

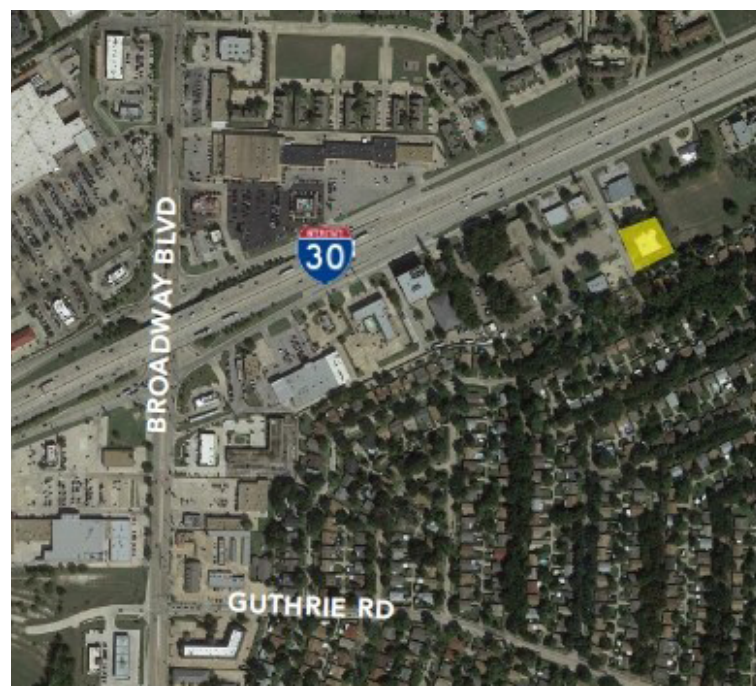
SUBLEASE AVAILABLE

6120 ALDWICK DRIVE



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GARLAND, TX 75043

13,200 SF WAREHOUSE AND OFFICE



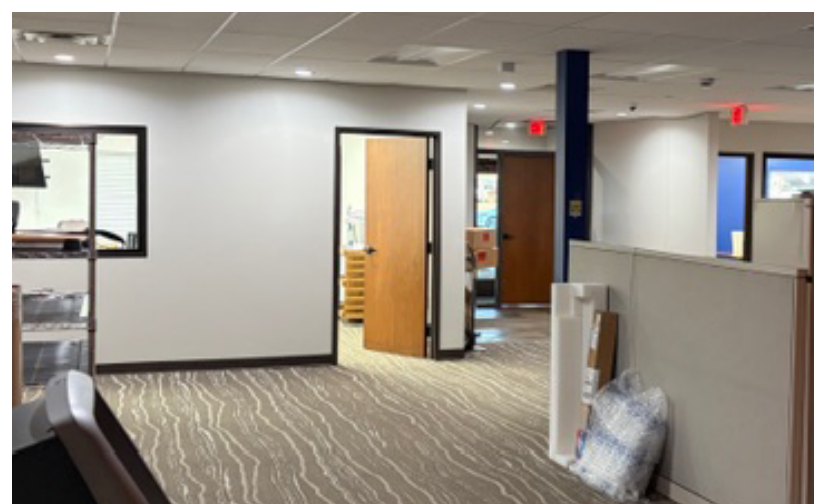
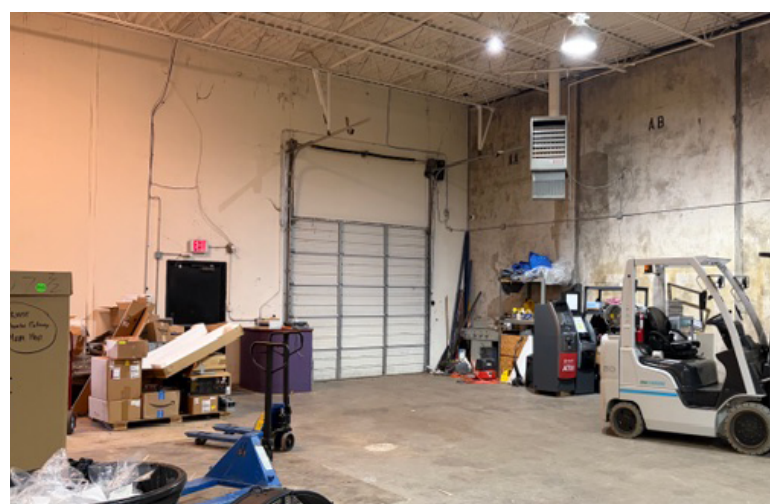
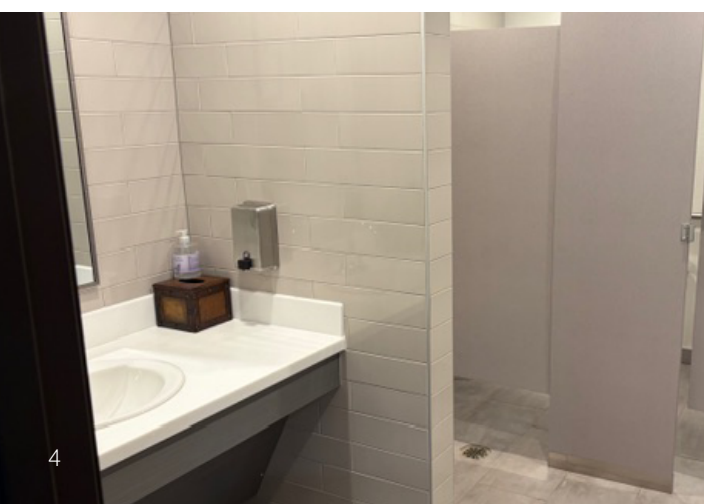
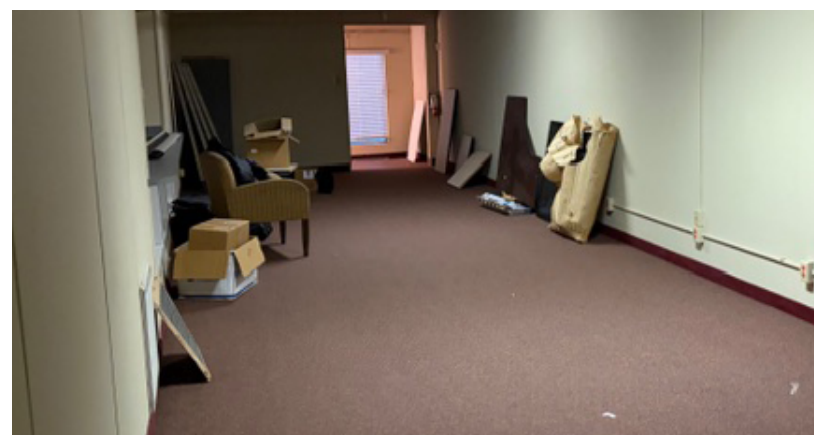
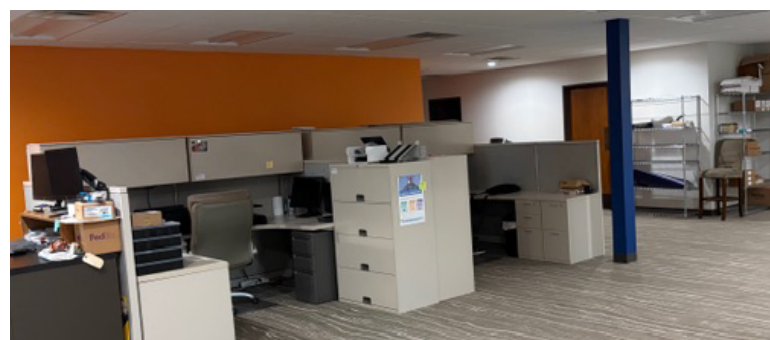
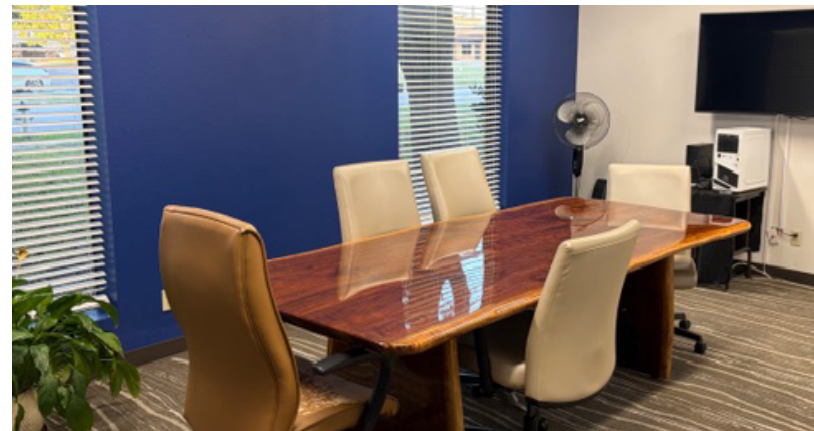
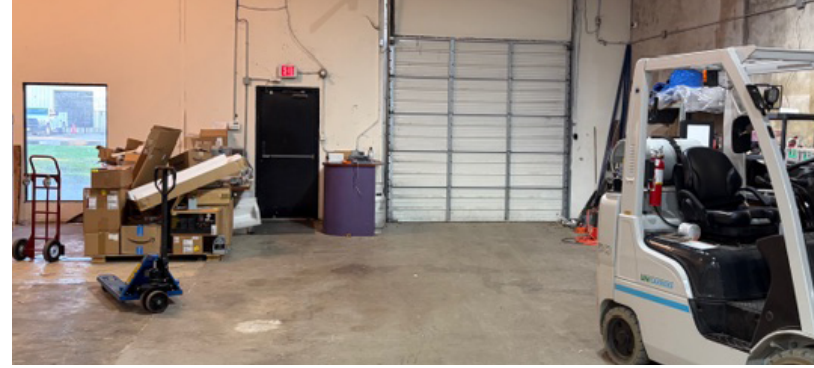
SPACE HIGHLIGHTS

- Quoting \$11.00 / SF NNN
- Square Footage: 13,200 SF
- Lease Expiration Date: January 31, 2031
- Approximately 0.40 Acre Yard Area (0.25 Acre Paved)
- Clear Height +/- 16'
- One Roll Up Overhead Door
- Mezzanine area in both Warehouse & Office
- Available Immediately
- FF&E available
- Warehouse Racking available

Strategically positioned in the highly sought-after East Dallas/Mesquite industrial corridor, this exceptional property offers unparalleled connectivity with direct access to I-30 and seamless connections to Highway 190, George Bush Turnpike, and I-635. Located in one of DFW's most desirable industrial submarkets, this premium location provides your business with outstanding logistics advantages and positions you at the heart of the region's thriving commercial network, ensuring optimal access to major transportation arteries and key business districts throughout the metroplex.

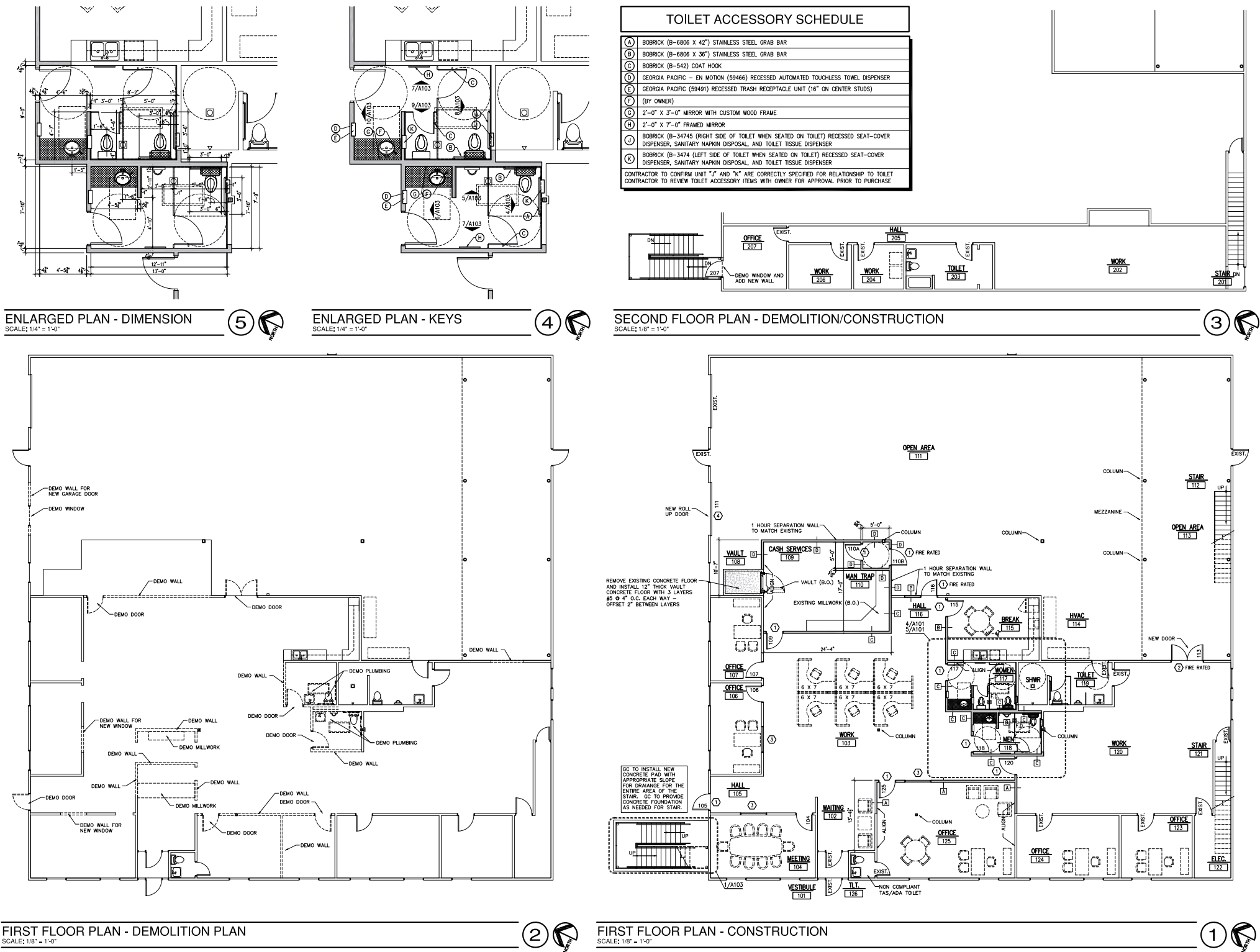
SPACE PHOTOS

This well-established facility features a professional office entrance with welcoming vestibule and reception area, complemented by seven private offices, an impressive large atrium, and additional open workspace. The office suite includes a full kitchen and convenient restroom facilities, while the warehouse maintains its own dedicated restroom. A 1,200 square foot mezzanine level above the office space offers flexible options for additional storage or office expansion (note: this upper level requires some improvements). The property is enhanced by approximately 0.40 acres of valuable outdoor storage space, providing exceptional flexibility for businesses requiring both indoor and outdoor operational areas. This adaptable layout offers tremendous potential for companies seeking a combination of professional office space and functional warehouse facilities.



FLOORPLAN

13,200 SF





BROKER CONTACT

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