

2641 Santa Anna Ave | Dallas, Texas | Garland Submarket
86,132 SF

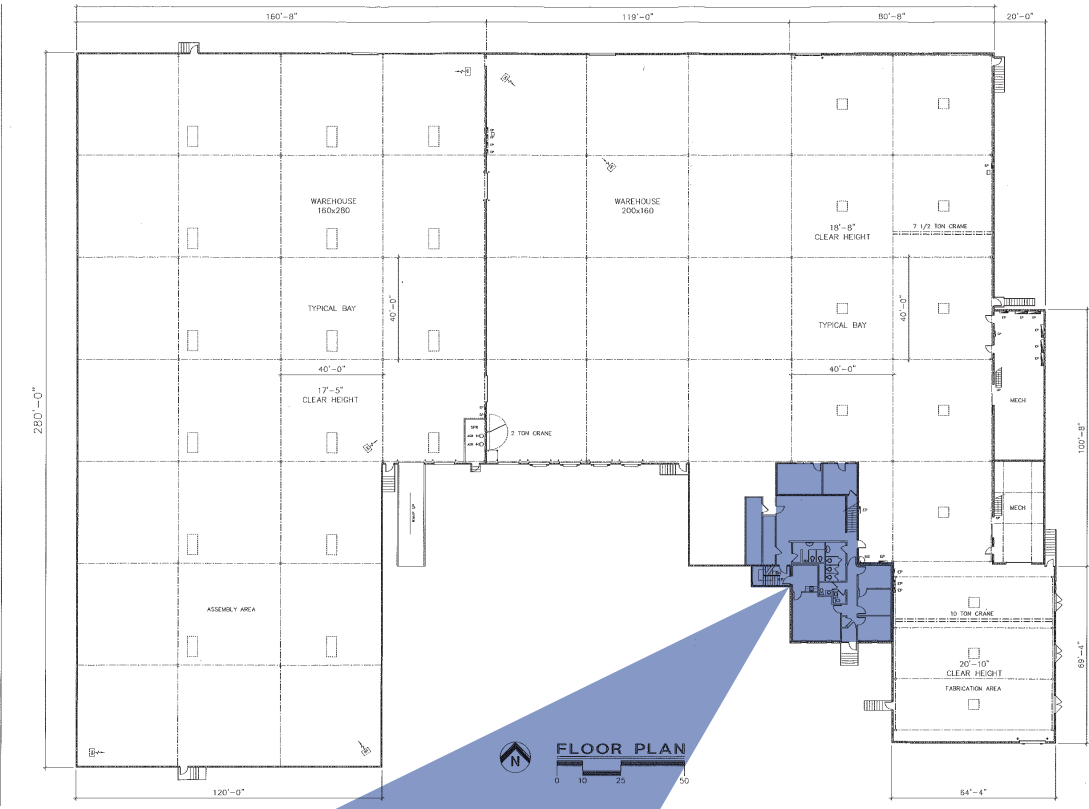
FOR SALE



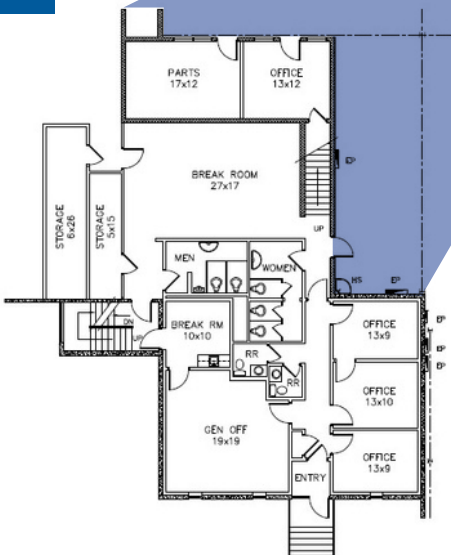
Available for occupancy November 1, 2026
Heavy Power - 6,000 amps


STREAM®

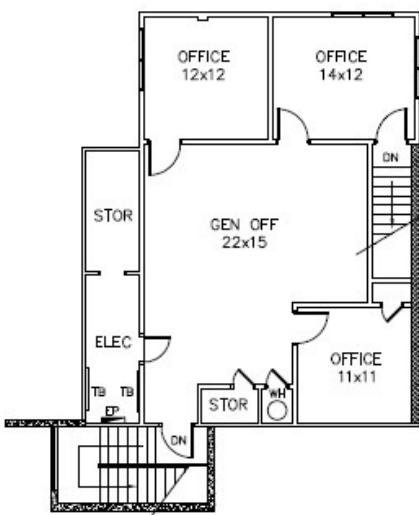
SITE PLAN



OFFICE



MEZZANINE OFFICE

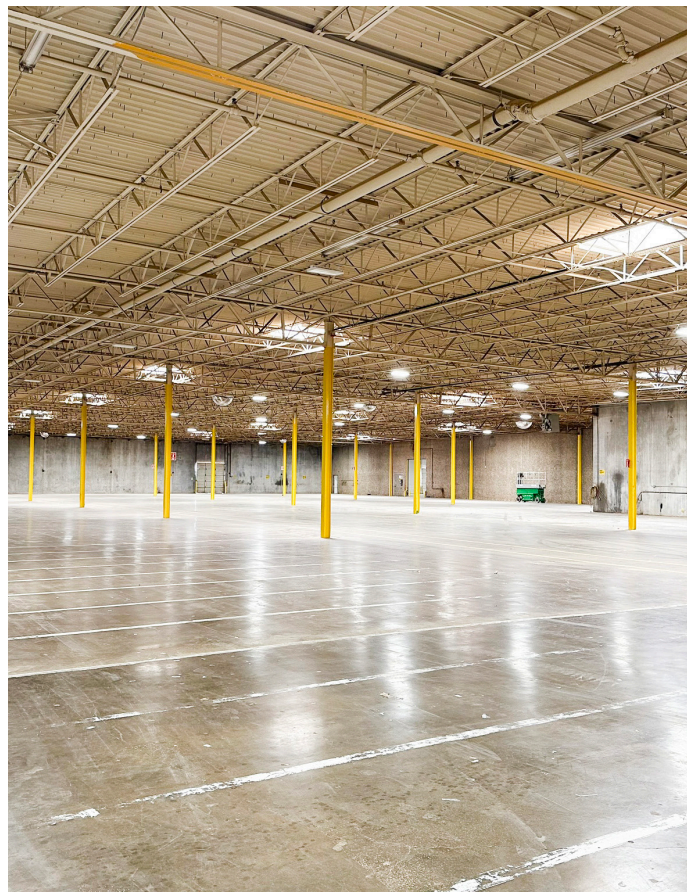


Property Details

Building Size	86,132 SF
Office	3,869 SF
Clear Height	17.5' - 20.5'
Loading Docks	(5) 8' x 10' docks (1) 10' x 10' dock (1) 10' x 12' dock with crane (1) 10' x 14' tall ramp
Columns	40' x 40'
Year Built	1978/1982 Renovated in 2023
Parking Spaces	80 spaces (divisible)
Rail Access	(3) 10' x 10' Rail Doors
Cranes	10 ton, 7.5 ton, 2 ton
Roof	2015 with 19 year warranty
Power	+/- 6,000 amps at 277/480-volts
Sprinklered	Yes - 100%
Silos	(7) 40 feet tall, 15 feet diameter for 6,240 cubic feet capacity
Gas Service	5 lb. meter, 2 inch service (high capacity industrial)

Lease In Place

Tenant	d/b/a 1000bulbs.com
Rate	\$7.30 NNN (\$52,396.97 / months + NNN)
Tenant Since	March 1, 2025
Expiration	October 31, 2026
Renewal Options	None





For More Information

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