

the **MILLER**
INDUSTRIAL PARK



Welcome to The Miller!

THE MILLER

Strategically located in the Garland submarket, **The Miller Industrial Park** is a four-building, 214,000 square foot modern industrial project of choice for logistics, showroom, distribution, manufacturing, and ecommerce players. As one of the best infill locations in the DFW industrial market, The Miller is located immediately off Miller Road, a main area thoroughfare, with direct access to Interstate 635, providing connectivity to some of the most affluent neighborhoods of north Dallas and the deep labor pools in south Dallas.

Welcome to The Miller!



pennybacker

M2GVENTURES

THE MILLER

PROJECT ATTRIBUTES

214,000 Total SF

Four Buildings

Corner Location

Strong Visibility

Easy Access to Miller Road

98% Leased

PROJECT IMPROVEMENTS

Monument and Wayfinding
Signage

Fresh Exterior Paint

Upgraded Landscaping

Improved Exterior Lighting

Updated Parking Lot Striping





VACANCY INFORMATION

10314 Brockwood Road
Dallas, TX 75238

4,416 SF Suite

1,400 SF Office

20' Clear Height

Close Access to 635

Built in 1991

Rear Load Building

1 Dock High Door

Space is in make ready condition



I-635

MILLER ROAD

4,416 SF AVAILABLE

BROCKWOOD ROAD



PRIME LOCATION

THE MILLER INDUSTRIAL PARK

0.2 MILES
I-635

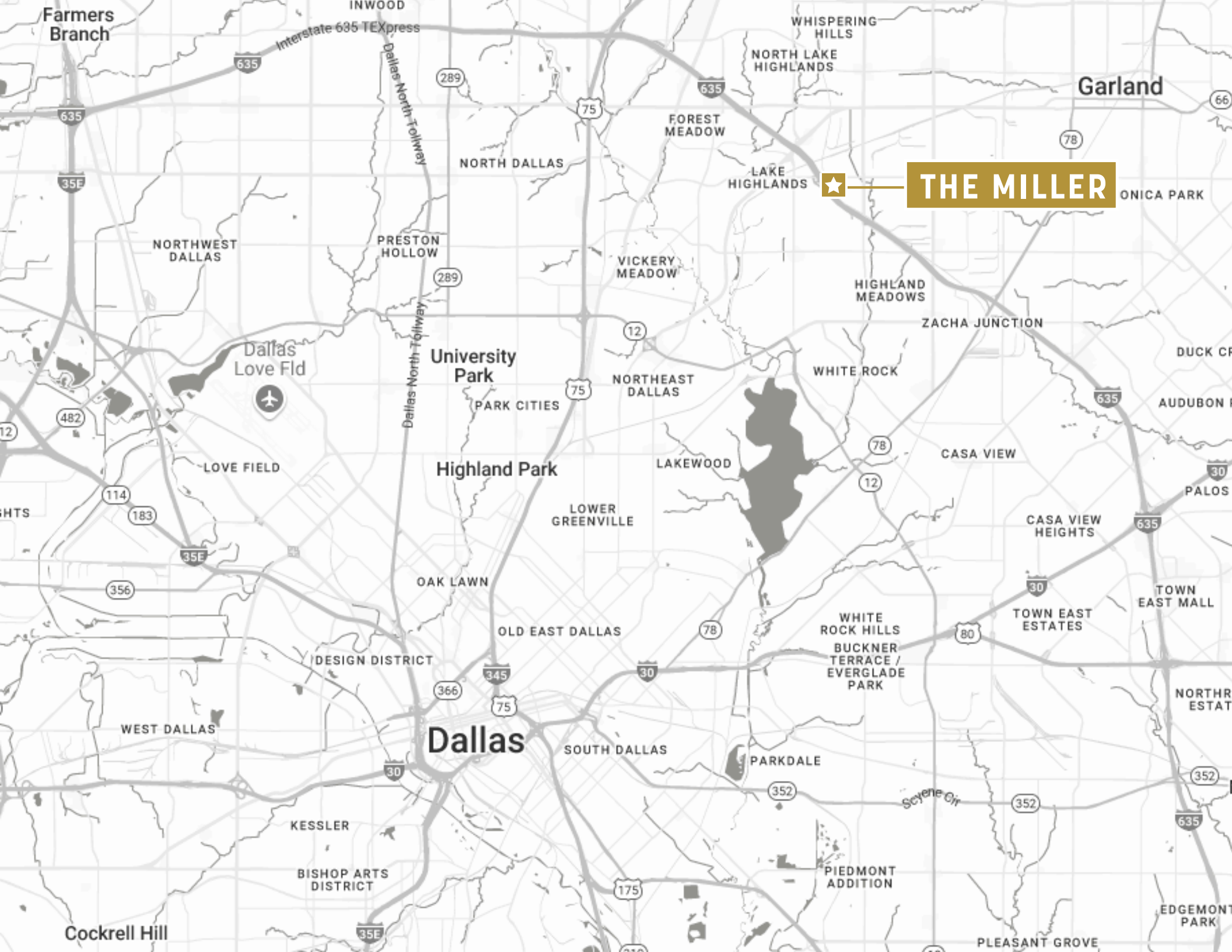
8 MILES
1-30

15 MILES
1-35

15 MILES
Dallas CBD

16 MILES
Dallas Lovefield

25 MILES
Dallas/Fort Worth
International Airport



Farmers Branch

Interstate 635 TEXpress

WHISPERING HILLS

Garland

THE MILLER

ONICA PARK

NORTHWEST DALLAS

PRESTON HOLLOW

NORTH DALLAS

FOREST MEADOW

LAKE HIGHLANDS

Dallas Love Fld

University Park

NORTHEAST DALLAS

HIGHLAND MEADOWS

ZACHA JUNCTION

WHITE ROCK

PARK CITIES

LAKEWOOD

CASA VIEW

LOVE FIELD

Highland Park

LOWER GREENVILLE

CASA VIEW HEIGHTS

OAK LAWN

OLD EAST DALLAS

WHITE ROCK HILLS
BUCKNER TERRACE /
EVERGLADE PARK

DESIGN DISTRICT

TOWN EAST ESTATES

TOWN EAST MALL

WEST DALLAS

Dallas

SOUTH DALLAS

PARKDALE

KESSLER

BISHOP ARTS DISTRICT

PIEDMONT ADDITION

Cockrell Hill

PLEASANT GROVE

EDGEMONT PARK

the **MILLER**

INDUSTRIAL PARK



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