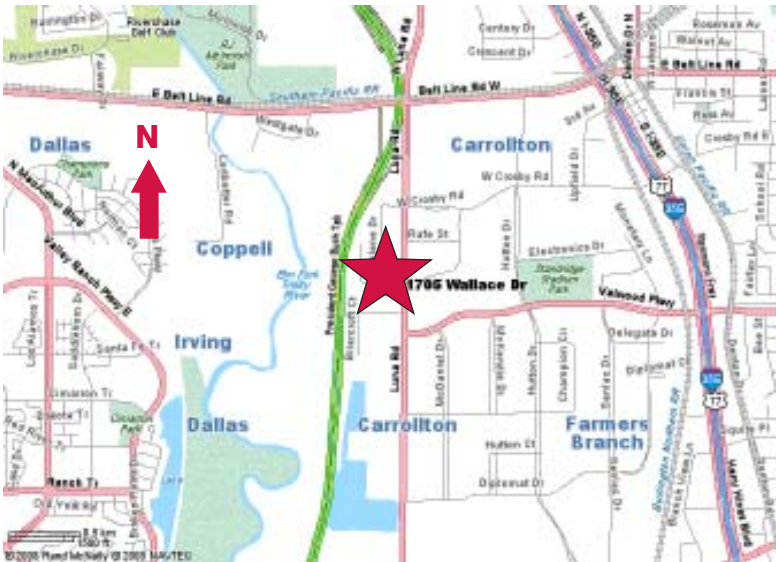


# For Lease

1705 Wallace Drive, Suites 104 / 112 / 114  
Carrollton, Texas  
17,325 - 34,650 Square Feet Available



## Suite 104 / 17,325 SF

- ± 800 SF Office
- 3 Dock High Doors (All With Levelers)
- ± 17 Car Parks
- ± 24' Clear Height
- 41'3" x 52'6" Column Spacing
- ± 90' Truck Court Depth / Front Load
- ESFR Sprinkler System
- Easy Access to I-635, I-35E & President George Bush Turnpike

## Suite 112 / 17,325 SF

- ± 2,440 SF Office
- 3 Dock High Doors
- ± 16 Car Parks
- ± 24' Clear Height
- 41'3" x 52'6" Column Spacing
- ± 90' Truck Court Depth / Front Load
- ESFR Sprinkler System
- Easy Access to I-635, I-35E & President George Bush Turnpike

## Suite 114 / 17,325 SF

- ± 1,500 SF Office
- 3 Dock High Doors
- ± 15 Car Parks
- ± 24' Clear Height
- 41'3" x 52'6" Column Spacing
- ± 90' Truck Court Depth / Front Load
- ESFR Sprinkler System
- Easy Access to I-635, I-35E & President George Bush Turnpike

Owned & Managed By:



**INDUSTRIAL PROPERTIES**  
CORPORATION

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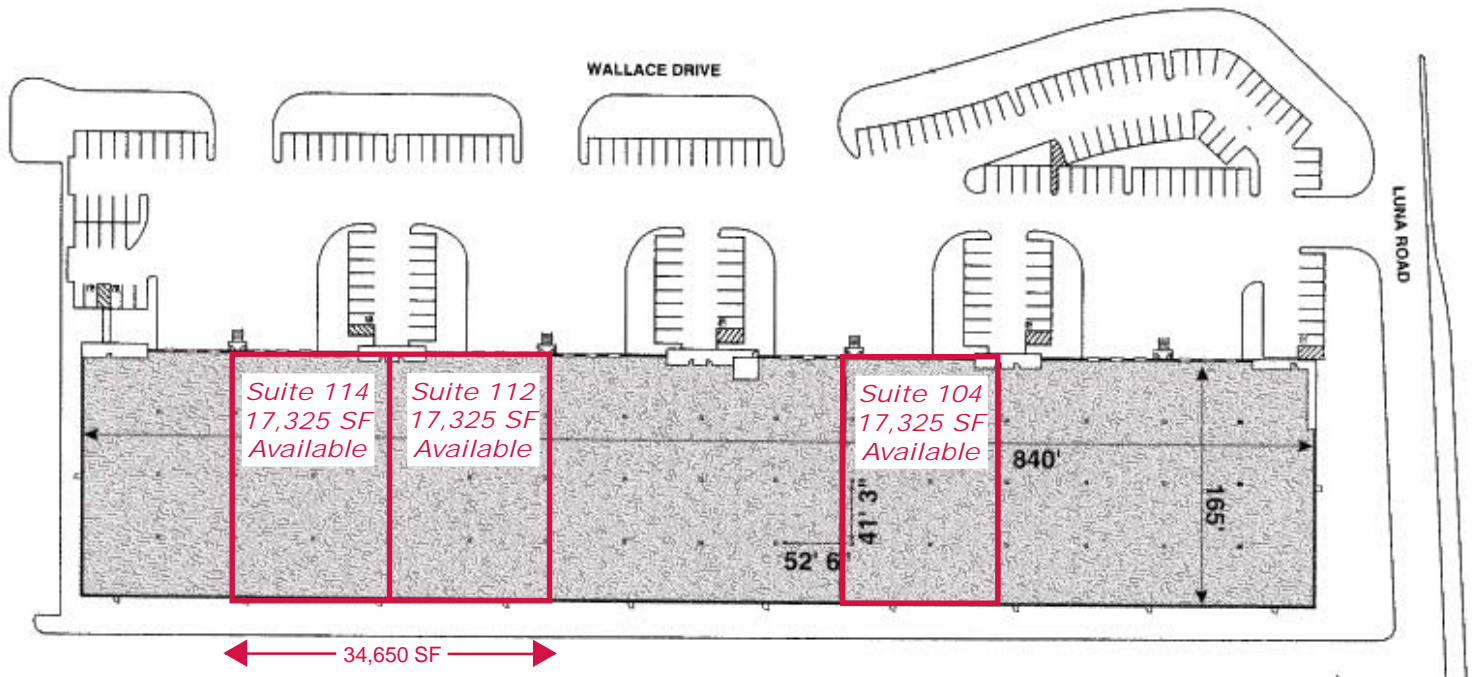
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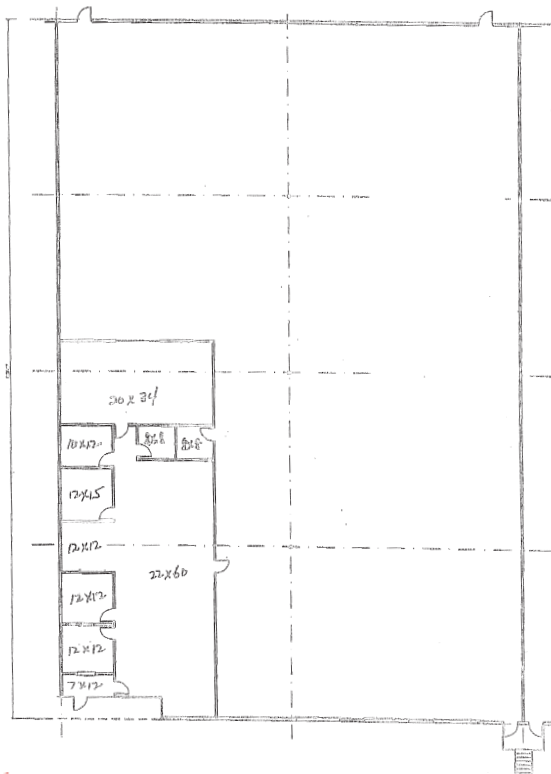
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17,325 - 34,650 Square Feet Available



Suite 112



Suite 104

