

DISTRIBUTION DRIVE GARLAND, TX



BUILDING FEATURES:

Building Configuration: Cross Dock

Building Size: 169,105 SF

Office Build-Out: BTS

Acres / Coverage%:
9.5 Acres / 40.9% Coverage

Clear Height: 32'

Parking: Up to 196 Car Parks

LEED Certified



Building Depth: 455'

Loading: 38 Dock High Doors

Truck Court Depths: 185'

Concrete Truck Courts:
29 Trailer Stalls (expandable)

Fire Sprinklers: ESFR

Column Spacing: 52' x 55' 10" (Typical)

Lighting: BTS; T-5



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DISTRIBUTION DRIVE GARLAND, TX



DRIVE TIMES:



1.5 Miles
3 Minutes



6.8 Miles
9 Minutes



5.6 Miles
8 Minutes

LOCATION HIGHLIGHTS:

Triple Freeport Inventory tax incentive

Located in Dallas County

Direct access to Highway US-75, I-635, and I-30

Located in the heart of the 38 million square foot NE Dallas Garland Industrial market

Close proximity to Union Pacific Intermodal (12 miles) the Dallas CBD (16 miles), and Dallas Love Field Airport (17 miles)

Outstanding labor and transportation infrastructure



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