

SHILOH BUSINESS CENTER



1601 S SHILOH ROAD | GARLAND, TEXAS 75042



FOR LEASING/SALES INFORMATION:

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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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Building Configuration: Cross Dock
Building Size: Building A: 117,206 SF
 (DIVISIBLE) Building B: 131,960 SF
Office: Build to Suit
Acres: 16.22 Acres
Clear Height: 32'

Parking: Building A: 53
 Building B: 132
Building Depth: Building A: 350'
 Building B: 420'
Slab: 6" Thick, 4000 PSI
 Concrete

Loading: Building A: 33 Dock High
 Building B: 30 Dock High
Truck Court Depth: 130'–193'
Fire Sprinklers: ESFR
Roof: R-12, 45 Mil TPO

Column Spacing: Building A: 57'6" x 52'
 Building B: 50' x 52'
 60' Loading Bays
Lighting: Build to Suit
Power: 2000A, 480V, 3 Phase
 Shell (Each) – Expandable

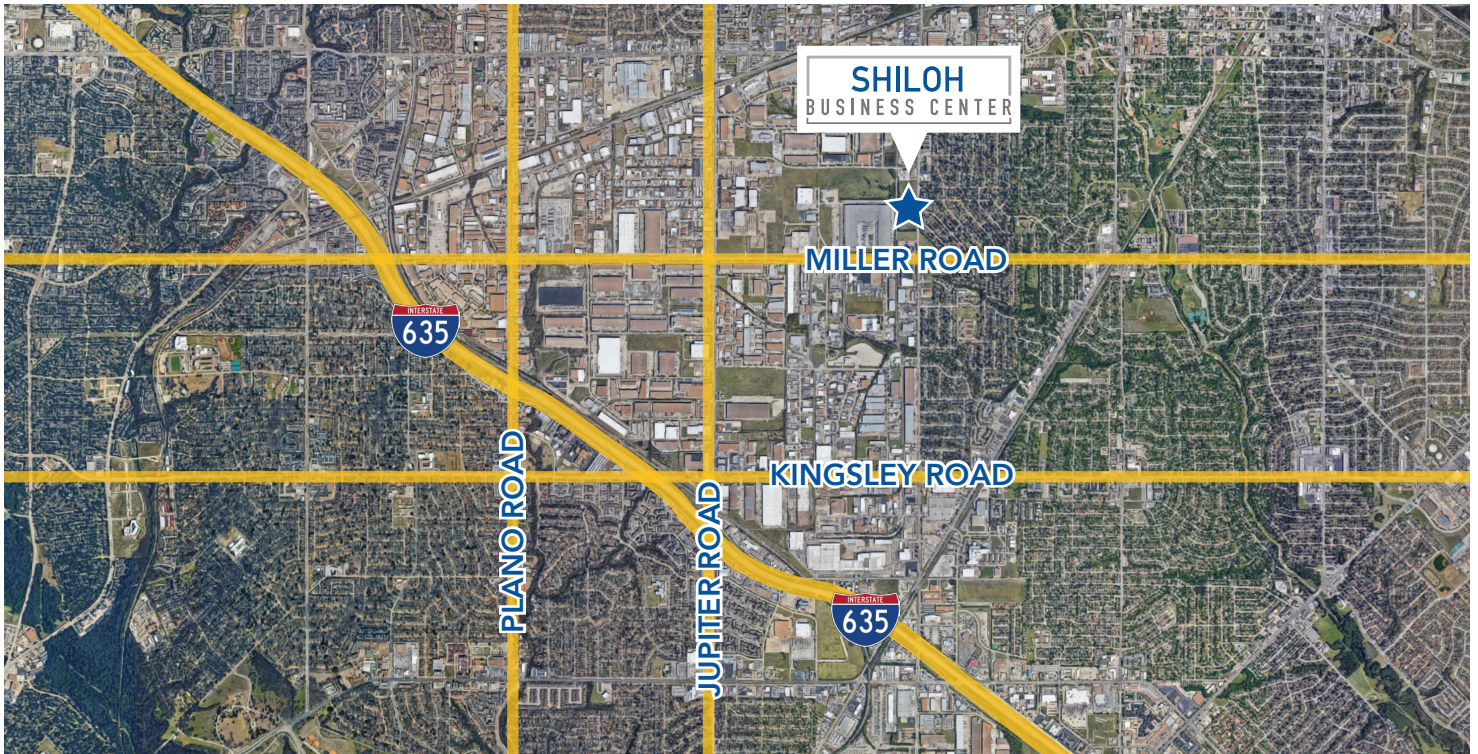


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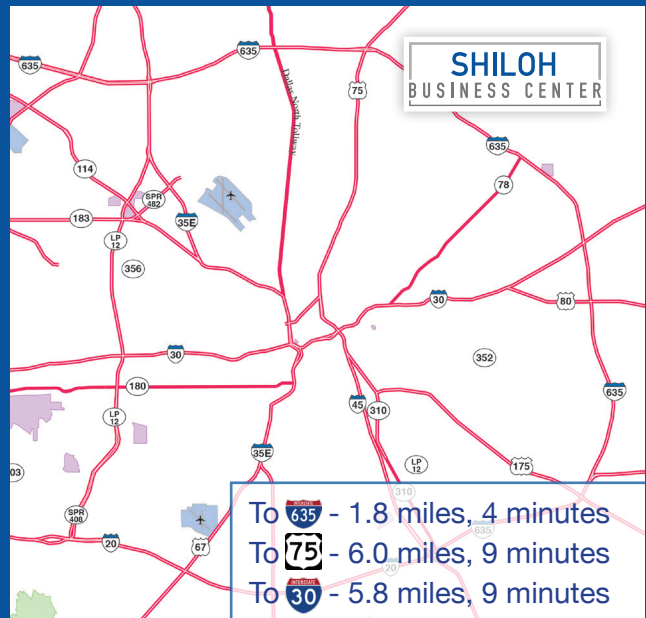
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LOCATION HIGHLIGHTS

- Triple Freeport Tax Incentive
- Excellent access to labor – Garland ranked as sixth hardest working city in America by Forbes in 2015
- City of Garland was ranked the eighth best run city in America by WalletHub in 2015
- Easy access to I-635, I-30 and US-75
- Nearby railway intermodals: Union Pacific and Kansas City Intermodal



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