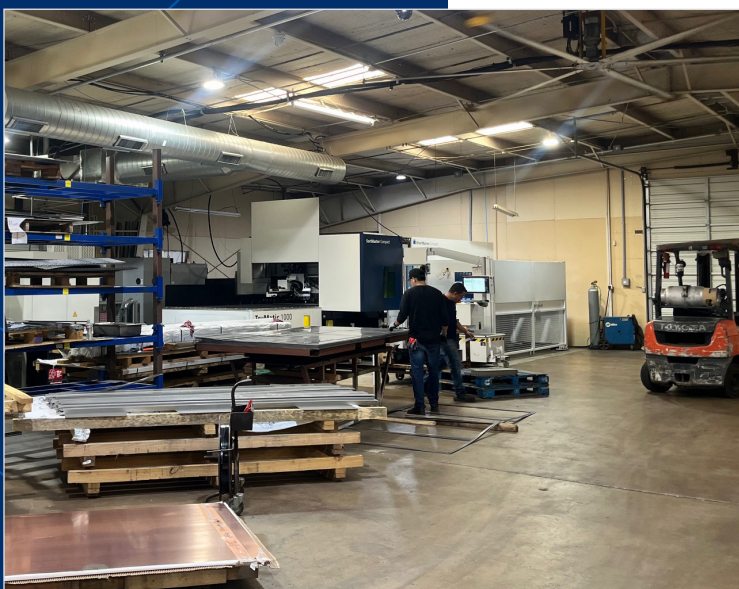
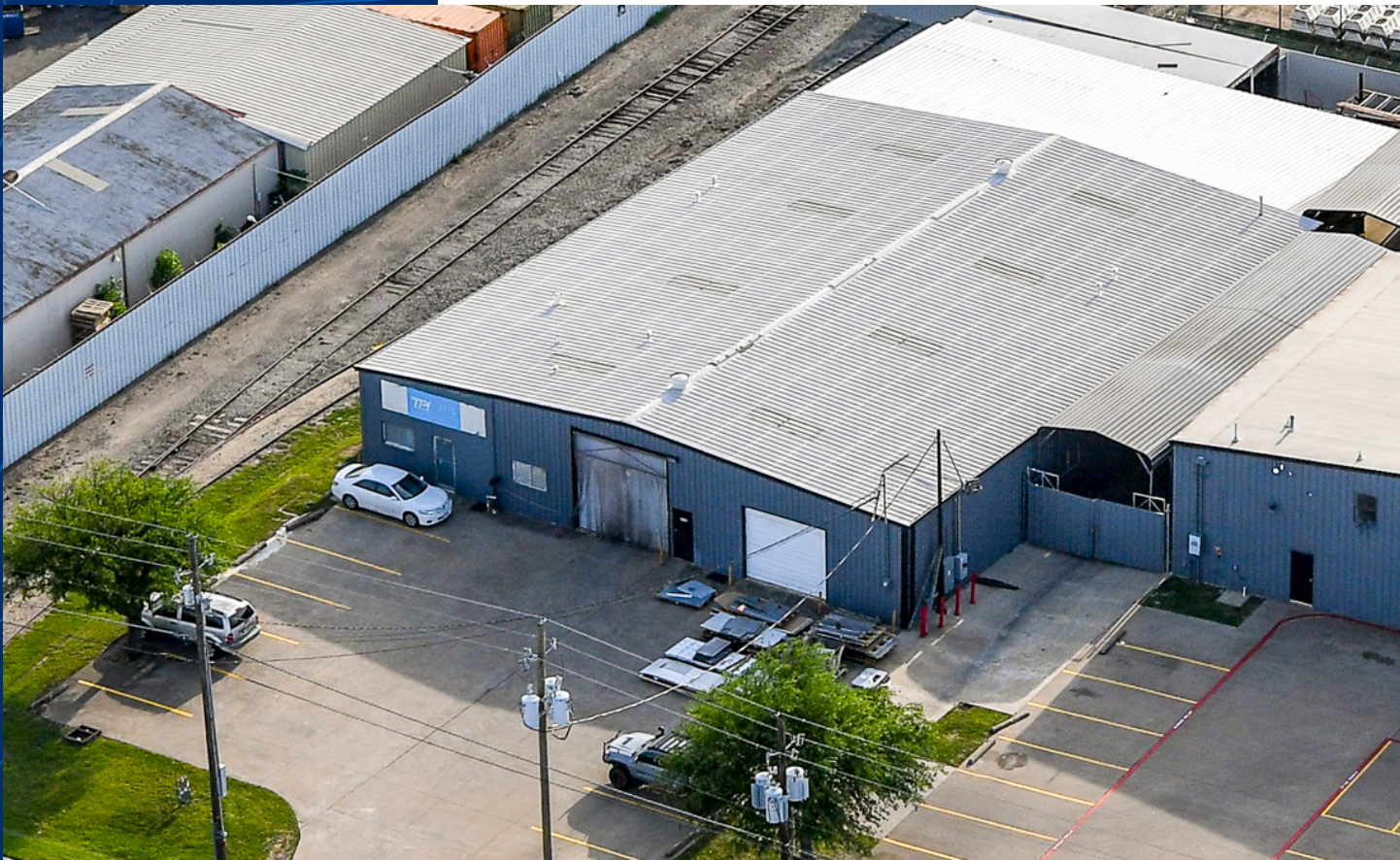




For Sale

1115 N. First Street, Garland, TX 75040



Property Highlights

- 8,054 SF Free standing Industrial facility
- 654 SF of existing front office
- Five (5) grade level loading doors
- Front load:
 - 1- 14'W X 13'H
 - 1- 12'W X 10' H
- Rear Load:
 - 1- 12'W X 12' H
 - 1- 10'W X 12'H
- Side load (Southern)
 - 1- 12'Wx 10'H
- 100% HVAC
- One (1) oversized warehouse fan
- Heavy Power
- Clear span building
- Fenced rear yard
- Front pedestrian parking (14 existing parking spaces)
- Frontage of N 1st Street

For more information, please contact:

James Mantzuranis

jmantzuranis@streamrealty.com
214.267.0494

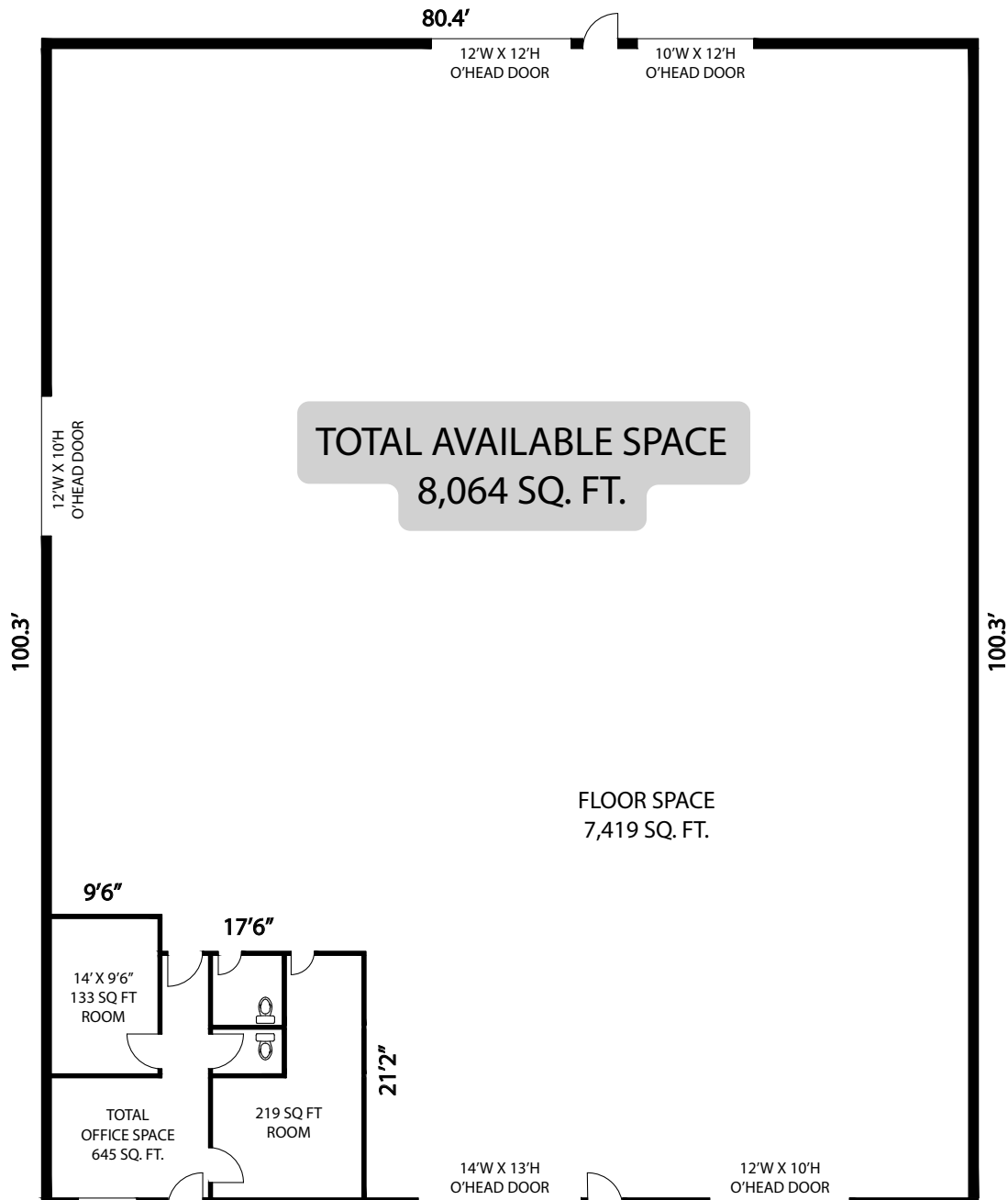
Adam Jones

adam.jones@streamrealty.com
214.701.1639

STREAM

1115 N. First Street

Garland, TX 75040



For more information, please contact:

James Mantzuranis
jmantzuranis@streamrealty.com
214.267.0494

Adam Jones
adam.jones@streamrealty.com
214.701.1639

