

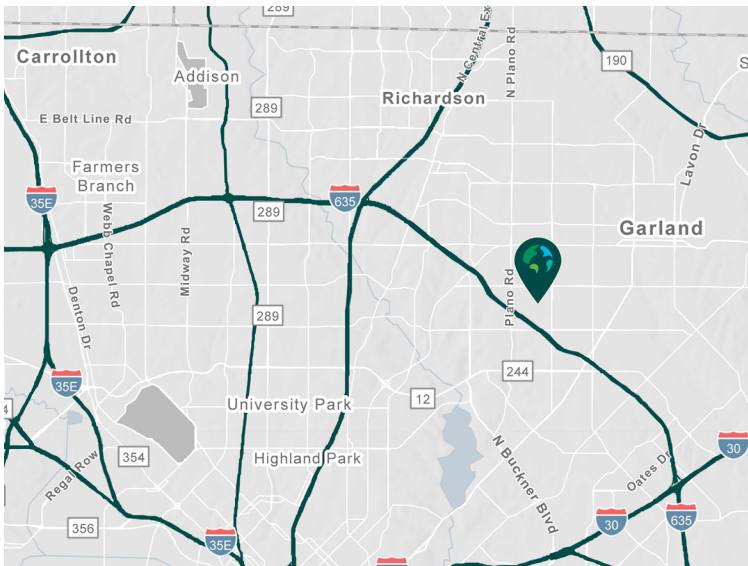
INDUSTRIAL SPACE FOR LEASE

100,000 SF



**3845 Grader Street, Suite 100
Garland, TX 75041**

Prologis Northgate 14



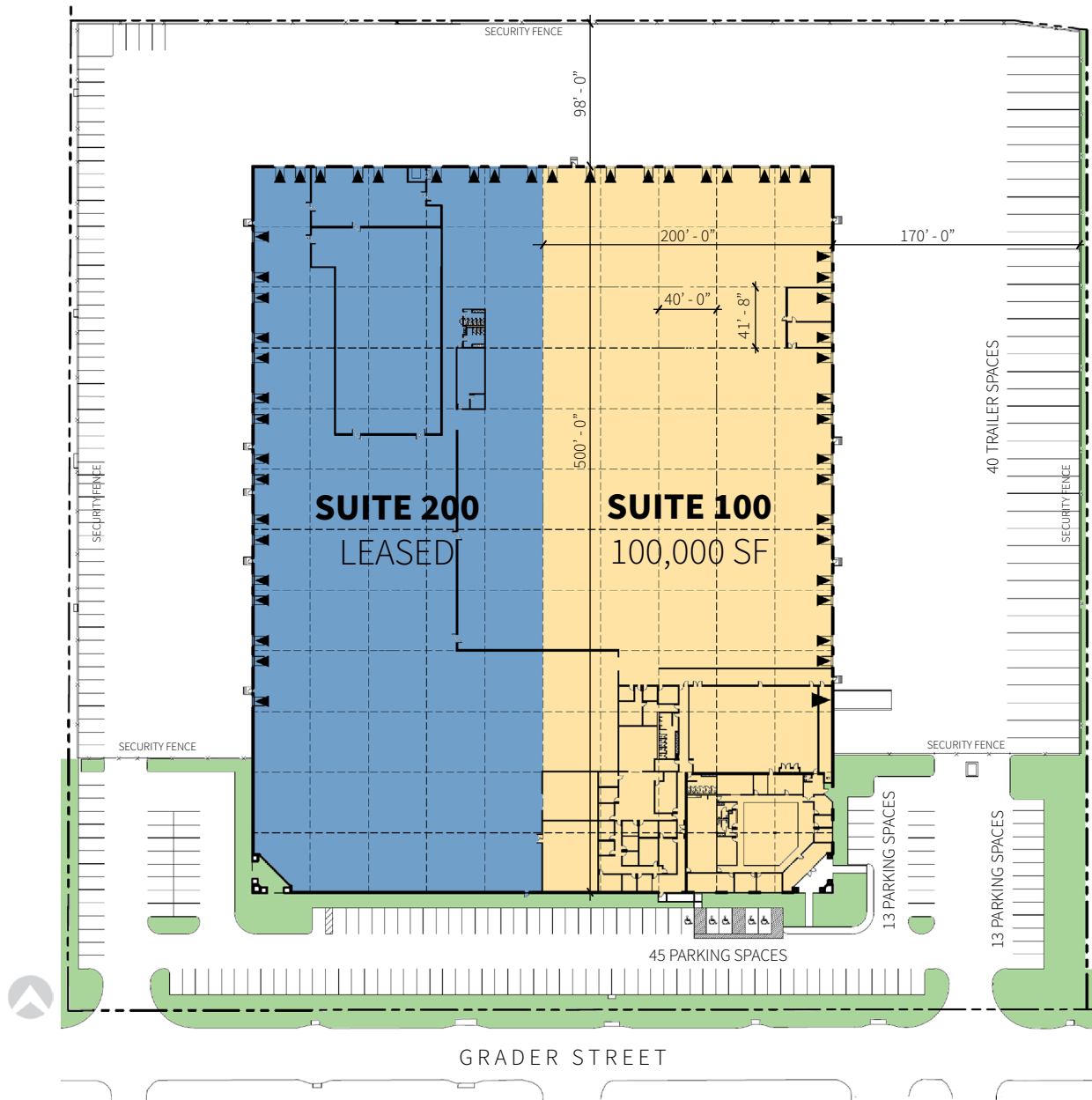
- Easy access to major thoroughfares including I-635, I-30, and US-75
- Side and rear load configuration
- Security fencing and gates

Property Features

Available Space	100,000 SF
Office SF	18,934 SF
Clear Height	26'
Column Spacing	40' x 41'-8"
Dock Doors	25 (9' x 10') with levelers
Drive-in Doors	1 (12' x 14')
Trailer Spaces	40
Car Parking Spaces	71
Electrical Service	1600 amps
Sprinklered	Yes
Truck Courts	98' - 170'



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