

Office Warehouse Space

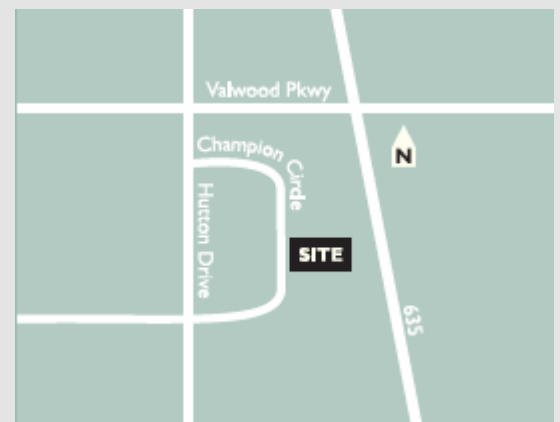
Now Available For Lease

1304 Champion Circle, Carrollton, TX



44,077 Square Feet Available

- Excellent accessibility to I-35 and I-635
- 100% air conditioned
- Available immediately
- Space Size approximately 44,077 SF
- +/- 1,428 SF Existing Office
- Building Depth approximately 260' Deep
- 45' x 34.8' Column Spacing
- 22' Operating Clear Height
- 3 – 10'x10' Dock High Doors (3 potential additions) and 1 concrete ramp
- Fully Sprinklered
- Skylights



For Additional Information Contact:

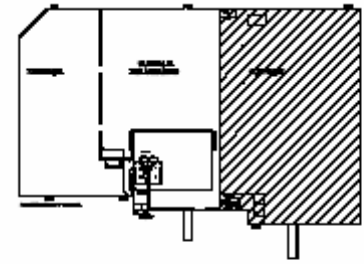
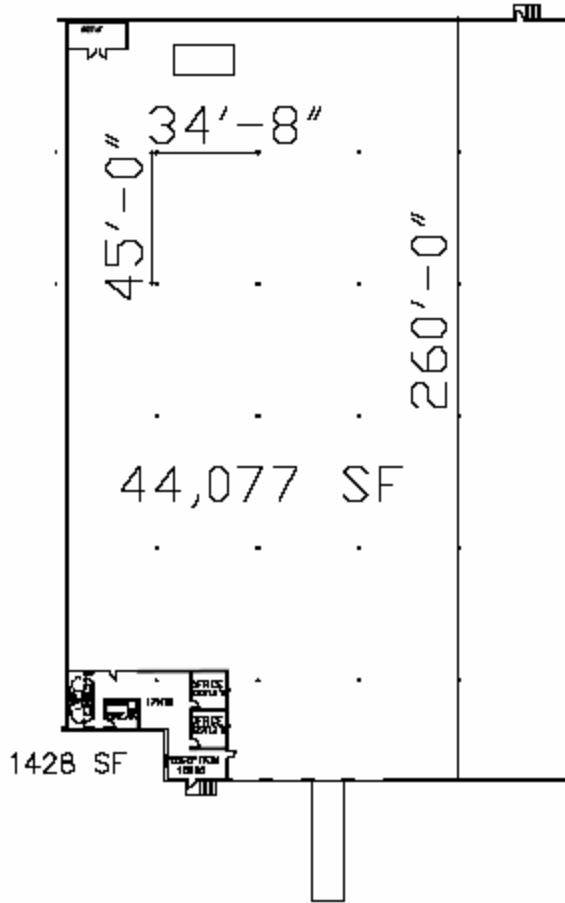
Tom Kuhlmann, Michael Peinado, or Gil Stroube 214.740.3300

**LINCOLN
PROPERTY
COMPANY**

Office Warehouse Space

1304 Champion Circle



TOTAL SQ. FT: 44,077 SF

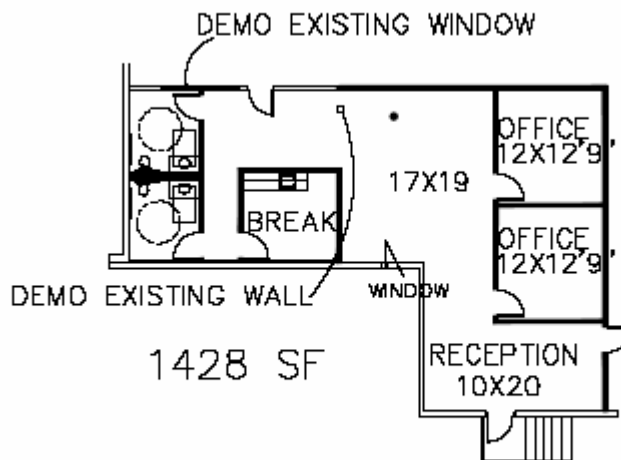


VACANCY

Office	1,428 SF
Warehouse	42,649 SF
Total	44,077 SF

PARTITION LEGEND

-  NEW PARTITION
-  EXISTING PARTITION



ENLARGED OFFICE SPACE

For Additional Information Contact:

Tom Kuhlmann, Michael Peinado, or Gil Stroube 214.740.3300