



GARLAND INNOVATION CENTER

1617 / 1619
KINGS ROAD

97,530 - 241,067

SQUARE FEET AVAILABLE
IN GARLAND, TX

OWNED BY



LEASED BY



DEVELOPED BY



ADAM JONES

214.560.5102

adam.jones@streamrealty.com

JAMES MANTZURANIS

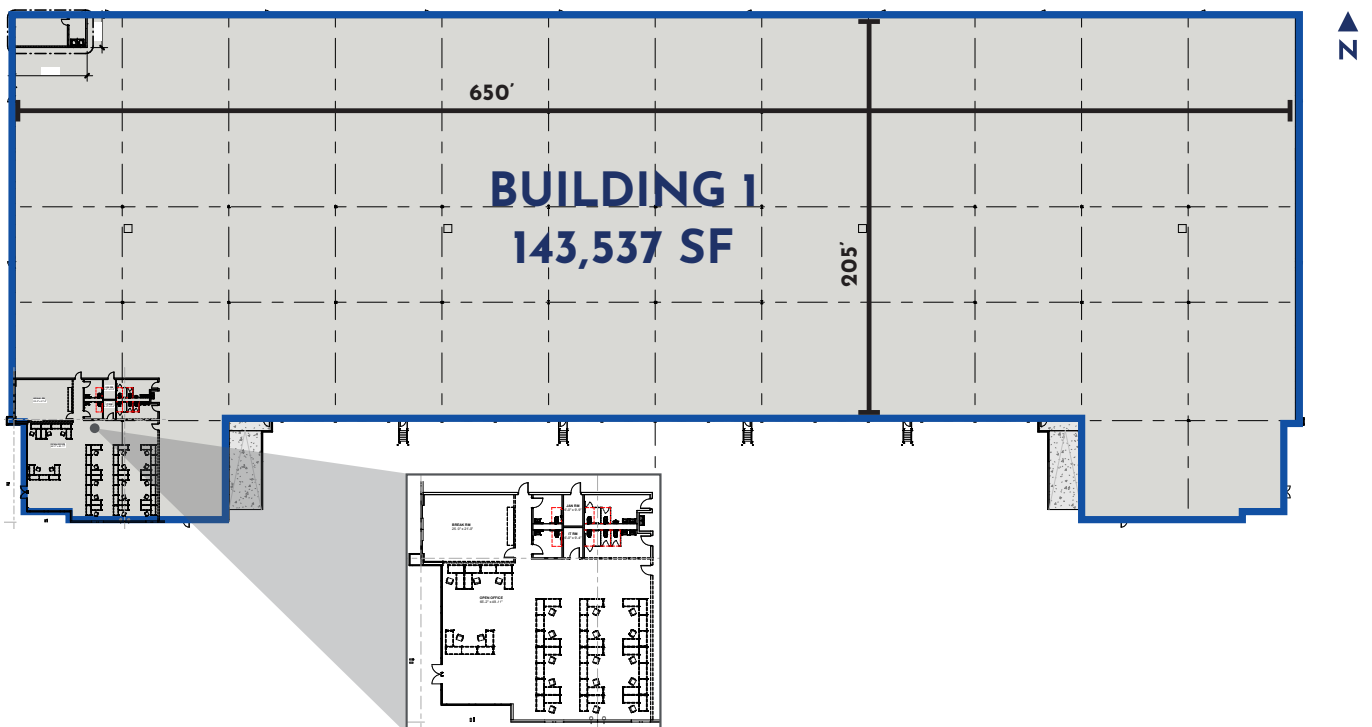
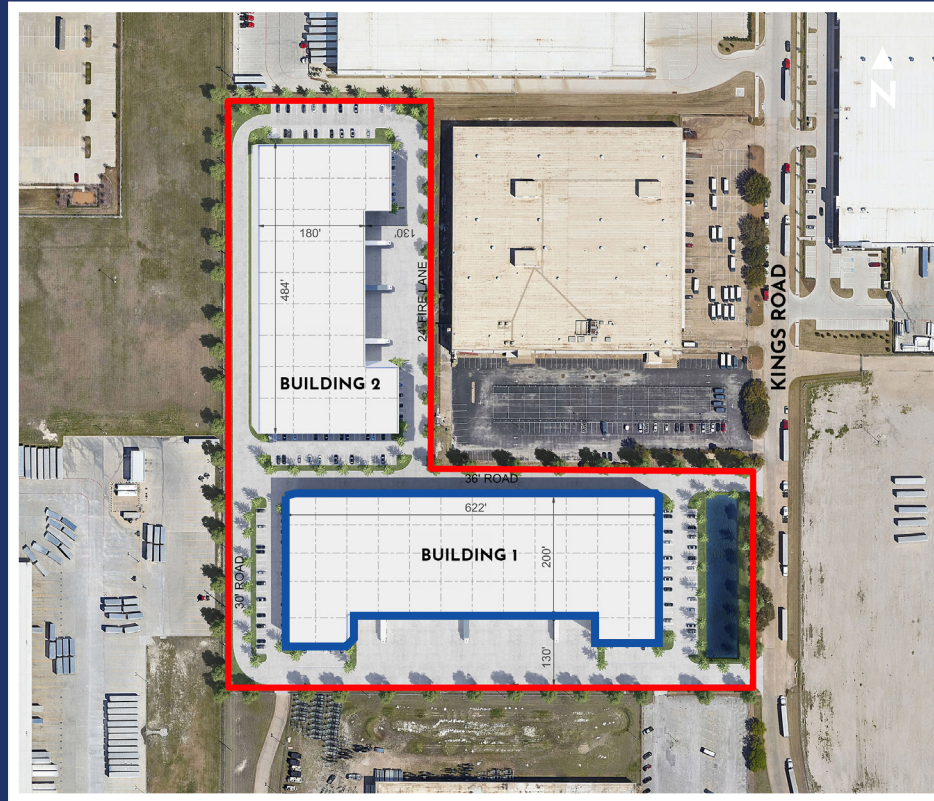
214.267.0494

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BUILDING 1

1617 Kings Road, Garland, TX 75042

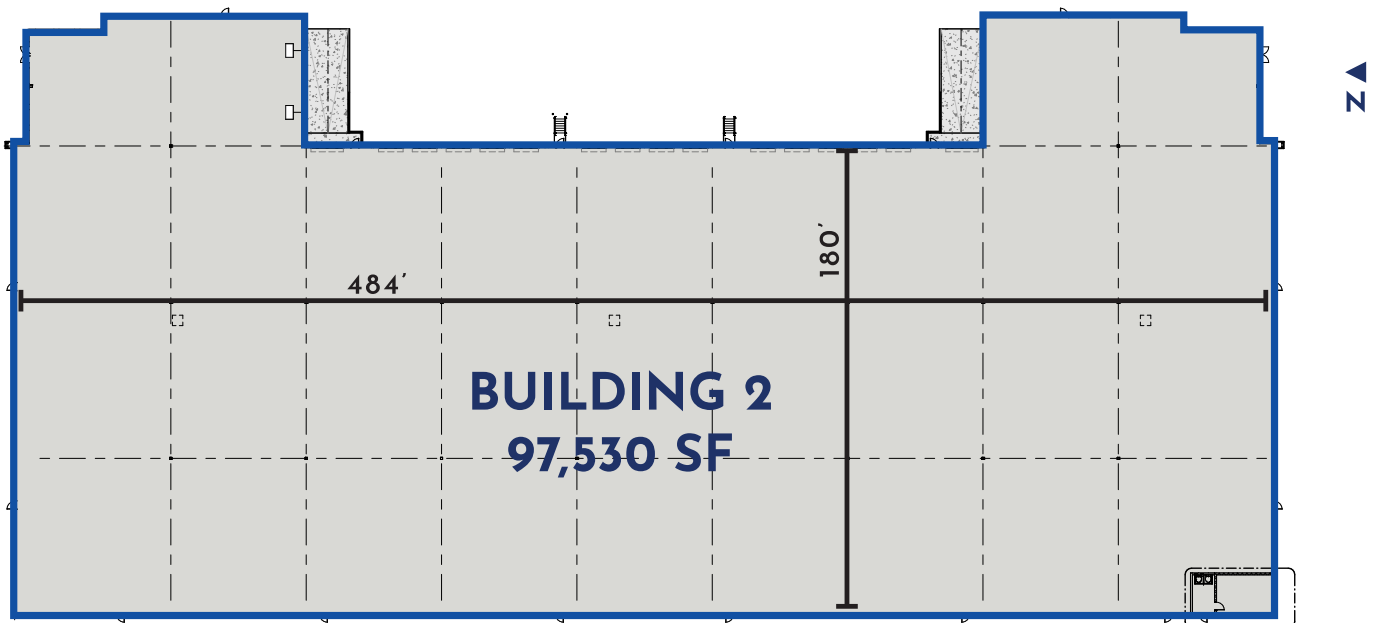
Square Feet:	143,537
Acres:	13.17 (Shared)
Coverage:	41% (Shared)
Clear Height:	32'
Office Finish:	BTS
Configuration:	Front Load
Est. Suite Count:	2
Truck Court Depth:	130'
Depth x Width:	205' x 650'
Column Spacing:	55' x 48'4"
Speed Bays:	60'
Car Parks:	155
Parking Ratio:	1.080/1,000 SF
Dock-High Doors:	24
Ramp Doors:	2



BUILDING 2

1619 Kings Road, Garland, TX 75042

Square Feet:	97,530
Acres:	13.17 (Shared)
Coverage:	41% (Shared)
Clear Height:	32'
Office Finish:	BTS
Configuration:	Front Load
Est. Suite Count:	1
Truck Court Depth:	130'
Depth x Width:	180' x 484'
Column Spacing:	60' x 52"
Speed Bays:	60'
Car Parks:	120
Parking Ratio:	1.23/1,000 SF
Dock-High Doors:	14
Ramp Doors:	2





Map Key

← Ingress

→ Egress

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