

**2747 OAKLAND AVENUE
GARLAND, TEXAS 75041**

**43,000 SF
FOR SALE**



**Brad Werner
Rich Young Jr. | SIOR
972-236-7645
Brad@RichYoungCompany.com
RichJr@RichYoungCompany.com**



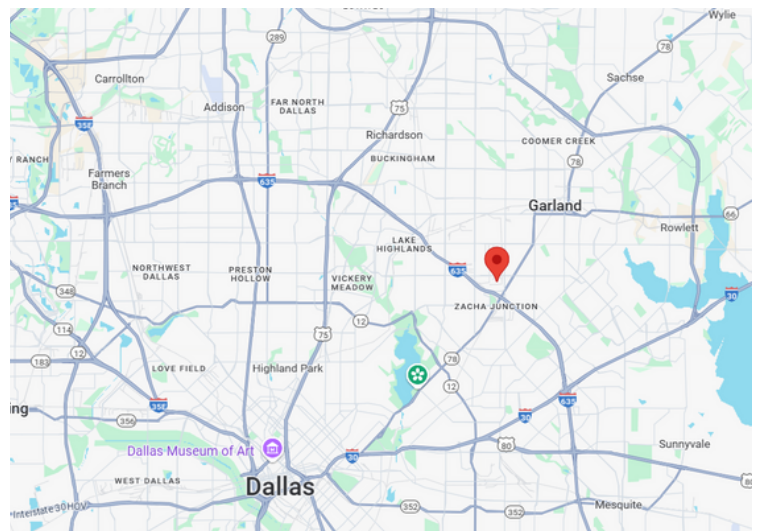
**5710 LBJ FREEWAY | SUITE 150
DALLAS, TEXAS 75240
972-236-7645**

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PROPERTY HIGHLIGHTS

- +/- 43,000 SF Available
- +/- 16,184 SF high end office
- +/- 3.3 AC IOS/ Outside storage
- Fully Secured/ Fenced
- Loading
 - (2) 16'x14' Ramped Doors
 - (1) 9'x14' Ramped Door
 - (3) 9'x10' Dock High Doors
 - (1) 12'x16' Grade Level Door
 - (1) 9'x10' Grade Level Door
- Pin-weld insulation in warehouse
- Heavy Power
 - (3-Phase, 850 amp, 208v & 480v)
- 60 mil TPO roof installed in 2019



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