

exp[®]
COMMERCIAL



For Sale

12061 Forestgate Dr

Dallas, TX 75243

Collin Hu

206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM

Broker Associate
972.904.2888
calvin@engvest.com



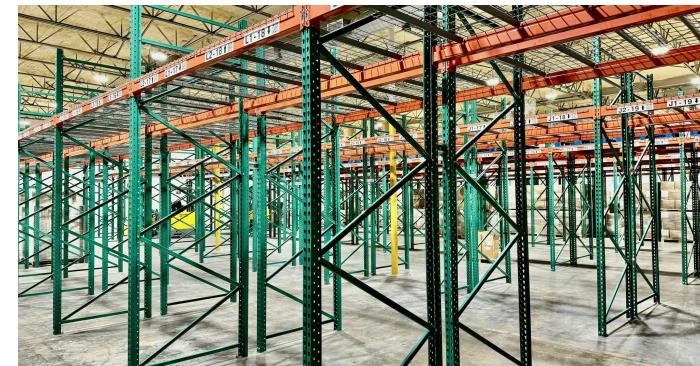
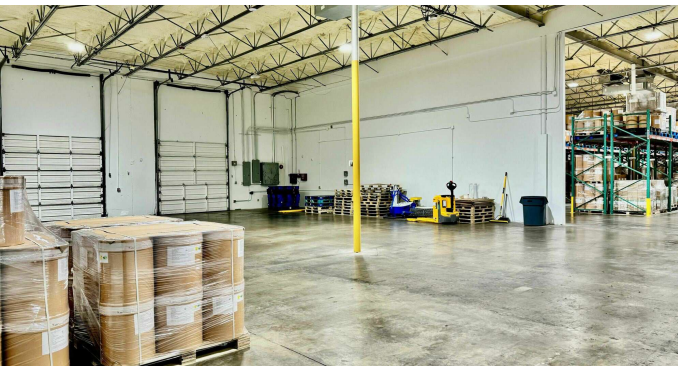
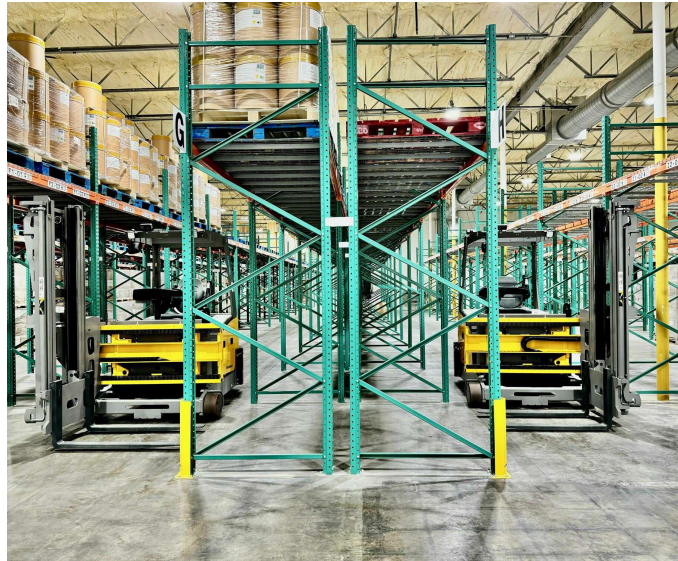
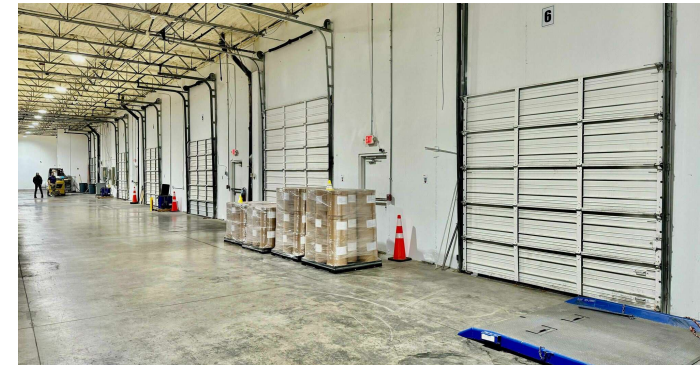
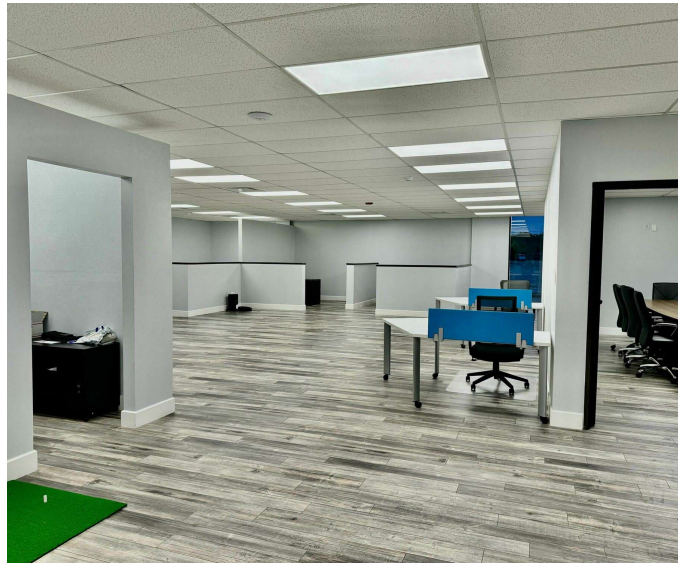
Property Description

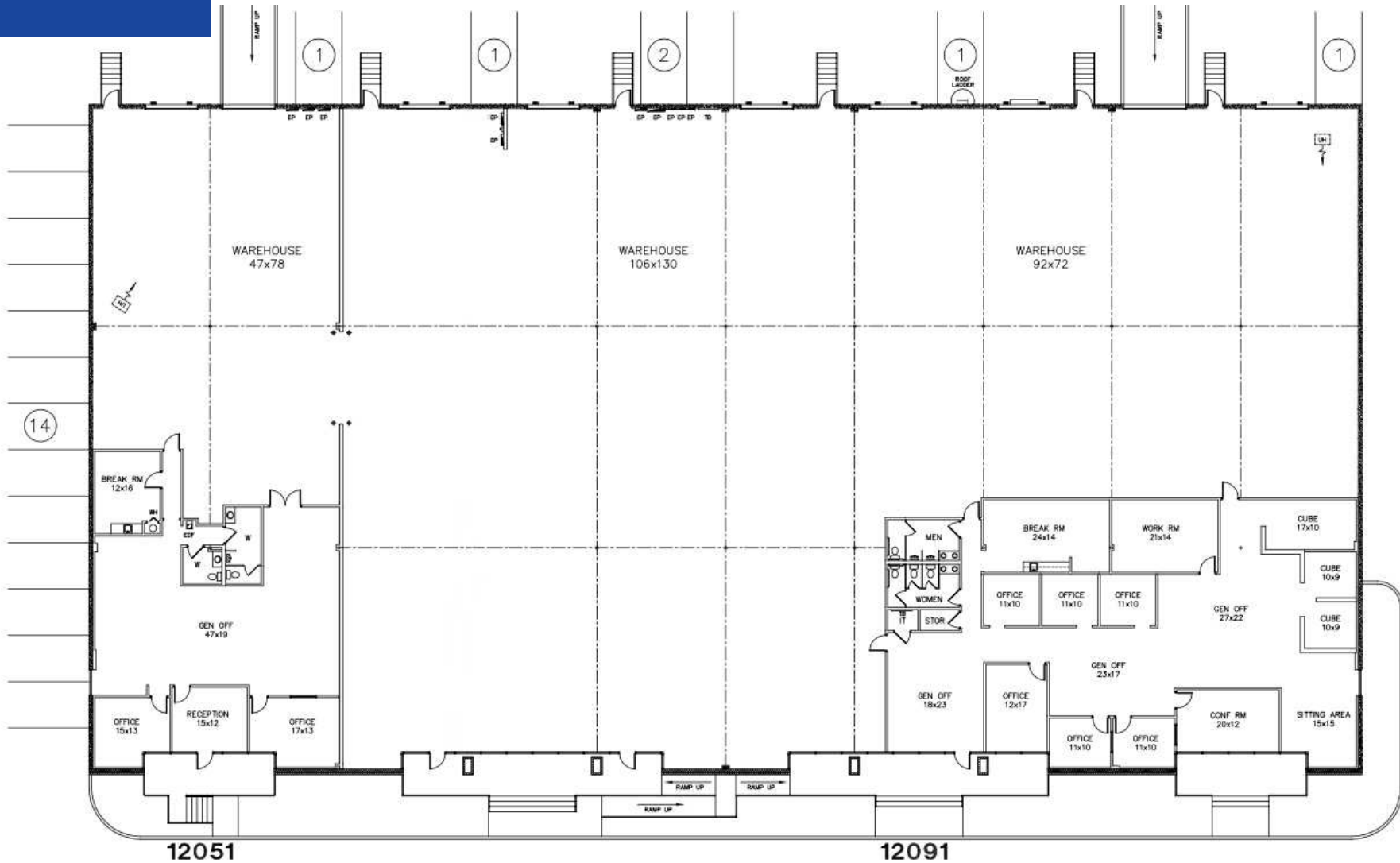
Building Area: 32,110 SF
 Zoning: Industrial Research District
 100% HVAC in warehouse area
 7 Dock Doors
 2 Ramps
 Clear Height: 18'
 1,000 Amps
 Truck Court: +/- 74-foot
 Parking: +/- 98 spaces
 Garland Industrial Submarket
 Proximity to I-635

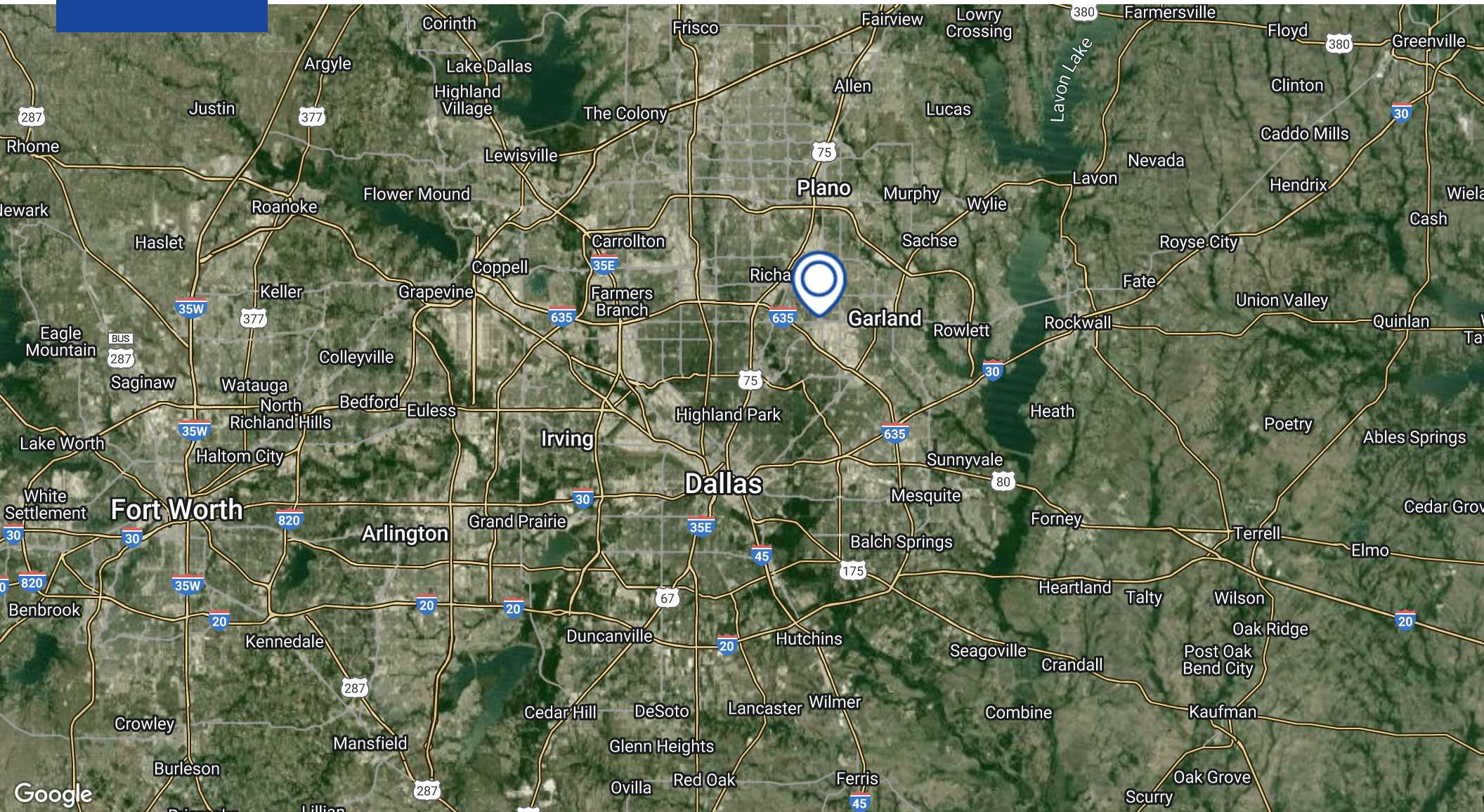
Offering Summary

Sale Price:	Subject To Offer
Building Size:	32,110 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	829	1,861	9,263
Total Population	2,725	6,021	25,991
Average HH Income	\$49,490	\$66,214	\$62,546







Collin Hu
206.303.0779
Collin@Engvest.com

Calvin Wong | CCIM
Broker Associate
972.904.2888
calvin@engvest.com