1207 FARMERS ROAD GRAND PRAIRIE, TX 75050











1207 FARMERS ROAD

AT A GLANCE

Buildng Highlights

Building SF: 40,670

Site Size: 3.39 Acres

Year Built: 2023

Clear Height: 24'

Loading: 15 Dock High Doors (9' x 10')

1 Dock Ramp (12' x 14')

Column Spacing: $52 \times 43^{\circ}$

Sprinkler System: ESFR

Parking: 62

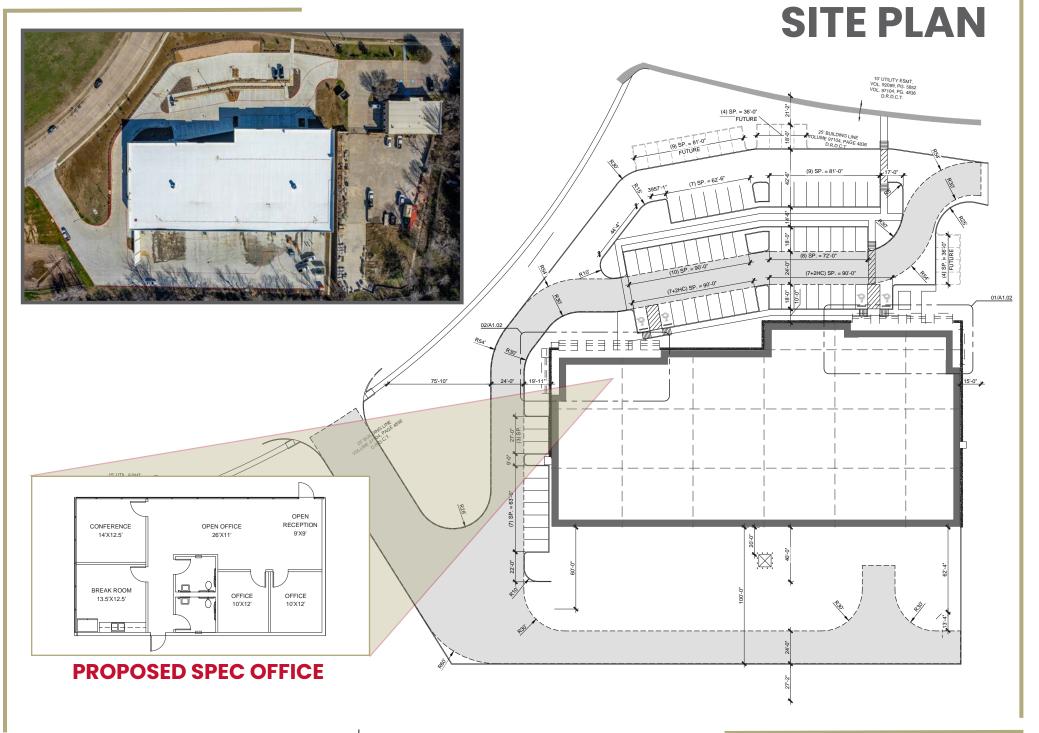
Truck Court: 100'

Power: 3 Phase, 480/277V

- » Newly Constructed Class A Industrial Building
- » +/- 1,500 SF Spec Office Planned
- » Owner/User or Investment Opportunity
- » Rear Load Facility
- » Divisible to +/- 13,000 SF
- » Ability to Fence/Gate for Secure Outside Storage
- » Excellent Ingress/Egress with direct access to SH 161



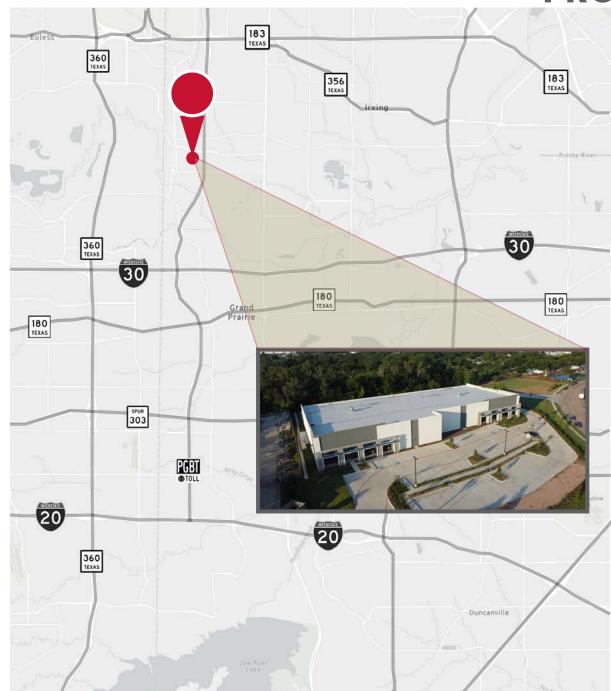








PROPERTY LOCATION











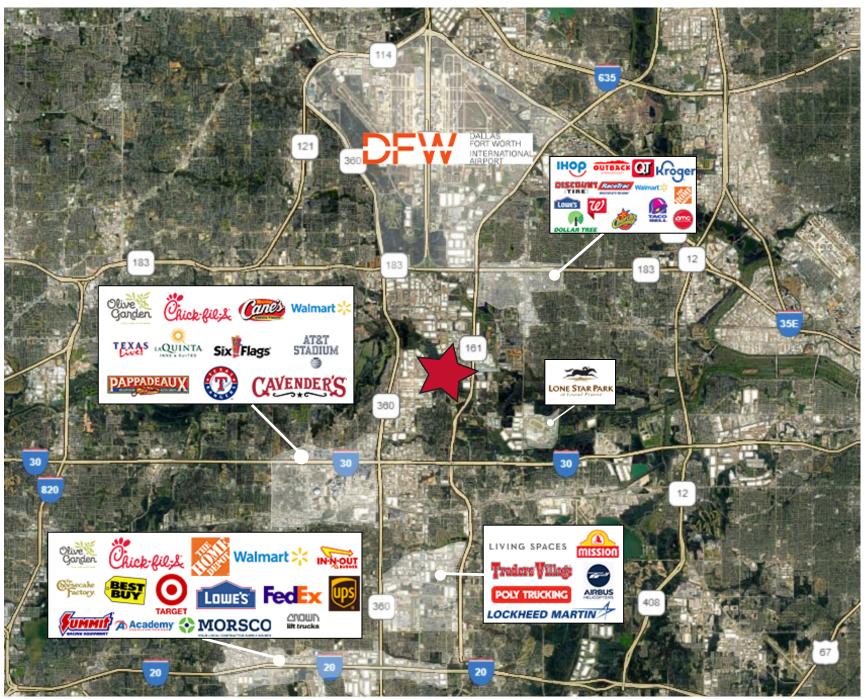






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AMENITIES/ATTRACTIONS







CORPORATE NEIGHBORS









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FOR QUESTIONS ABOUT THE PROPERTY OR THE OFFERING CONTACT:

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