



## GARLAND INNOVATION CENTER

1617 / 1619  
KINGS ROAD

97,530 - 241,067

SQUARE FEET AVAILABLE  
IN GARLAND, TX

OWNED BY



LEASED BY



DEVELOPED BY



**ADAM JONES**

214.560.5102

[adam.jones@streamrealty.com](mailto:adam.jones@streamrealty.com)

**JAMES MANTZURANIS**

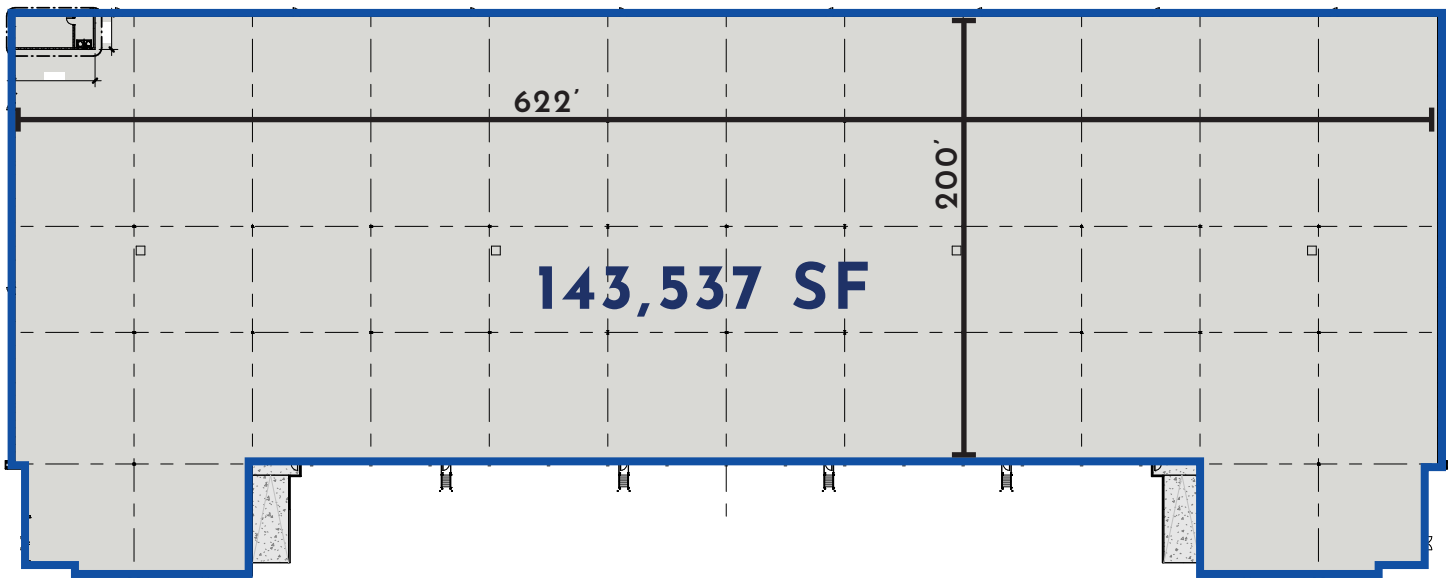
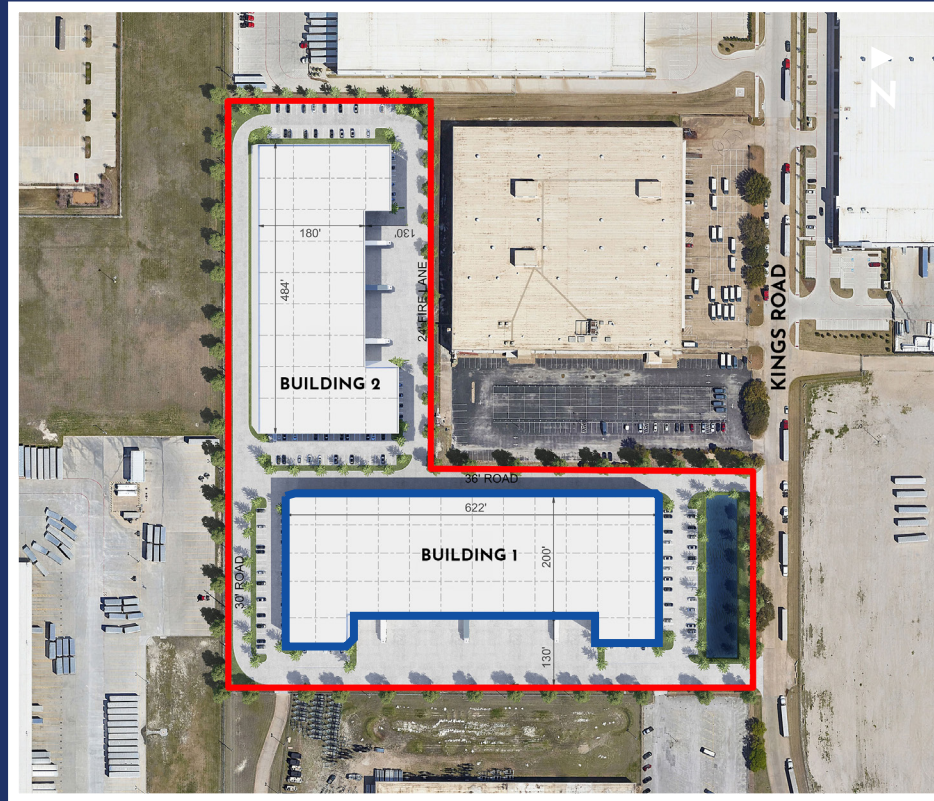
214.267.0494

[jmantzuranis@streamrealty.com](mailto:jmantzuranis@streamrealty.com)

# BUILDING 1

1617 Kings Road, Garland, TX 75042

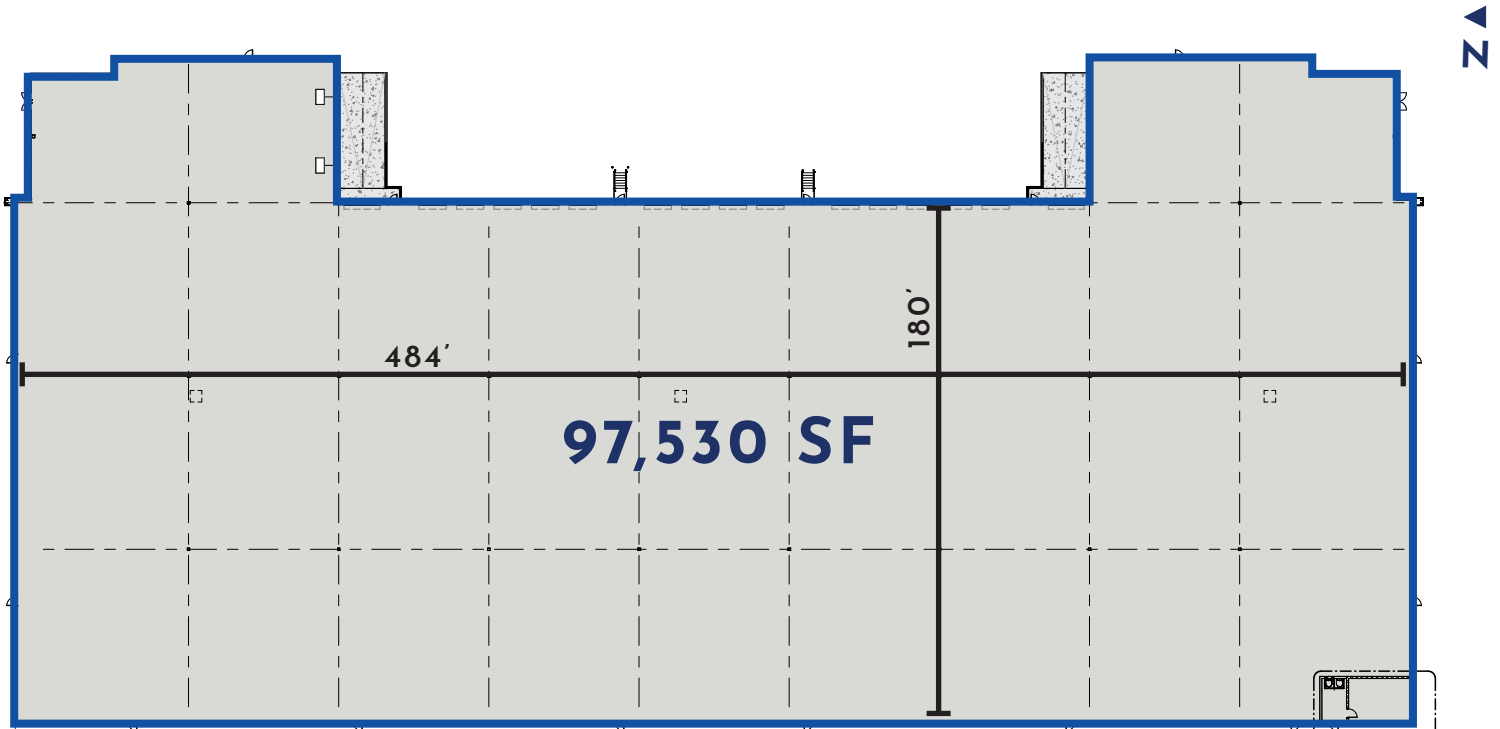
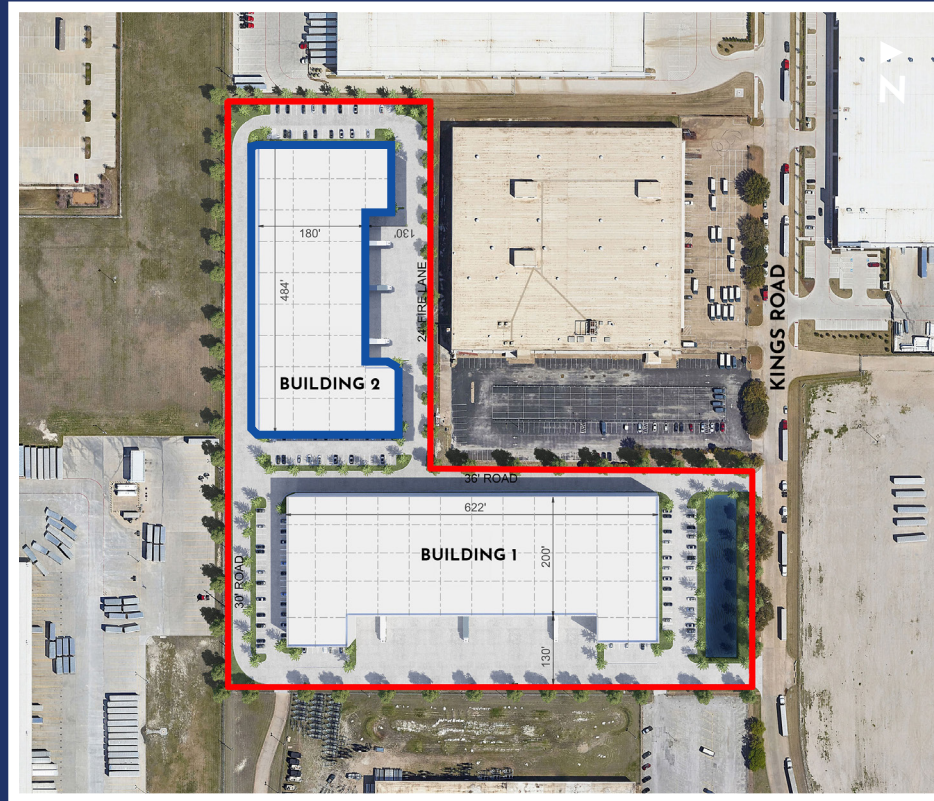
Square Feet:	143,537
Acres:	13.17 (Shared)
Coverage:	41% (Shared)
Clear Height:	32'
Office Finish:	BTS
Configuration:	Front Load
Est. Suite Count:	2
Truck Court Depth:	130'
Depth x Width:	200' x 622'
Column Spacing:	52' x 46'8"
Speed Bays:	60'
Car Parks:	121
Parking Ratio:	.90/1,000 SF
Dock-High Doors:	22
Ramp Doors:	2



# BUILDING 2

1619 Kings Road, Garland, TX 75042

Square Feet:	97,530
Acres:	13.17 (Shared)
Coverage:	41% (Shared)
Clear Height:	32'
Office Finish:	BTS
Configuration:	Front Load
Est. Suite Count:	1
Truck Court Depth:	130'
Depth x Width:	180' x 484'
Column Spacing:	60' x 52"
Speed Bays:	60'
Car Parks:	111
Parking Ratio:	1.13/1,000 SF
Dock-High Doors:	12
Ramp Doors:	2





**Map Key**

← Ingress

→ Egress

**GARLAND INNOVATION CENTER**  
**1617 / 1619**  
**KINGS ROAD**

# GARLAND INNOVATION CENTER

**1617 / 1619**  
**KINGS ROAD**

OWNED BY



LEASED BY



DEVELOPED BY



**ADAM JONES**  
 214.560.5102

adam.jones@streamrealty.com

**JAMES MANTZURANIS**  
 214.267.0494

jmantzuranis@streamrealty.com