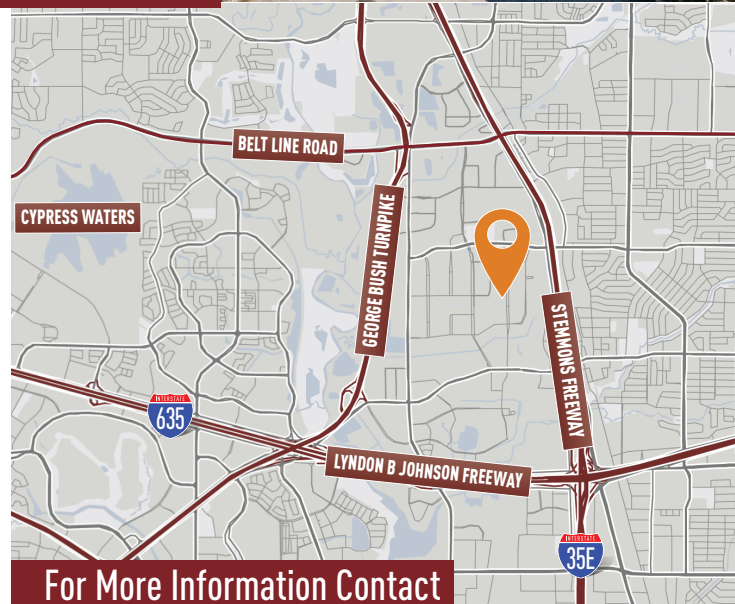




# 131,840 SF AVAILABLE

## Building Specifications

Building Size:	131,840 SF
Available:	131,840 SF
Divisible To:	24,570
Office:	10,448 SF
Clear Height:	24' Clear
Loading:	21 Dock High Doors (4 with Pit Levelers)
Drive in Doors :	3
Auto Parking:	150 Cars
Electric:	1600 Amps, 277/480 Volts, 3-Phase
Column Spacing:	40' X 42'
Sprinkler System:	Wet



## Building Features

- › Building well-located in Valwood industrial park
- › Situated between Interstate 35 (Stemmons Fwy), Interstate 635 (LBJ Fwy) and George Bush Tollway (SH190)
- › Front load configuration

# CBRE

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# 1270 Champion Circle, Carrollton, TX



## Master Plan Rendering

