

FOR LEASE

Owned and Operated by 

Forest Lane Distribution Center

4040 Forest Lane | Garland, Texas 75042

142,282 - 562,025 SF



**LEASING INFO
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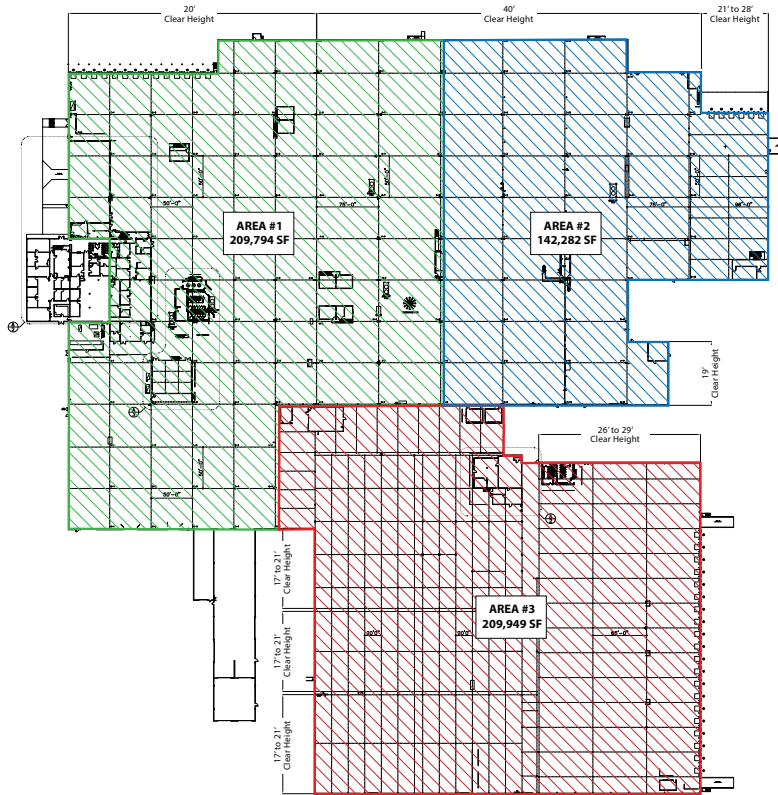
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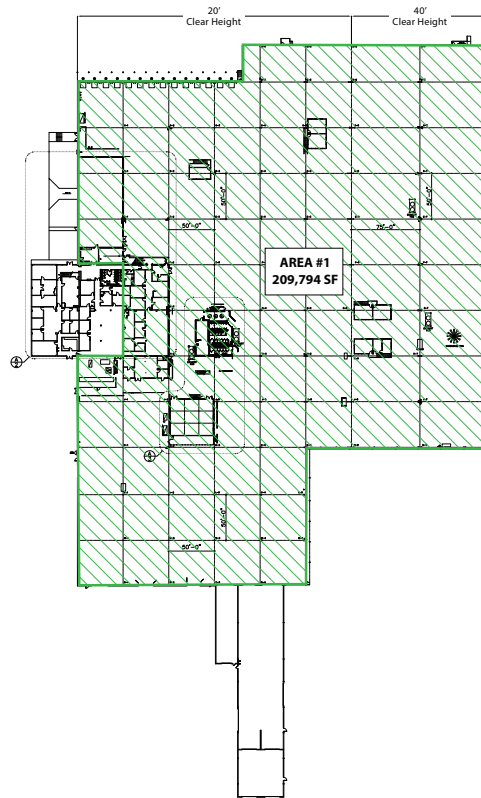
Full Building Floorplan



BUILDING SPECIFICATIONS

| | | |
|--------------------|--|---|
| Building Size | 601,166 SF | |
| Total Available SF | 142,282 - 562,025 SF | (40) 10'x10' DH Doors w/ Levelers (1) 10'x14' DH Door w/ Ramp (1) 12'x14' DH Door w/ Ramp (3) 12'x12' DH Doors w/ Ramp |
| Office SF | Approx 6,000 SF | Truck Loading (9) 12'x12' Grade Level Doors (1) 10'x10' Grade Level Door (9) 14'x12' Grade Level Doors (3) 16'x12' Grade Level Doors (2) 18'x14' Grade Level Doors |
| Clear Height | 17' - 40' Clear Height | |
| Fully Sprinklered | Yes | |
| Crane Tonnage | (3) 1 Ton Cranes (3) 2 Ton Cranes (1) 7.5 Ton Crane (1) 10 Ton Crane (1) 15 Ton Crane (2) 20 Ton Cranes (1) 35 Ton Crane | Outdoor Storage 6.18 acres available |

Split Scenario #1

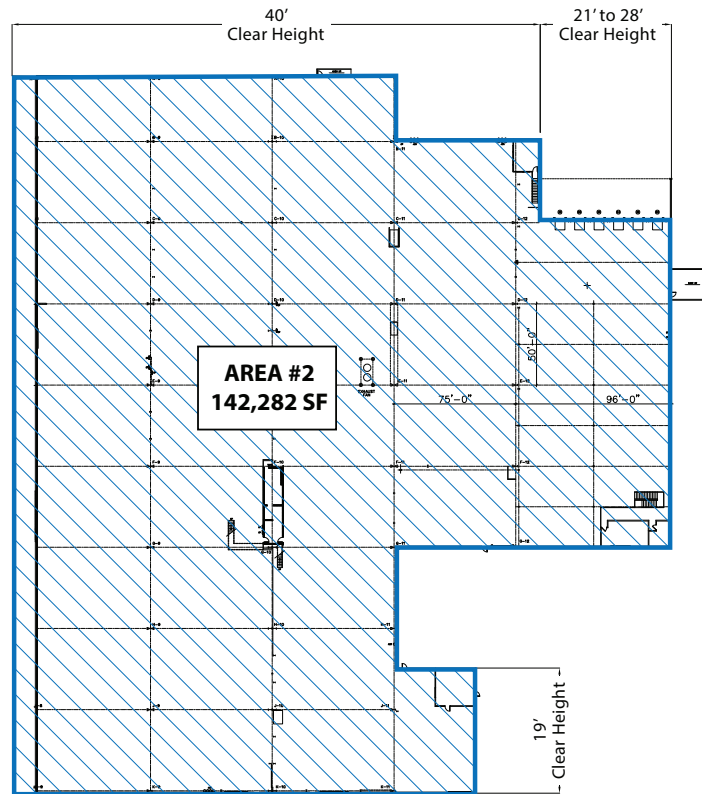


BUILDING SPECIFICATIONS

| | | | |
|--------------------|---|-----------------|----------------------|
| Building Size | 601,166 SF | | |
| Total Available SF | 209,794 SF (105,124 + 104,670) | Truck Loading | |
| Office SF | Approx 2,500 SF | | |
| Clear Height | 20' - 40' Clear Height | | |
| Fully Sprinklered | Yes | Outdoor Storage | 2.17 acres available |
| Crane Tonnage | (3) 1 Ton Cranes (3) 2 Ton Cranes (1) 7.5 Ton Crane (1) 15 Ton Crane | | |

- (14) 10'x10' DH Doors w/ Levelers
- (2) 12'x14' OH Doors w/ Ramp
- (2) 10'x10' Grade Level Doors
- (1) 14'x12' Grade Level Door
- (2) 18'x14' Grade Level Doors
- (3) 16'x12' Grade Level Doors

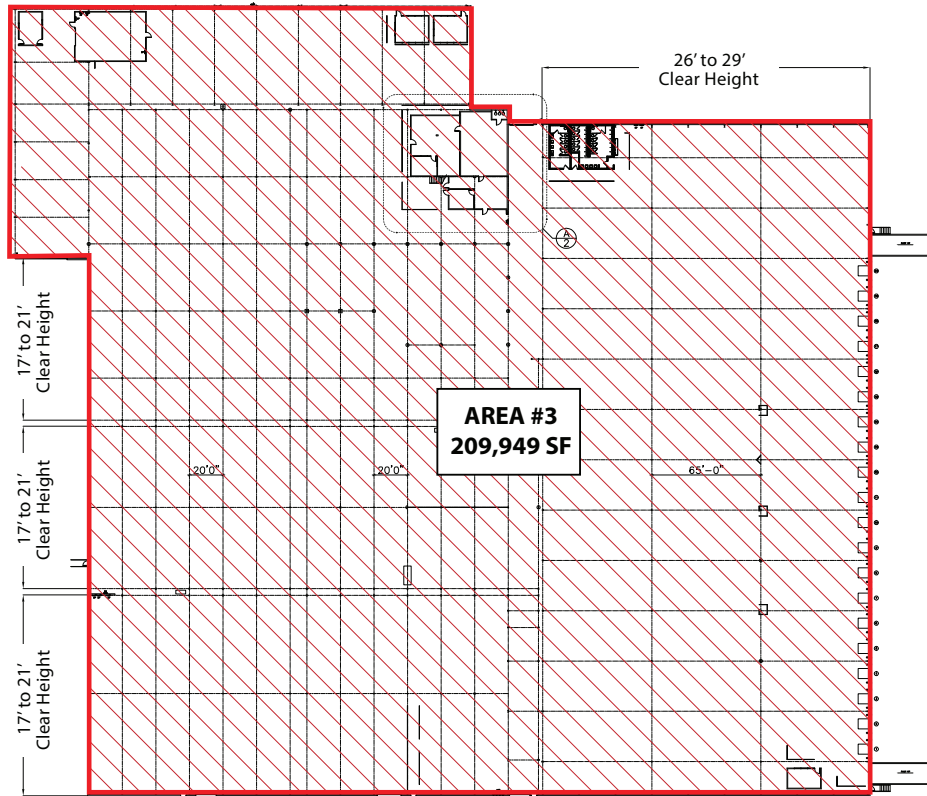
Split Scenario #2



BUILDING SPECIFICATIONS

| | | |
|--------------------|---|---|
| Building Size | 601,166 SF | |
| Total Available SF | 142,282 SF | Truck Loading |
| Office SF | Approx 2,000 SF | (20) 10'x10' DH Doors w/ Levelers (1) 10'x14' OH Door w/ Ramp (3) 12'x12' Grade Level Doors (1) 14'x12' Grade Level Door |
| Clear Height | 19' - 40' Clear Height | Outdoor Storage |
| Fully Sprinklered | Yes | 1.96 acres available |
| Crane Tonnage | (1) 10 Ton Crane (2) 20 Ton Cranes (1) 35 Ton Crane | |

Split Scenario #3



BUILDING SPECIFICATIONS

Building Size 601,166 SF

Total Available SF 209,949 SF

Office SF Approx 1,500 SF

Clear Height 17' - 29' Clear Height

Fully Sprinklered Yes

Truck Loading

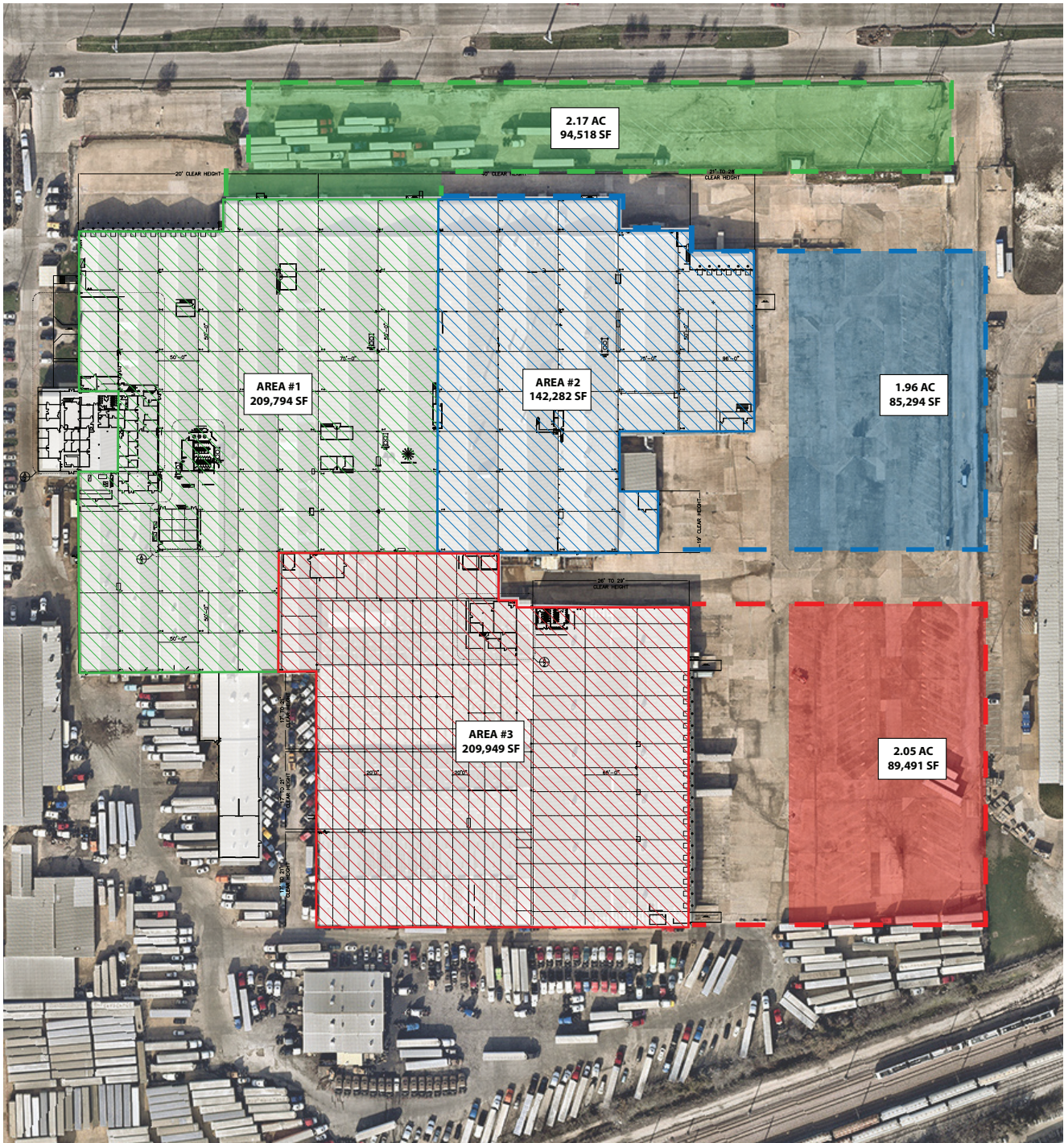
(20) 10'x10' DH Doors w/ Levelers

(2) 12'x12' OH Doors w/ Ramp

(5) 12'x12' Grade Level Doors

(1) 14'x12' Grade Level Door

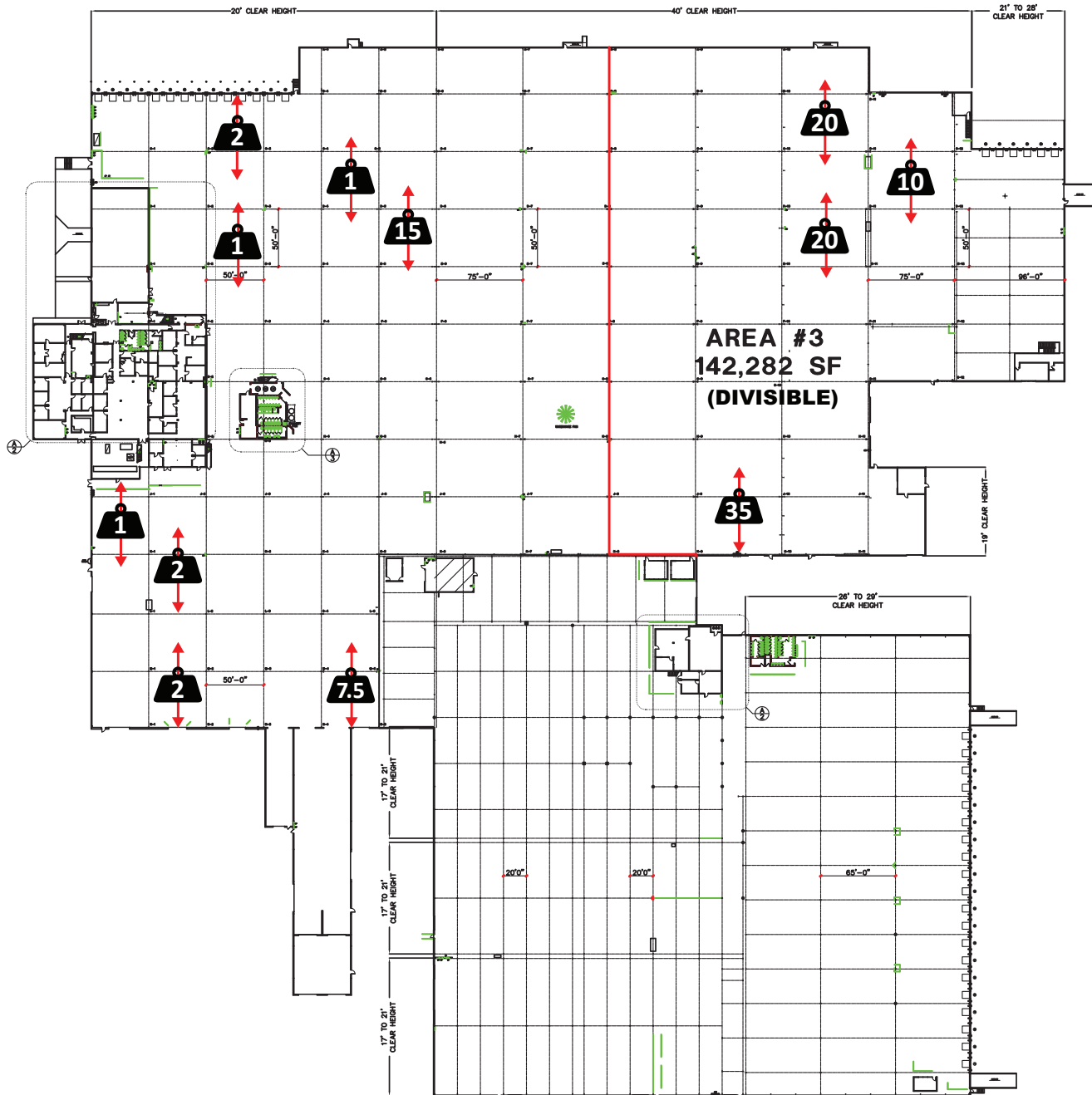
Outdoor Storage 2.05 acres available



OUTDOOR STORAGE SUMMARY

Up to 6.18 acres of outdoor storage available on the full 562,025 SF. Each available portion of the project has an allocated amount of outdoor storage. Please reference the aerial above to better understand how much outdoor storage goes with each available section of the project.

Interior Crane Summary



| | | | |
|---------------|------------------|-------------------|-------------------|
| Crane Tonnage | (3) 1 Ton Cranes | (1) 7.5 Ton Crane | (1) 15 Ton Crane |
| | (3) 2 Ton Cranes | (1) 10 Ton Crane | (2) 20 Ton Cranes |
| | | | (1) 35 Ton Crane |

*Crane location and capacity were obtained from a viable survey of the property. Holt Lunsford Commercial and Link make no representations, guarantees, or warranties to the accuracy of the information.