

**FOR  
SALE****FOR  
LEASE****FLEX/  
INDUSTRIAL**

# 1771

**Robinson Road**  
GRAND PRAIRIE, TX 75051**49,981 SF**

TOTAL RENTABLE BUILDING AREA

**3**

BUILDINGS ON SITE

**7.52 AC**

TOTAL LAND AREA

## PROPERTY HIGHLIGHTS

- 2018-2025 Construction
- Multi-building configuration adaptable to a range of operational footprints
- Freestanding office/showroom
- High-end design quality with above-market design features
- Existing Outdoor Storage with ability to increase coverage
- Zoned Light Industrial (LI)
- Direct access to Highway 161 (PGBT)
- Ability to fence/secure entire site



## PROPERTY SUMMARY

A rare opportunity to acquire or lease a premium flex/industrial project, situated on +/- 7.52 acres, with direct access to Highway 161 (PGBT) in Grand Prairie, TX. 1771 Robinson Road offers a campus like setting that aligns with growth focused businesses and supports an array of potential uses – from last-mile distribution and light manufacturing to specialty showroom concepts that demand both presence and functionality.

## BRADFORD CONTACTS

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### BUILDING 1

- 5,541 SF Freestanding Office/Showroom
- 2018 construction
- Abundant natural light
- High ceilings (12')
- Ideal for general office, showroom, training center

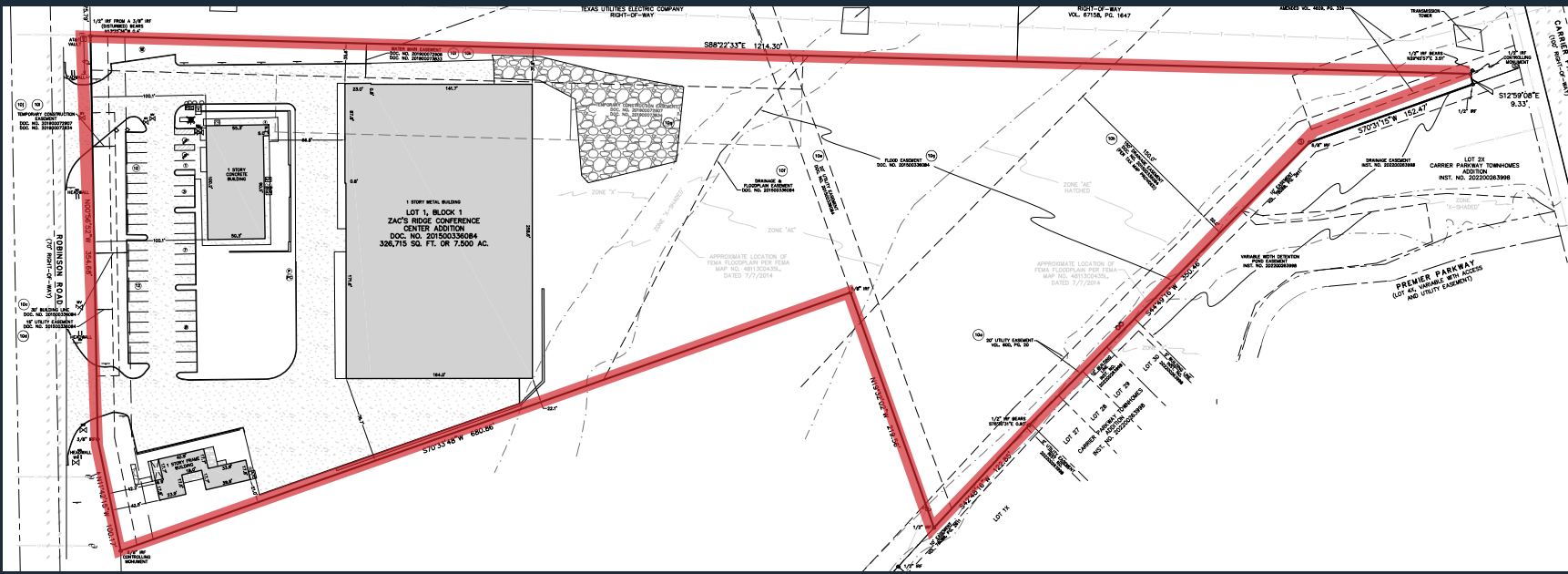
### BUILDING 2

- 1,800 SF Pre-Fabricated Home
- 2025 Construction
- High-End Design
- Can be utilized as additional office/studio space

### BUILDING 3

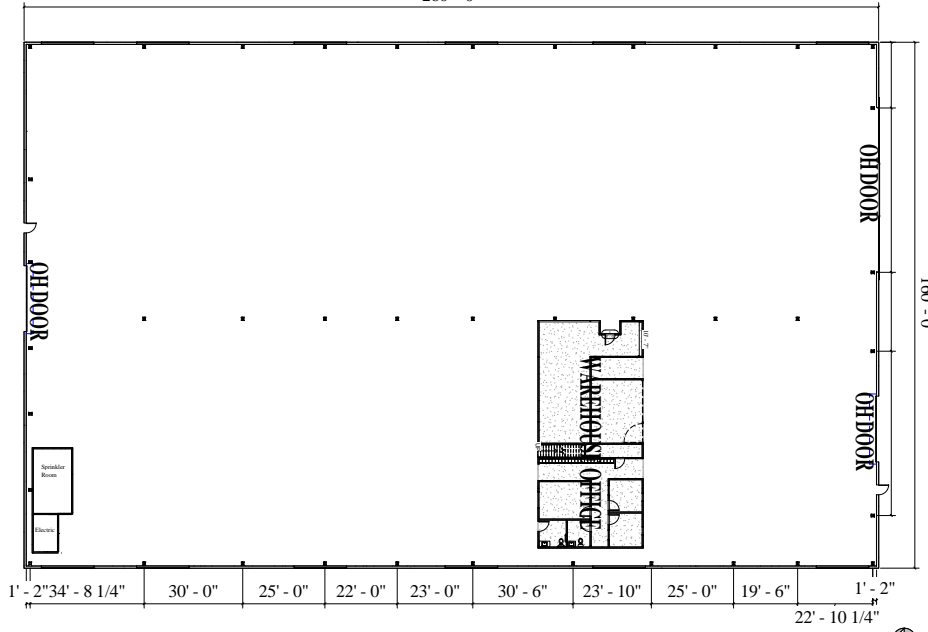
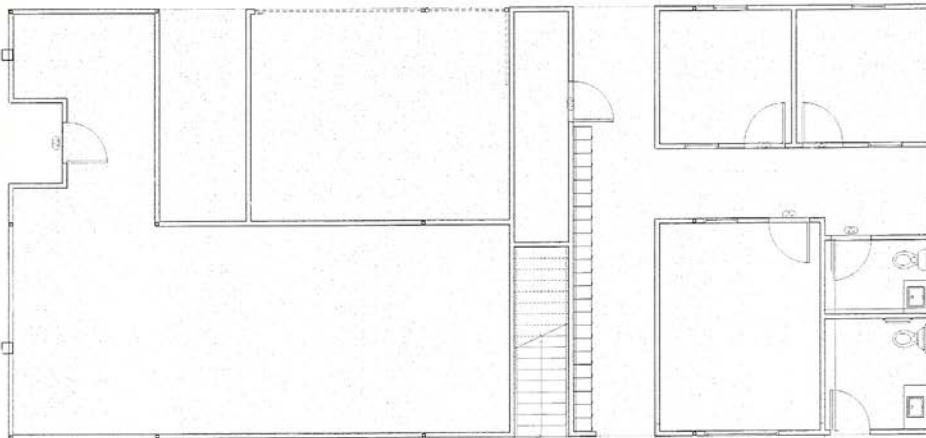
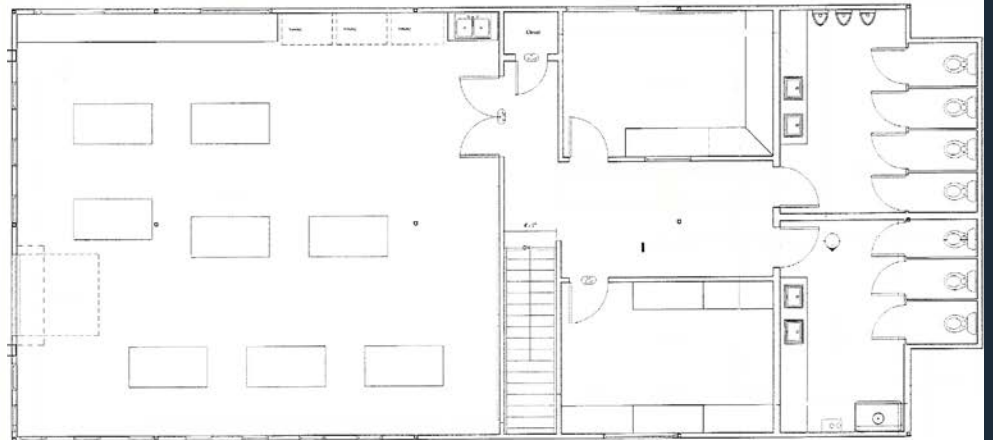
- 42,640 SF Clear Span Warehouse
- +/- 4,300 SF Warehouse Office (2-story)
- 2023 Construction
- 22'-34' Clear Height
- Two (2) 20' x 20' Overhead Doors
- One (1) 49' x 23' Sectional Overhead Sliding Door
- LED Lighting Throughout
- Four (4) HLVS Fans

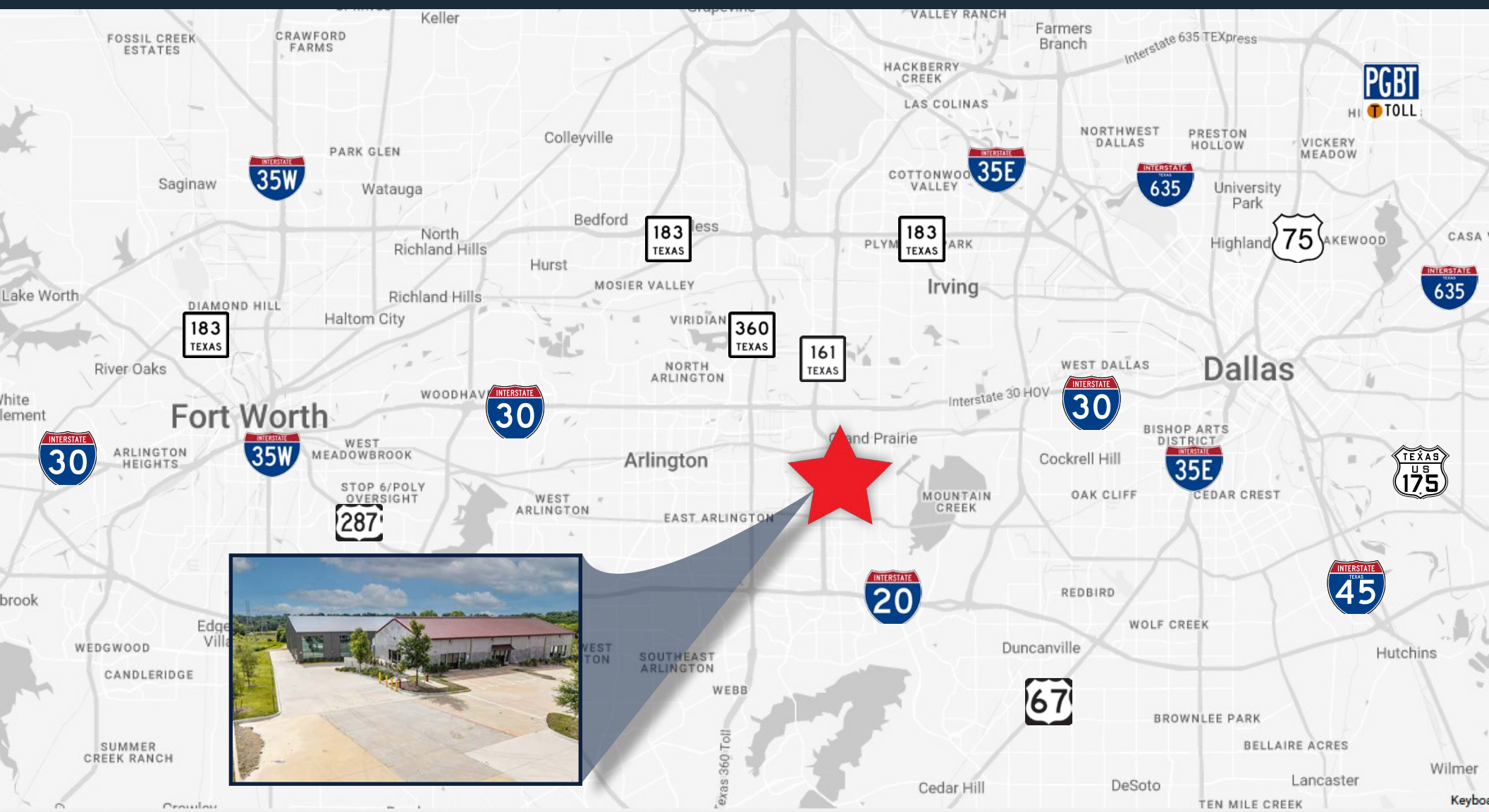




**WAREHOUSE FLOOR PLAN**

260' - 0"


**WAREHOUSE OFFICE FIRST FLOOR PLAN**

**WAREHOUSE OFFICE SECOND FLOOR PLAN**




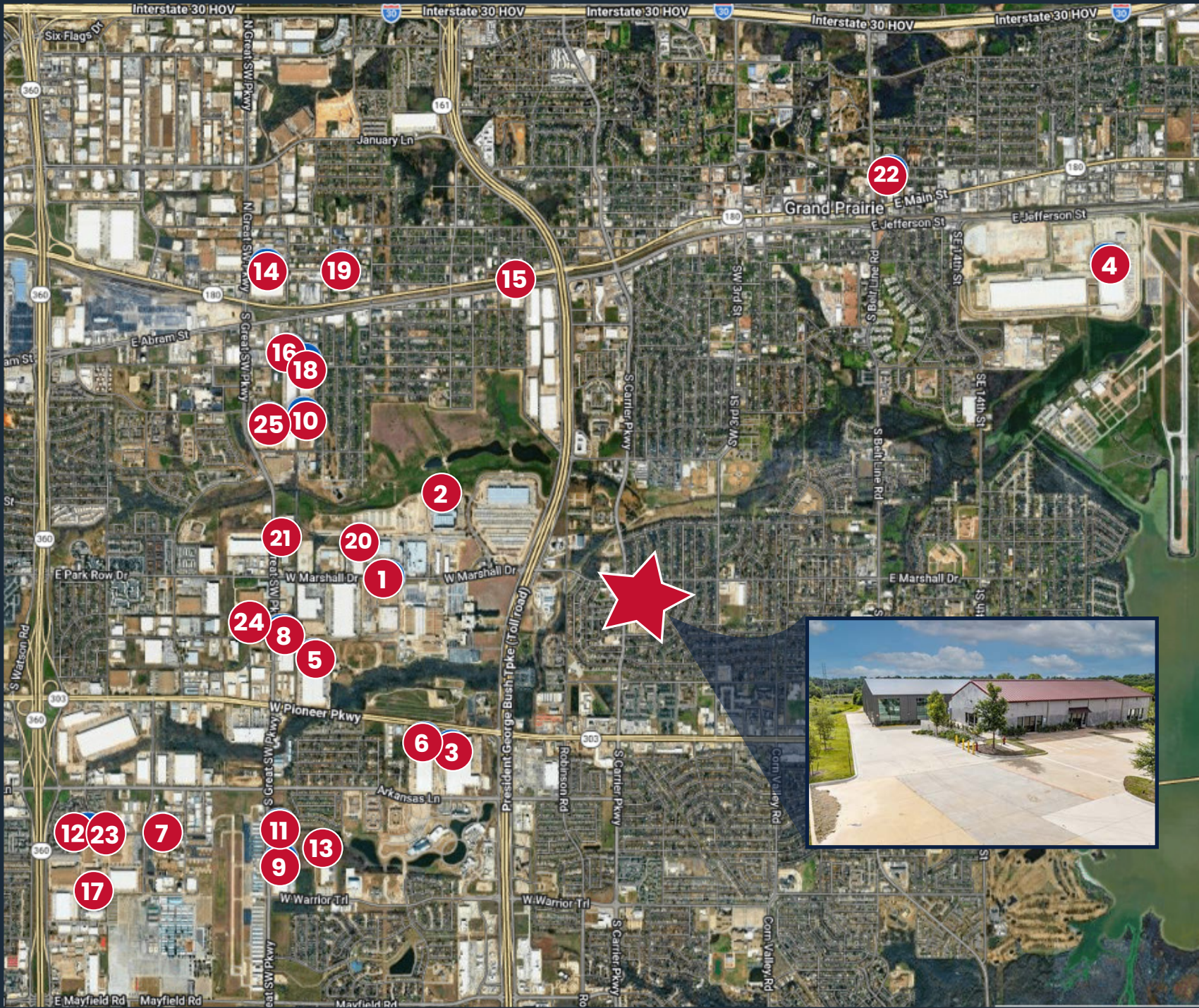
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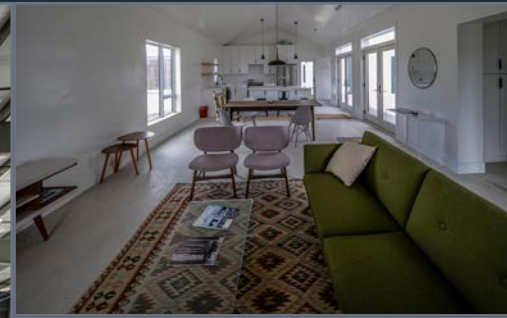




**Corporations**

- 1 **LOCKHEED MARTIN**
- 2 **Poly-America**
- 3 LIVING SPACES
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- 5 **MISSION**
- 6 **DART**
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- 9 **Qualpack Ltd.**  
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- 10 **API**
- 11 **MRC Global**
- 12 **RJ Schinner**  
REDISTRIBUTION SPECIALISTS
- 13 **Fresh Express**
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FABRICATORS OF SOLUTIONS
- 15 **STANDARD TEXTILE** since 1940
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- 18 **POLK**  
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- 20 **K**  
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- 21 **OML**  
Oilfield Materials & Lease
- 22 **Auto Glass**  
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- 23 **thyssenkrupp**
- 24 **dealers electrical supply**
- 25 **J.B. HUNT**





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