

AVAILABLE NOW



4212 Garland Dr

HALTOM CITY, TEXAS 76117

3,600–9,400 SF

AVAILABLE SPACE

\$11.50 /SF/YR

LEASE RATE

14 FT

CLEAR HEIGHT

2

DRIVE-IN BAYS

PROPERTY HIGHLIGHTS

- + **Newly finished office suite** — clean drop-ceiling offices with wood-look tile, plus a renovated restroom with shower.
- + **Open clear-span warehouse** with sealed concrete floor and 14' clear height.
- + **Fenced yard / outdoor storage** for equipment, inventory, or vehicle staging.
- + **Two grade-level drive-in doors** for easy loading and drive-through access.
- + **Flexible footprint** — lease from 3,600 SF up to the full 9,400 SF building.
- + **Minutes to I-820, SH-121 & Loop 820** with quick reach across the DFW Metroplex.

FACILITY FACTS

BUILDING SIZE	9,400 SF
LOT SIZE	0.92 Acres
SPACE USE	Industrial
BUILD-OUT	Full Build-Out
YEAR BUILT / RENO	1978 / 2025
CONSTRUCTION	Masonry
POWER	1-Phase
ZONING	M2 — Industrial
LEASE TERM	Negotiable
AVAILABILITY	Immediate

Lease rate does not include utilities, property expenses, or building services. Approx. \$0.96/SF/mo (\$9,008/mo at full building). Information believed accurate but not guaranteed; verify all details.

INSIDE & OUT

Property Gallery



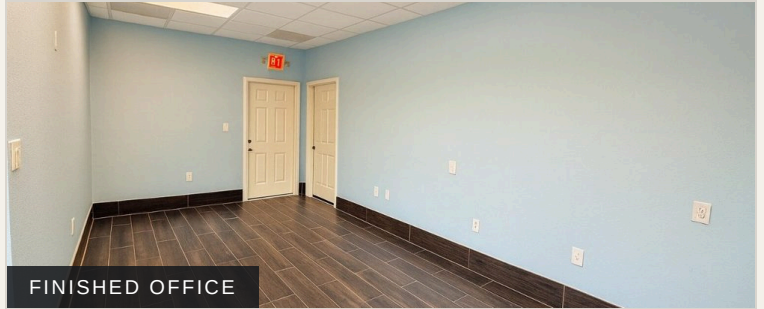
BUILDING EXTERIOR



YARD & LOADING



WAREHOUSE



FINISHED OFFICE

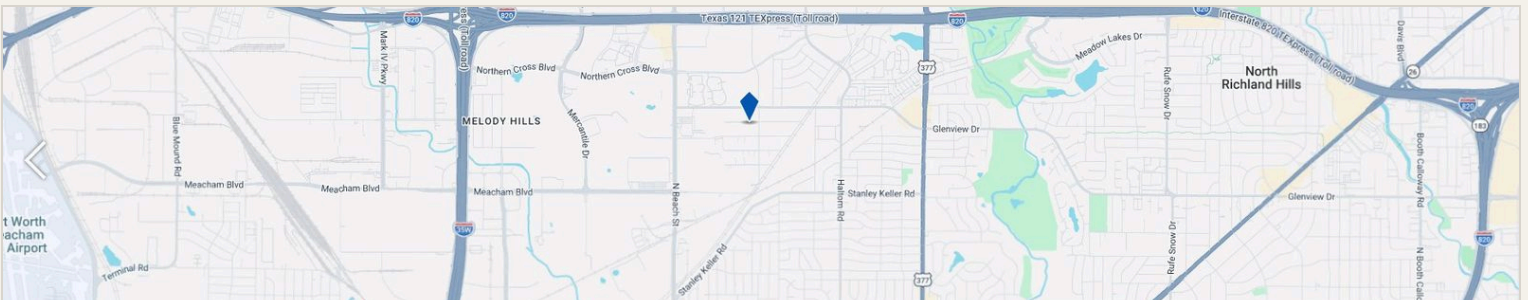


OFFICE SUITE



RESTROOM + SHOWER

LOCATION



SUBMARKET
Haltom City / NE Tarrant

HIGHWAYS
I-820 · SH-121 · US-377

AIRPORT
~5 mi to Meacham Int'l

DOWNTOWN FW
~10 mi