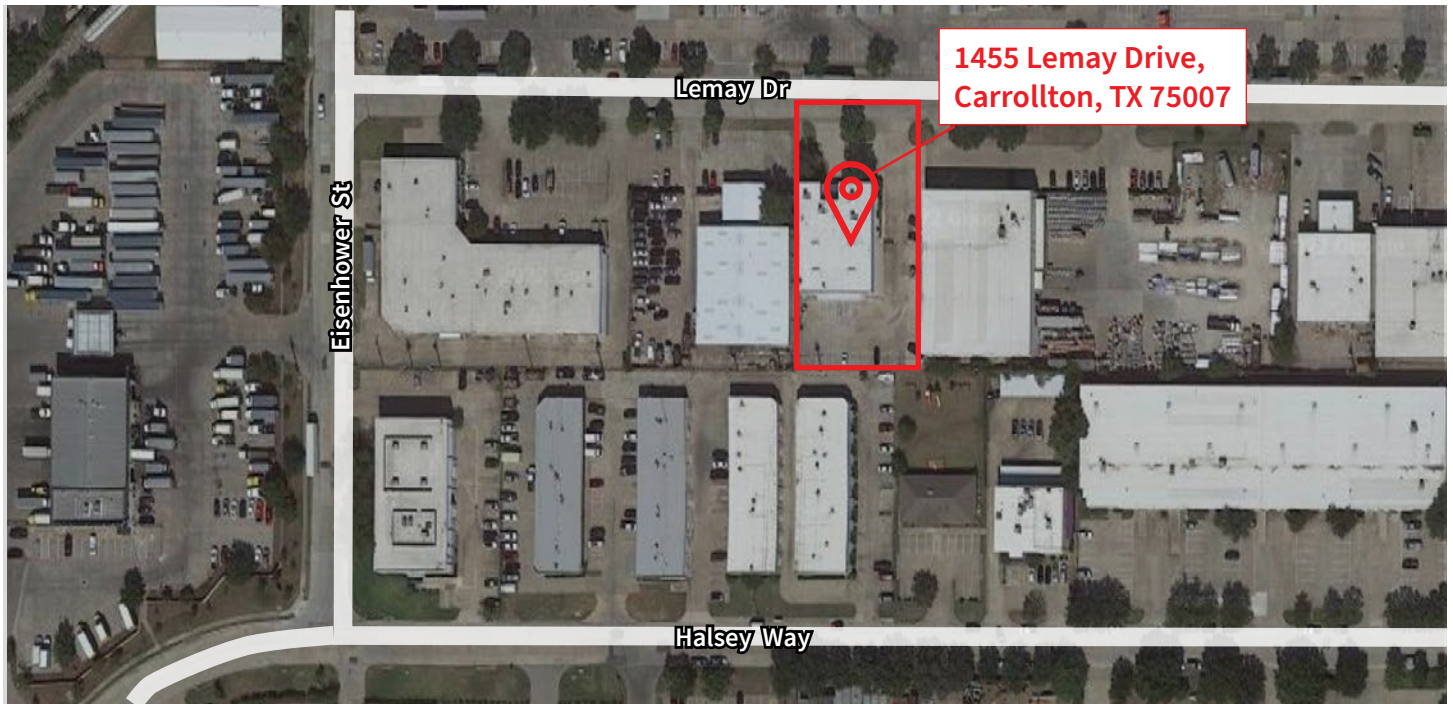
1st Floor



2nd Floor



Aerial maps



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