

FOR LEASE

Valpointe Plaza - 1421 Champion
Office/Warehouse Suites Available
CARROLLTON TEXAS, 75006



1421 Champion Drive

Carrollton, Texas 75006

Property Features

- Well established business park
- Diversified tenant mix
- 24/7 Tenant controlled HVAC
- 14' overhead doors available
- 16' clear
- Expansion flexibility from current landlord
- Dock high & grade level loading available
- Easy access to I35, 635 & PGBT
- Great ingress/egress to Valwood
- Flex and industrial spaces that have been made ready for quick deals!



Available Suites

Suite 128	3,339 SF	Suite 344	5,014 SF
Suite 320	3,492 SF	Suite 304	8,361 SF
+/- 1.5 acres of outside storage available			



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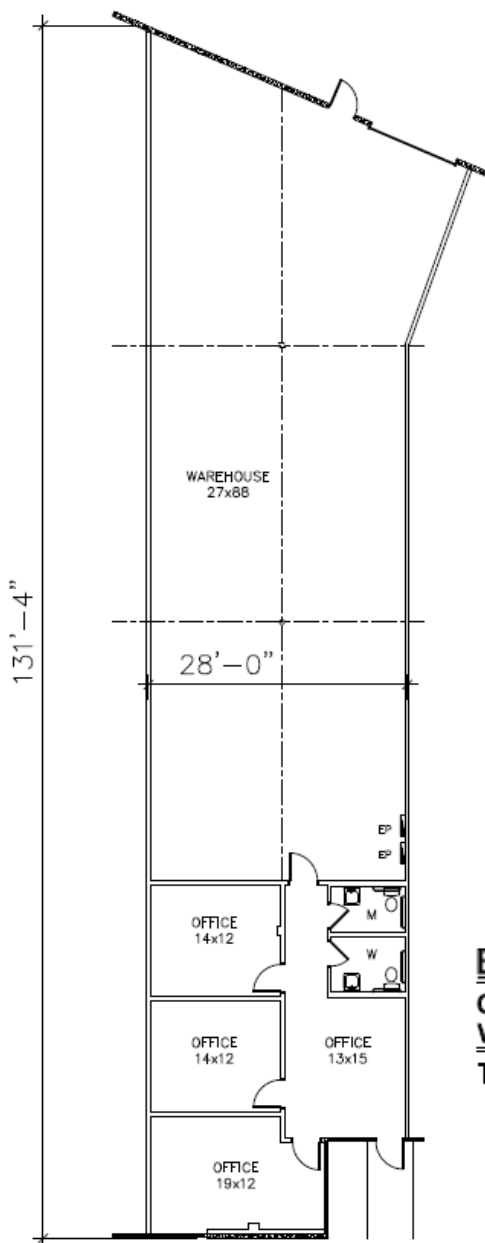
RICHJR@RICHYOUNGCOMPANY.COM

2,273 SF - 12,131 SF
Office/Warehouse &
Tech Space Available

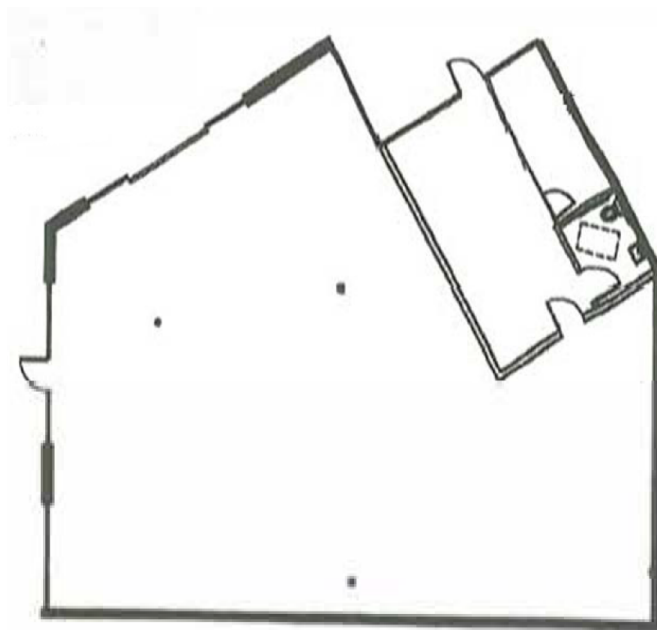
Valpointe Business Park

1421 Champion, Carrollton, Texas 75006

Suite 320
3,492 SF



Suite 128
3,339 SF



BUILDING SUMMARY

OFFICE	996 SF
WAREHOUSE	2,498 SF
TOTAL	3,492 SF



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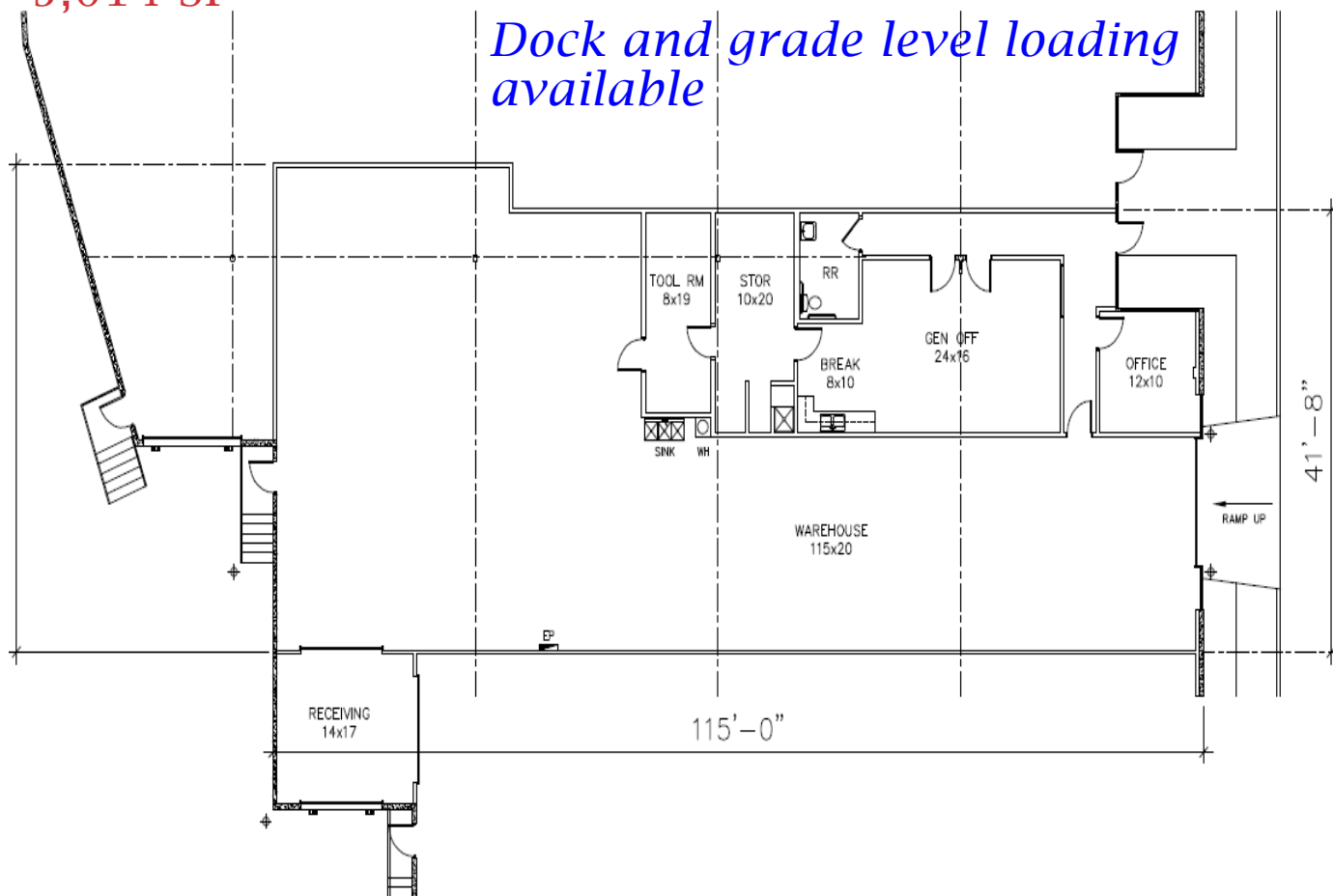
2,273 SF - 12,131 SF
Office/Warehouse &
Tech Space Available

Valpointe Business Park

1421 Champion, Carrollton, Texas 75006

Suite 344
5,014 SF

*Dock and grade level loading
available*



BUILDING SUMMARY

OFFICE	1,201 SF
WAREHOUSE	3,813 SF
TOTAL	5,014 SF



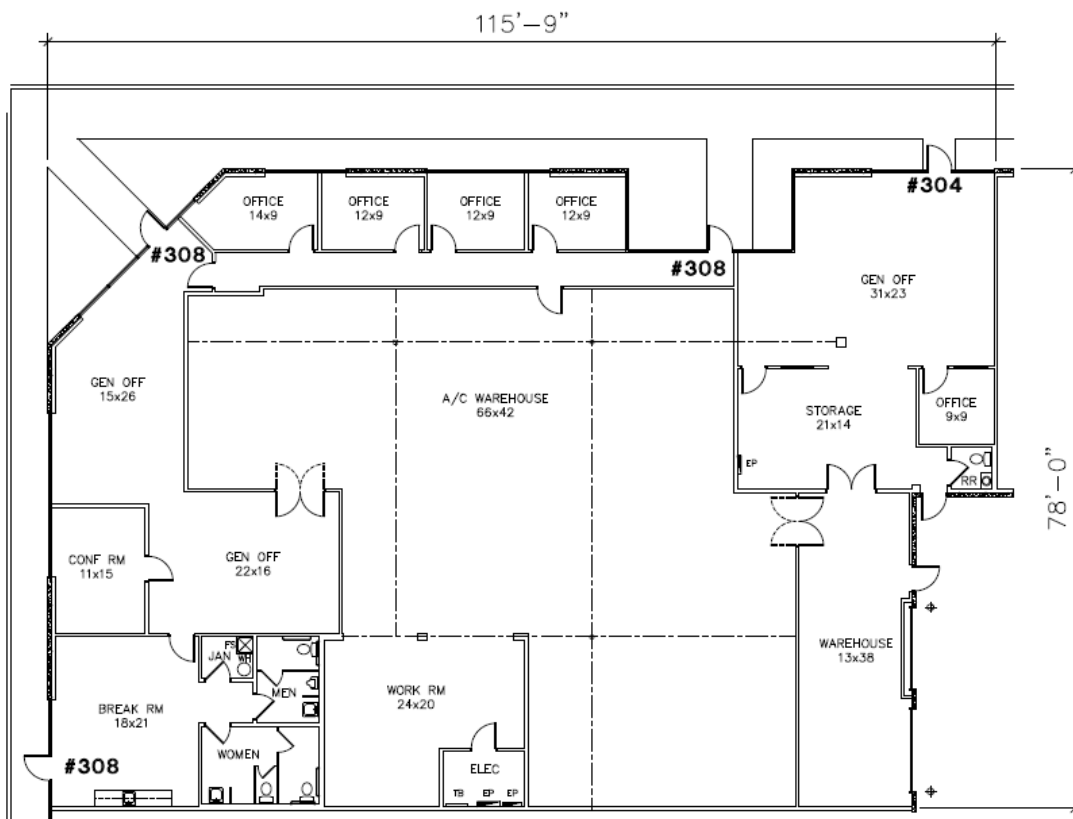
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Office/Warehouse &
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Valpointe Business Park

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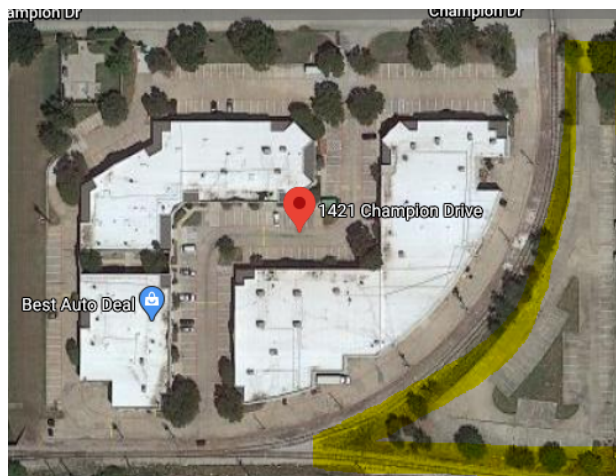
Suite 304
8,361 SF



VALPOINTE BUSINESS PARK
1421 CHAMPION
SUITE #304-#308
CARROLLTON, TX

BUILDING SUMMARY

#304	
OFFICE	793 SF
WAREHOUSE	391 SF
TOTAL	1,184 SF
#308	
OFFICE	6,620 SF
WAREHOUSE	557 SF
TOTAL	7,177 SF
GRAND TOTAL	8,361 SF



*Approximately +/- 1.5
acres of outside
storage available*

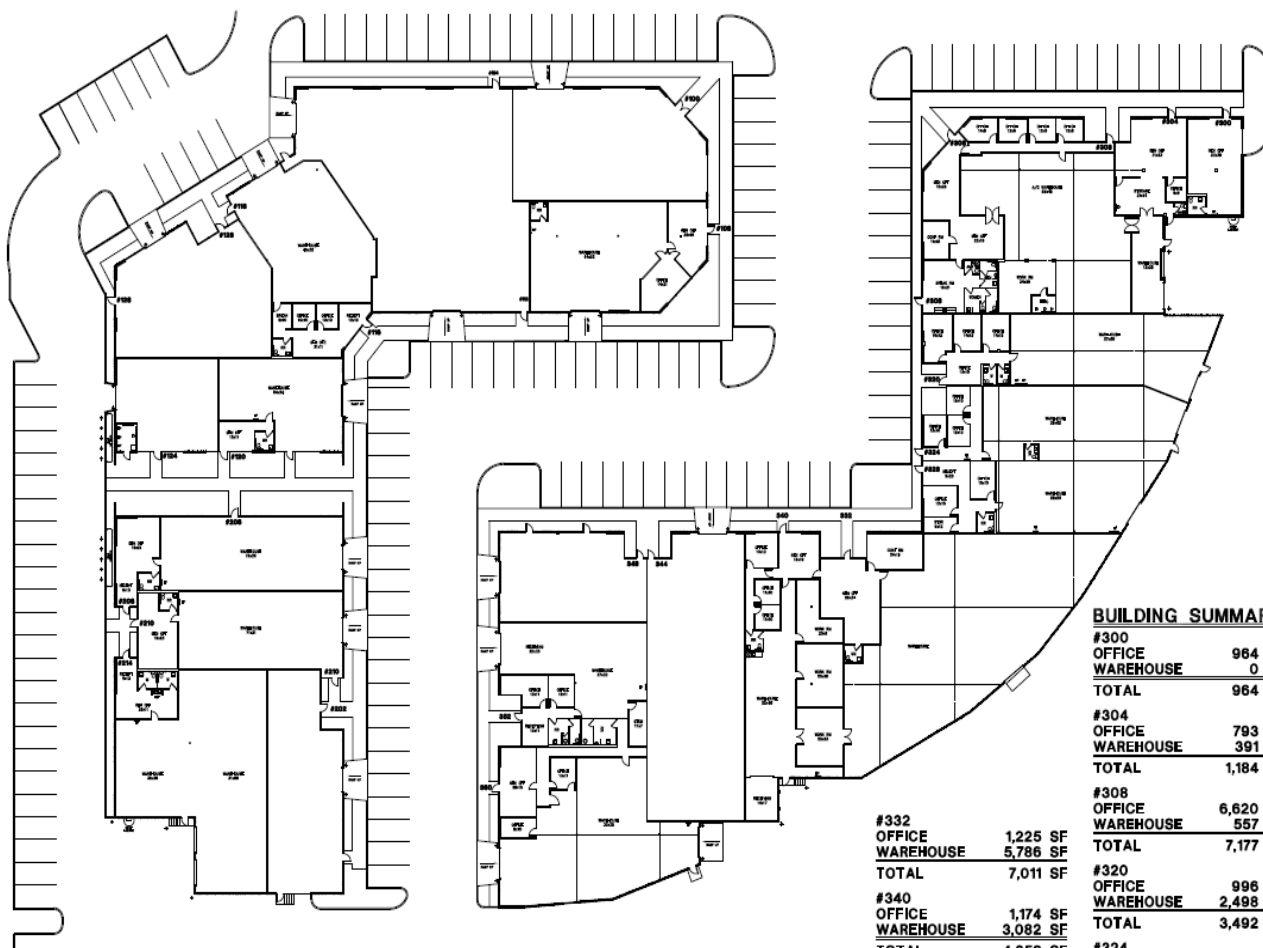


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2,273 SF - 12,131 SF
Office/Warehouse &
Tech Space Available

Valpointe Business Park

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A SITE PLAN
SCALE : 1" = 20'

**VALPOINTE
BUSINESS PARK**
1421 CHAMPION
CARROLLTON, TX

BUILDING SUMMARY

#100	xxx SF
#104	xxx SF
#108	790 SF
OFFICE	2,884 SF
WAREHOUSE	
TOTAL	3,674 SF
#112	xxx SF
#116	848 SF
OFFICE	2,808 SF
WAREHOUSE	
TOTAL	3,656 SF
#120	309 SF
OFFICE	1,742 SF
WAREHOUSE	
TOTAL	2,051 SF
#124	1,515 SF
#128	xxx SF

BUILDING SUMMARY

#300	964 SF
OFFICE	0 SF
WAREHOUSE	
TOTAL	964 SF
#304	793 SF
OFFICE	391 SF
WAREHOUSE	
TOTAL	1,184 SF

#308	6,620 SF
OFFICE	557 SF
WAREHOUSE	
TOTAL	7,177 SF

#320	996 SF
OFFICE	2,498 SF
WAREHOUSE	
TOTAL	3,492 SF

#324	685 SF
OFFICE	2,542 SF
WAREHOUSE	
TOTAL	3,227 SF

#328	926 SF
OFFICE	2,053 SF
WAREHOUSE	
TOTAL	2,979 SF

#332	1,225 SF
OFFICE	5,786 SF
WAREHOUSE	
TOTAL	7,011 SF

#340	1,174 SF
OFFICE	3,082 SF
WAREHOUSE	
TOTAL	4,256 SF

#344	xxx SF
#348	2,160 SF

#360	1,284 SF
OFFICE	3,052 SF
WAREHOUSE	
TOTAL	4,336 SF

#352	784 SF
OFFICE	1,489 SF
WAREHOUSE	
TOTAL	2,273 SF

BUILDING SUMMARY

#202	xxx SF
#206	670 SF
OFFICE	2,570 SF
WAREHOUSE	
TOTAL	3,240 SF
#210	556 SF
OFFICE	2,078 SF
WAREHOUSE	
TOTAL	2,634 SF
#214	581 SF
OFFICE	4,506 SF
WAREHOUSE	
TOTAL	5,087 SF



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