

3709-3711 CAVALIER DRIVE GARLAND, TX 75042

OFFICE/FLEX/WAREHOUSE
FOR SALE



CAVALIER DR

PROPERTY HIGHLIGHTS

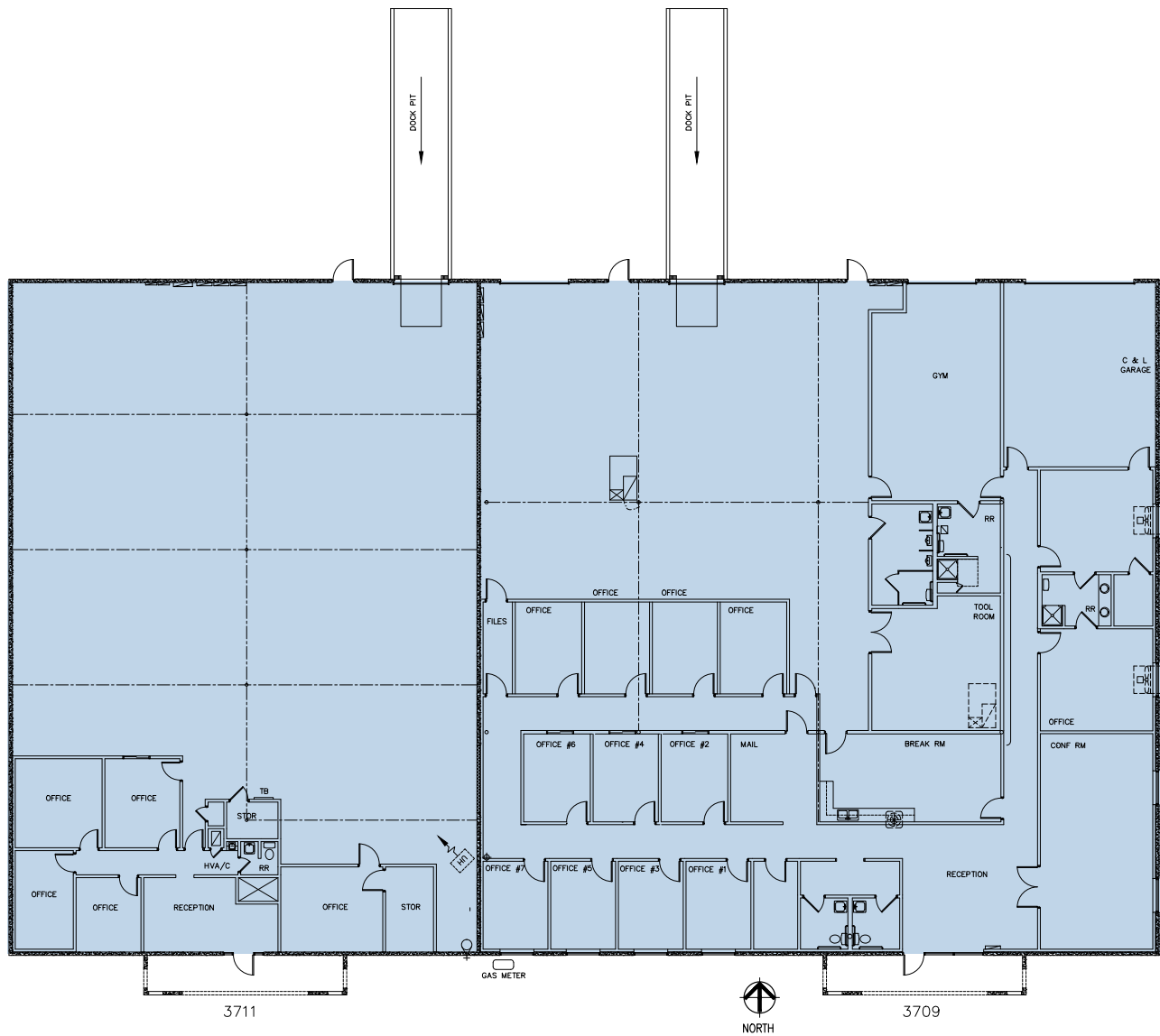
- 17,000 SF For Sale
- 5,526 SF of existing office
- Potential dual tenant occupancy
- Rear load configuration
- 21+ front pedestrian parking spaces
- Fenced outside parking/storage
- 14' Clear Height
- Two (2) Dock high doors * Dock well
- Three (3) Grade level doors
- Sprinklered
- Recently renovated move in ready office
- Zoned industrial
- Premier East DFW location just minutes from HWY 635/75 with close proximity to Dallas, Garland, Richardson Plano, Dallas, Allen, McKinney, Frisco, and surrounding suburbs



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STREAM



SUITE 3711

6,950 SF with 1,274 SF of office – Poor condition; hot warehouse

1 x 10' x 10' Grade-Level

1 x 8' x 10' Dock-High with leveler

Month-to-Month lease – Willing to renew

SUITE 3709

10,050 SF with 4,252 SF of Class A office (+/- 90% HVAC)

1 x 10' x 12' Grade-Level

1 x 10' x 10' Grade-Level

1 x 8' x 10' Dock-High with leveler

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**FOR
SALE**



2.2 Miles to

635

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