

# CENTERVILLE COMMERCE



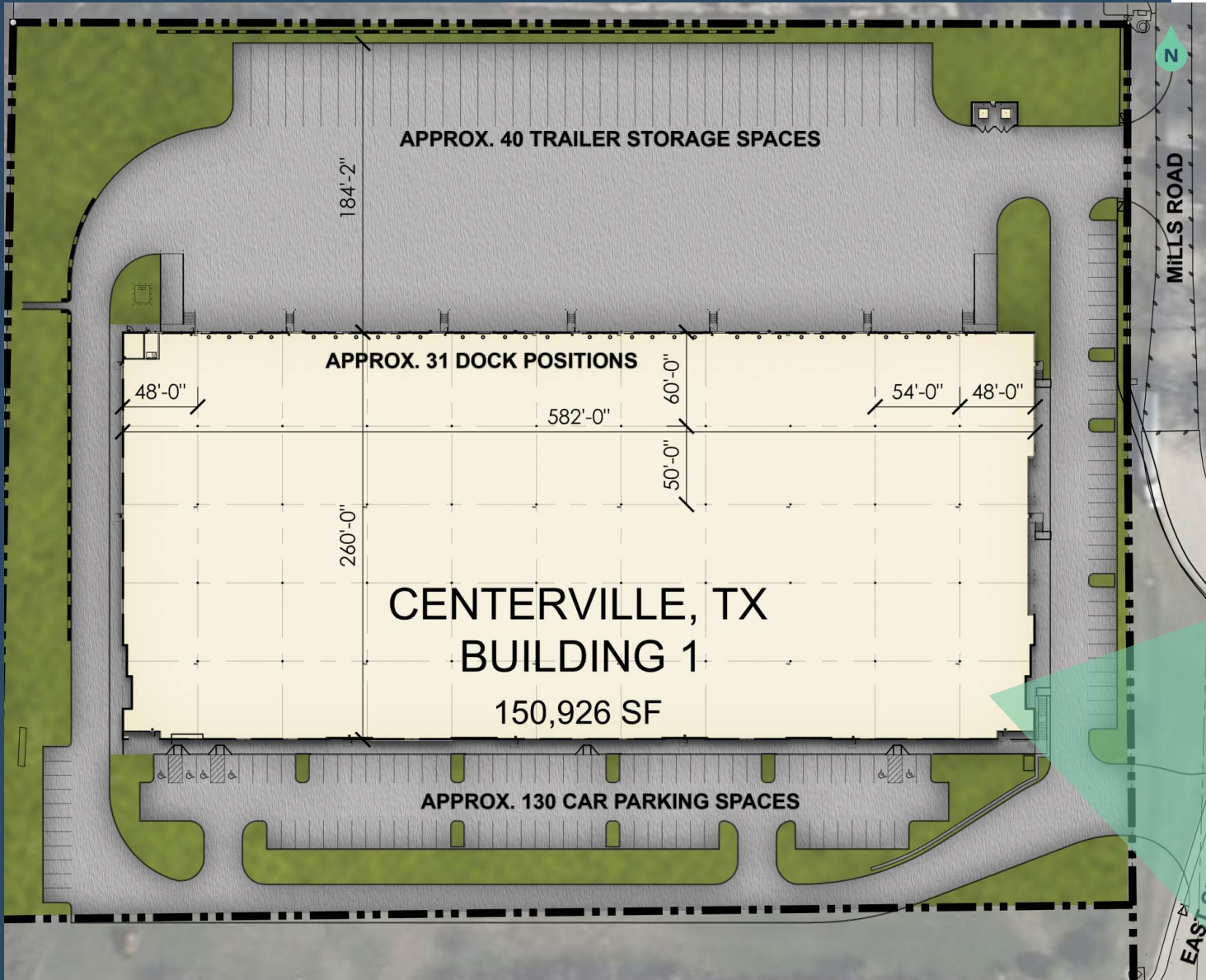
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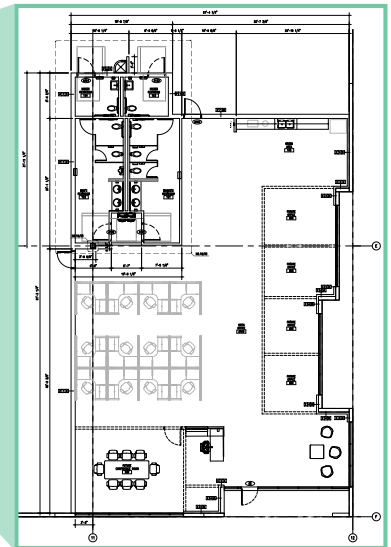


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## DETAILS

ADDRESS:	2815 E. Centerville Rd. Garland, TX 75040
TOTAL RENTABLE AREA:	150,926 SF
DIVISIBLE TO:	75,000 SF
OFFICE:	3,000 SF
TOTAL LAND AREA:	+/- 10 Acres
DIMENSIONS:	260' deep, 582' wide
CLEAR HEIGHT:	32'
COLUMN SPACING:	54' x 50'
LOADING:	Rear-load
DOCK DOORS:	(29) 9' x 10'
TRUCK COURT:	130' deep
TRAILER PARKS:	40
STAGING BAY:	60'
CAR PARKS:	98
SPRINKLER:	ESFR
ZONING:	Industrial
POWER:	1500A / 480V / 3-Phase







## LOCATION HIGHLIGHTS

As the 6th largest city in the Dallas Fort Worth Metroplex, one of the fastest growing regions in the country, Garland is home to more than 240,000 residents and the DFW Metroplex is home to over 7,500,000 people. By 2050, the number of residents is projected to almost double. By aggressively seeking to attract new residents into the community, the city plans to increase its residential market share significantly above original forecasts. Garland's diverse, stable and skilled existing population serves as an excellent platform for future growth.

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