

# 2333 S. Jupiter Road

Garland, TX

## Key Facts

Property type Industrial space

Building size 246,950 SF

Available size 246,950SF



## Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

**Colby Schraegle**

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[colby.schraegle@eqtpartners.com](mailto:colby.schraegle@eqtpartners.com)

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## Building Specifications

Total Building Size: 246,950 SF

Available Size: 246,950 SF

Office Space: 14,183 SF (1st Floor), 14,183 SF (2nd Floor)

Clear Height: 30'

Rear load configuration

Dock Doors: 27 (9'x10')

Drive-In Doors: 7 (12'x14')

Truck Court: 196' (116' apron, 30' fire lane, 50' trailer parking)

Power: 1 - 2000 kVA transformer, 1 - 1500 kVA transformer, 2 - 3000A tap can & wireways with 2 - 800 amp panels

Column Spacing: 50' x 50'

Car Parking: 270

Trailer Parking: 35

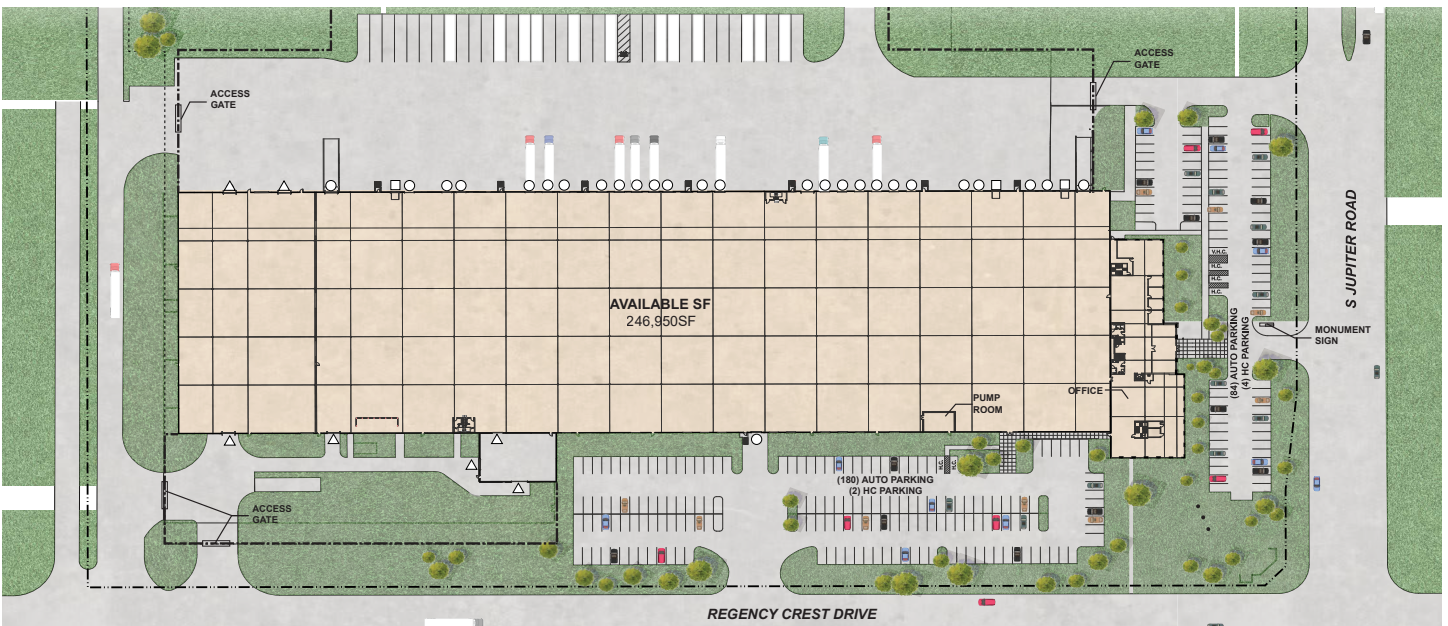
Fire Protection: ESFR sprinkler system with K-25 Heads

Lighting: 30 FC LED lighting

Brand new 6' reinforced concrete slab with vapor barrier

New landscaping, entry feature & monument sign

Completely new truck court & trailer parking with heavy duty concrete pavement



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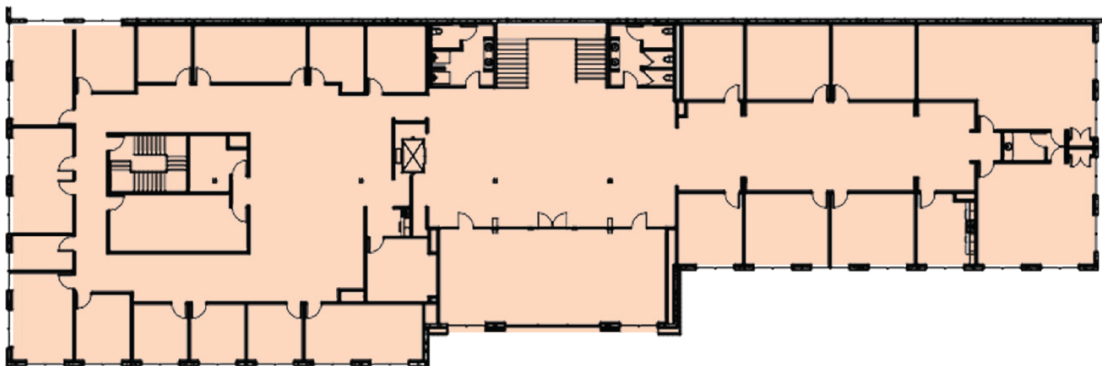
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OFFICE PLAN (1ST FLOOR) - 14,183 SF



OFFICE PLAN (2ND FLOOR) - 14,183 SF



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## LOCATION ATTRIBUTES

- Prime frontage along S. Jupiter Road with immediate truck ingress/egress
- Direct connectivity to major regional freight corridors, including I-635 and President George Bush Turnpike
- Located within Garland’s established Gateway Business Park 2, a hub for light industrial and distribution users
- Proven industrial submarket with access to a strong local labor pool and workforce housing nearby
- Close proximity to major users including manufacturing, warehouse, and last-mile distribution operations
- Access to DART rail and bus lines supports workforce commuting
- Positioned within the DFW Metroplex—offering access to over 7.5 million people and one of the largest industrial markets in the U.S.

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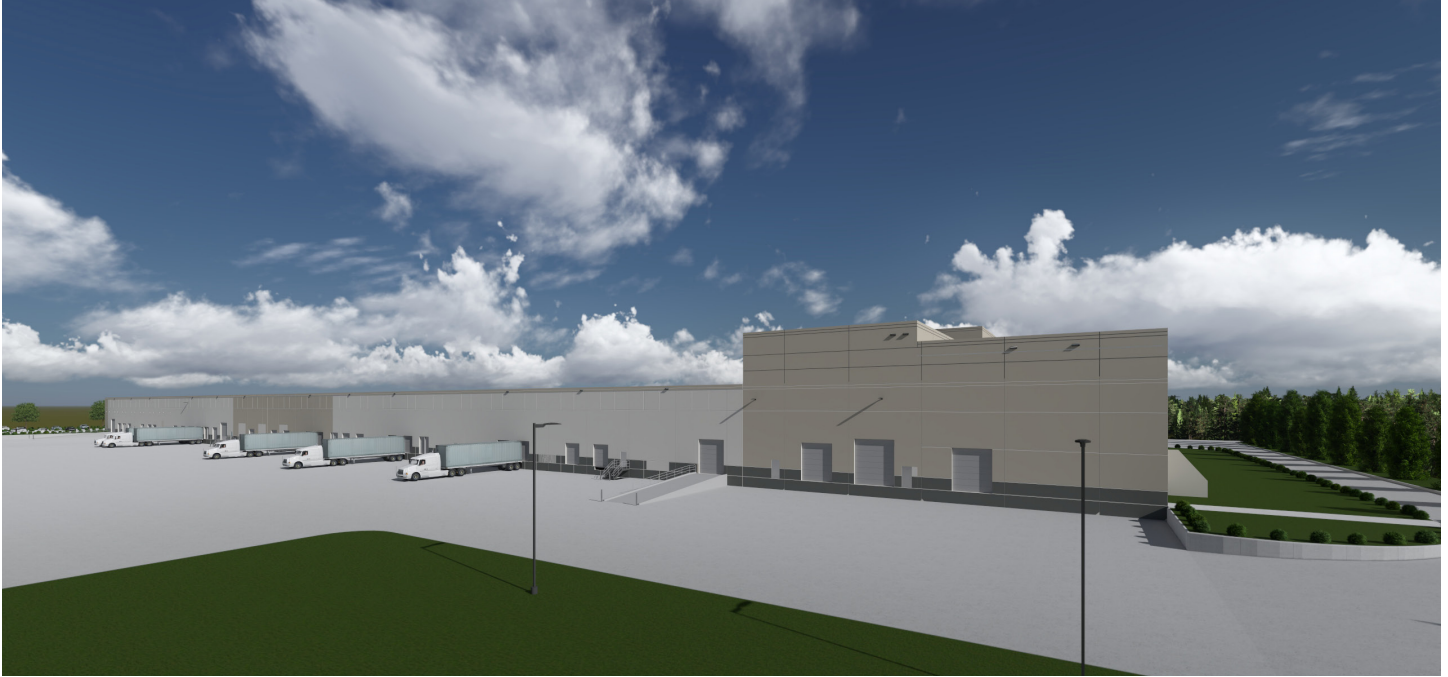
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