

For Lease or Sale

2510 National Drive, Garland, TX 75041

47,500 SF BUILDING

32,470 SF VACANT

**5% COMMISSION ON ANY DEAL
3 YEARS OF TERM OR LONGER!!**

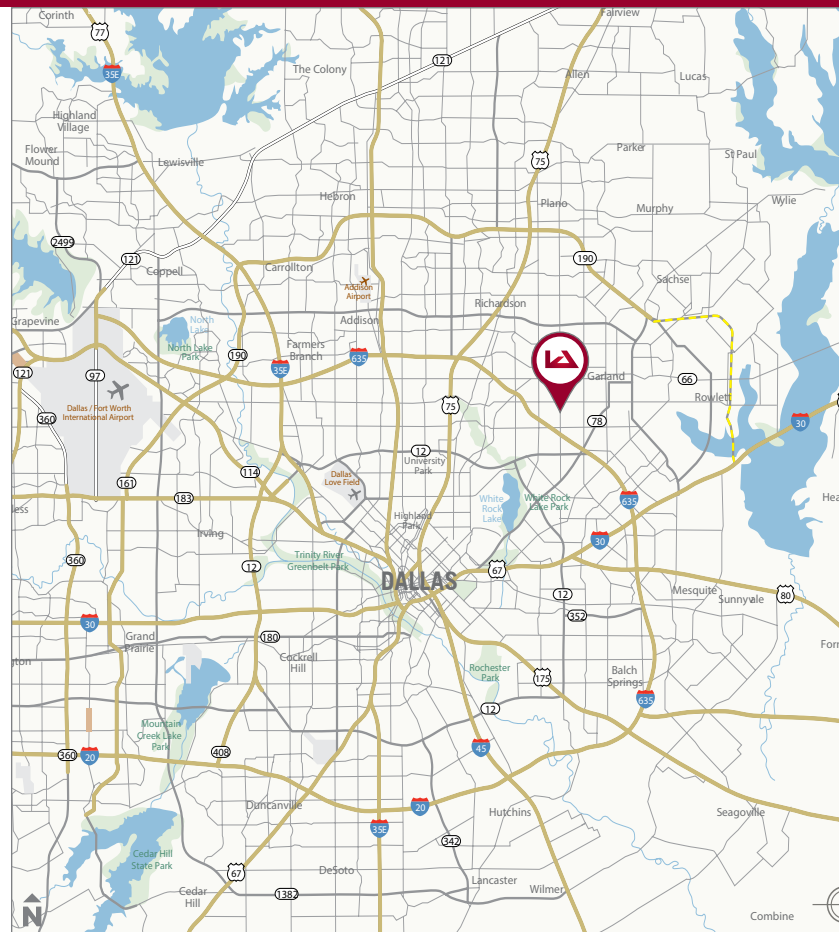


PROPERTY OVERVIEW

County: Dallas
Market: Northeast Dallas Industrial
Sub Market: Northeast Dallas/Garland Industrial
Zoning: MI

LISTING DATA

Total Building SF: 47,500 SF
Manufacturing SF: 24,335 SF (Available)
Office SF: 8,135 SF (Available)
Warehouse SF: 15,030 SF (Leased)
Land Area: 3.26 Acres
Clear Height: Warehouse Area: 16'
Manufacturing Area: 13.5' - 15.25'
Loading: 3 Dock High Doors
1 Ramped Door
Power: 3 Phase Power - 480v, +/- 4,000amps
Year Built: 1983
Comments: Completely renovated in 2015. The property has a new roof and all new HVAC units and updated electrical making the building as energy efficient as possible. The property also has newly sealed floors in the manufacturing area and new above standard finish out in the office area.



For more information contact:

George Tanghongs, Principal
georget@lee-associates.com
D 972.934.4008

Brett Lewis, Principal
blewis@lee-associates.com
D 972.934.4018

lee-associates.com

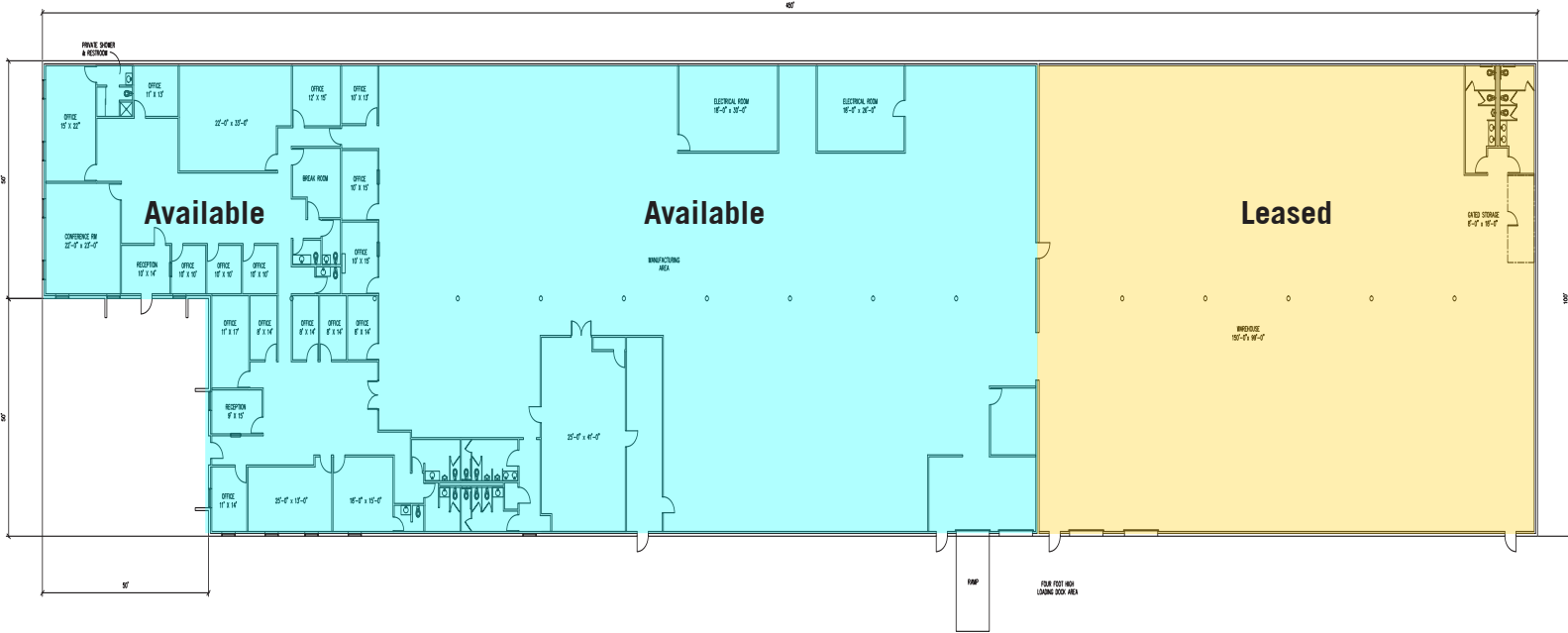


For Lease or Sale

2510 National Drive, Garland, TX 75041

47,500 SF BUILDING

32,470 SF VACANT



LOBBY



RESTROOM

The property information/detail contained herein has been obtained from other sources believed to be reliable, and DFW Lee & Associates, LLC has not independently verified such information's accuracy. DFW Lee & Associates, LLC makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information provided herein nor the condition of the property and expressly disclaims all such warranties, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Buyer/Lessee should perform its own due diligence regarding the accuracy of the information upon which buyer/lessee relies when entering into any transaction with seller/lessor herein. Furthermore, the information provided herein, including any sale/lease terms, are being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice.

For more information contact:

George Tanghongs, Principal
georget@lee-associates.com
D 972.934.4008

Brett Lewis, Principal
blewis@lee-associates.com
D 972.934.4018



lee-associates.com

