



PROPERTY OVERVIEW

Suite C at 201 Range Drive is a fully renovated industrial suite in the heart of Garland's established manufacturing corridor. This building has undergone a comprehensive renovation — new roof, freshly painted CMU walls, and updated LED lighting transforming it into a move-in ready, institutional-quality space. The suite delivers rare heavy-power infrastructure (800A / 480V / three-phase), two grade-level roll-up doors for efficient truck access, and 17-foot clear height ideal for racking, equipment, or production lines. With direct access to Highway 78 (1 minute) and I-190 under 3 miles away, tenants benefit from frictionless logistics across the full DFW metroplex.

Monthly Rate: \$6,722 / Month

Lease Type: Modified Gross (Gross+)

Min. Term: 3 Years (Flexible)

INDUSTRIAL SPACE FOR LEASE
IMMEDIATE AVAILABILITY

201 RANGE DRIVE SUITE C
GARLAND, TX 75040

CONTACT:
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BUILDING SPECIFICATIONS

Total Space	8,066 SF
Clear Height	17 Feet
Grade-Level Doors	2 Roll-Up Doors
Electrical Service	800A, 480V, Three-Phase
Lighting	LED High-Bay Throughout
Floor Condition	Exposed concrete slab floor, ready for industrial use or flooring overlay
Column Spacing	Open Column Grid
Fire Protection	Sprinkler System
Roof	Newly Replaced
Walls	Painted CMU — Renovated
Exterior	Building exterior recently renovated
Condition	Partial build-out completed; suitable for tenant to bring their vision to finish.

LOCATION HIGHLIGHTS

Hwy 78

1 minute direct arterial for local freight and operations.

I-190

Under 3 miles, ~7 min, full DFW highway network.

I-30

Via Hwy 78 major east-west logistics corridor.

US-75 / Central Expy

~10 min North Dallas and Plano distribution reach.

DFW Airport

~30 minutes — ideal for air freight tenants.

Dallas Love Field

~25 minutes.



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LEASE DETAILS

Lease Type	Modified Gross (Gross+)
Base Rate	\$11.00 / SF / Year
Monthly Rate	\$6,722 / Month
Tenant Pays	Tenant pays property taxes annually, subject to annual increases
Landlord Pays	Insurance, CAM, base-year taxes
Minimum Term	3 Years (Flexible)
Availability	Immediate
Zoning	Industrial — City of Garland
Permitted Uses	Mfg, Distribution, Flex Industrial

KEY PROPERTY STRENGTHS

Fully Renovated Building

New roof, fresh CMU paint, LED lighting throughout. Comprehensively upgraded not cosmetically patched.

Heavy-Power Infrastructure

800A / 480V / three-phase supports energy-intensive manufacturing, food processing, CNC operations, and high-draw equipment. Rare at this square footage.

Predictable Cost Structure

Modified Gross lease: one base rate plus only property tax increases above base year. No surprise CAM reconciliations.

Grade-Level Loading

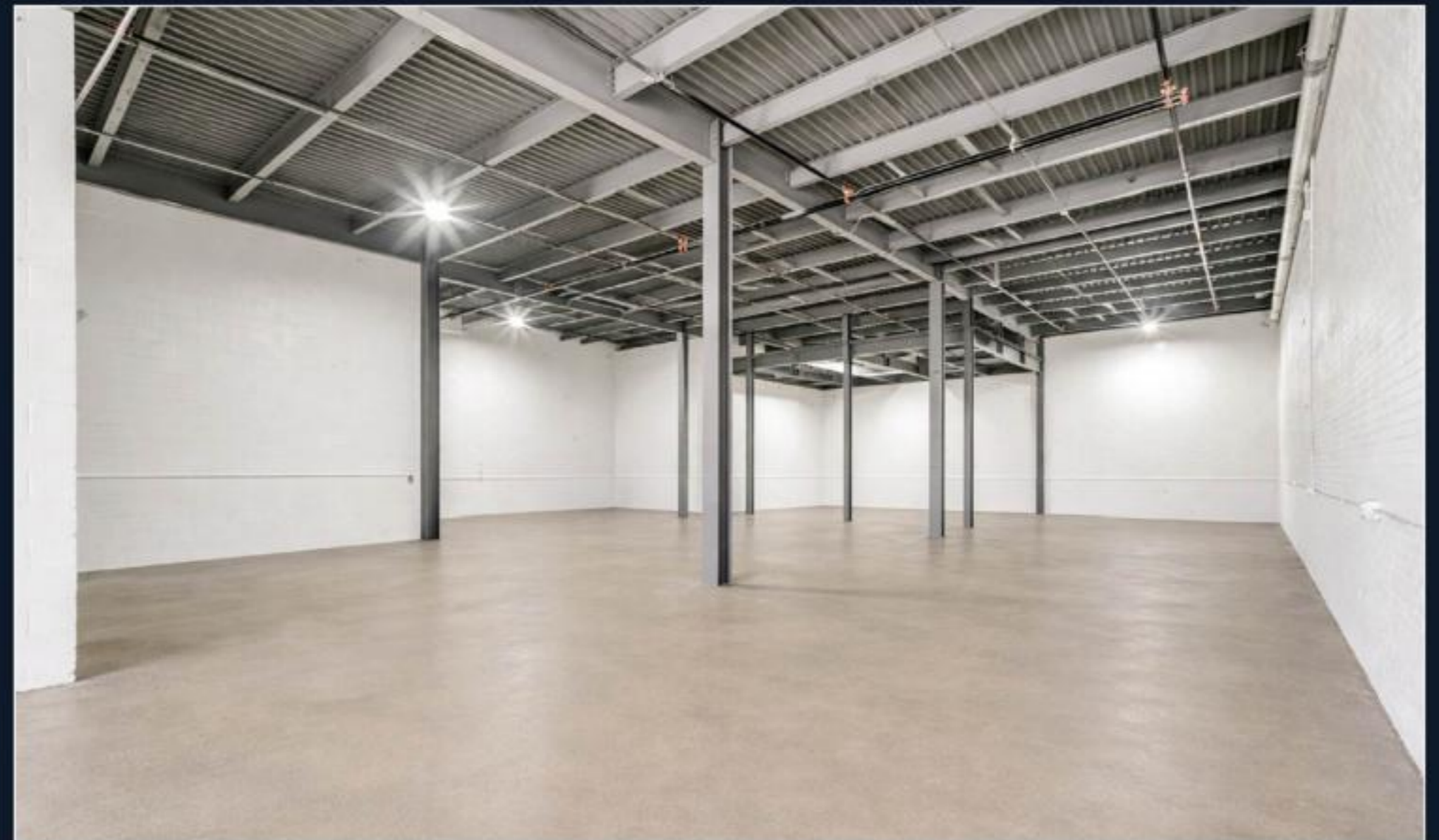
Two roll-up doors support efficient box truck, cargo van, and flatbed flow without dock levelers.

Tenant-Rep Broker Commission

Brokers who place a qualified tenant earn a leasing commission. Contact ownership to confirm co-op terms prior to showing.

Disclaimer:

Photos are for marketing purposes only and may be digitally enhanced; actual conditions may vary



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8,066SF
RENTABLE AREA

17 FT
CLEAR HEIGHT

\$11.00 / SF
GROSS+ ANNUAL RATE

800A · 480V · 3PH
ELECTRICAL SERVICE

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Photo Gallery



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Aerial Map



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