



2801 Wood Drive, Garland, Texas 75041

248,850 SF |

New Class-A Facility in the Heart of Garland.



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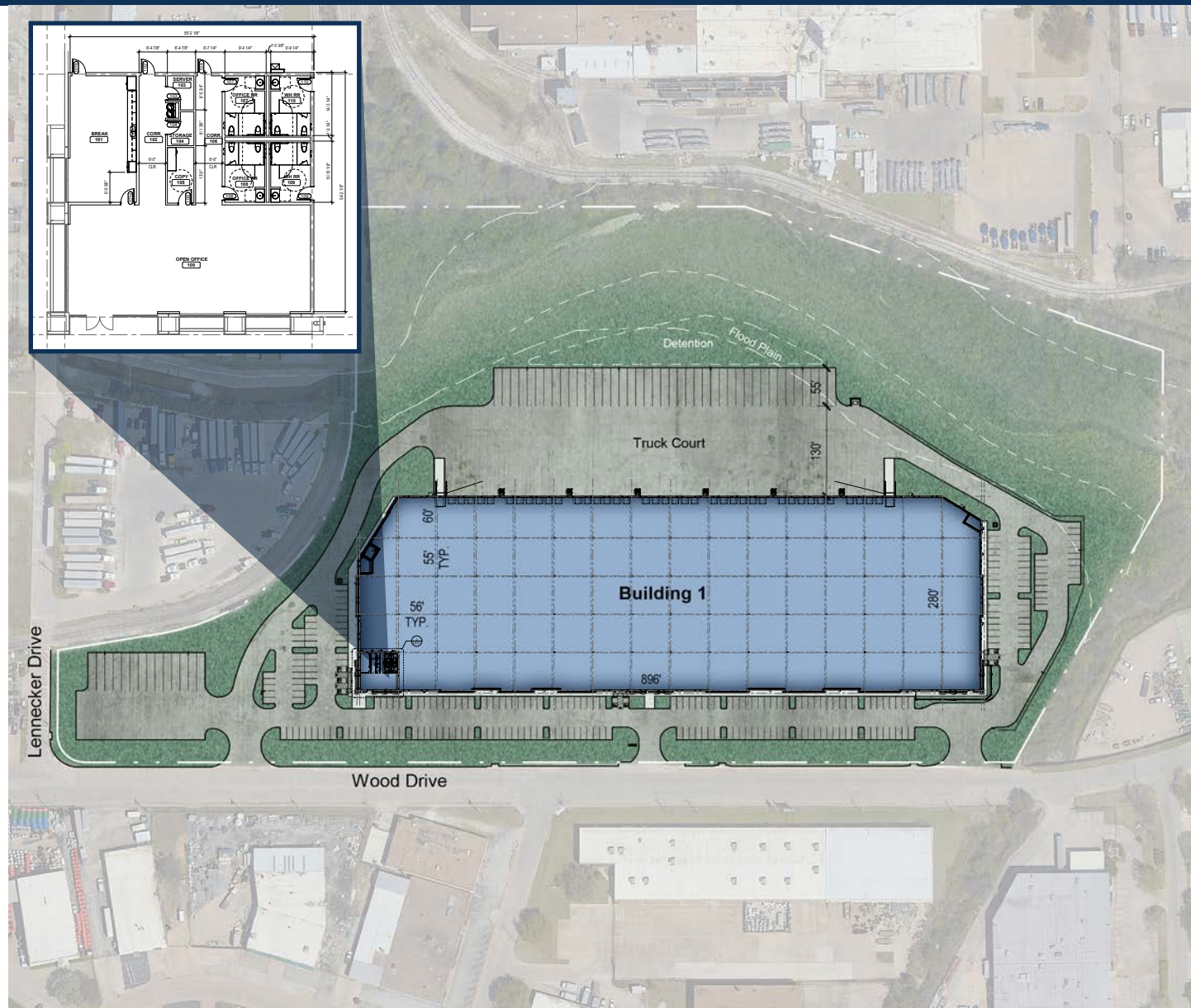
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SITE PLAN

BUILDING SPECS

Total Size:	248,850 SF
Spec Office:	3,080 SF
Loading:	Rear-Load
Dock High Doors:	39 (9' x 10')
Oversized Ramped Doors:	2 (12' x 14')
Clear Height:	36'
Typical Bay Size:	55' x 56'
Staging Bay:	60' x 56'
Building Depth:	280'
Truck Court Depth:	130'
Sprinkler System:	ESFR
Power:	1,600 KVA Transformer 2,000 Amps @ 480 Volt (expandable)
Auto Parking:	253 Parking Spots (expandable)
Trailer Parking:	55 Positions
Lighting:	LED's on Motion Sensors
Dock Equipment:	13 - 35,000 LB Levelers
Slab:	Vapor Barrier; 6 inch Slab
Roof and Insulation:	60 mil TPO with R-20
Security:	Ability to Fully Secure



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INGRESS/EGRESS



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MAJOR CITIES

DOWNTOWN DALLAS

14 Miles

22 Minutes

DOWNTOWN FORT WORTH

46 Miles

45 Minutes

✈ MAJOR AIRPORTS

MESQUITE METRO AIRPORT

17 Miles

20 Minutes

DALLAS LOVE FIELD AIRPORT

17 Miles

28 Minutes

DFW INTERNATIONAL AIRPORT

25 Miles

28 Minutes

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BROKER CONTACTS

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