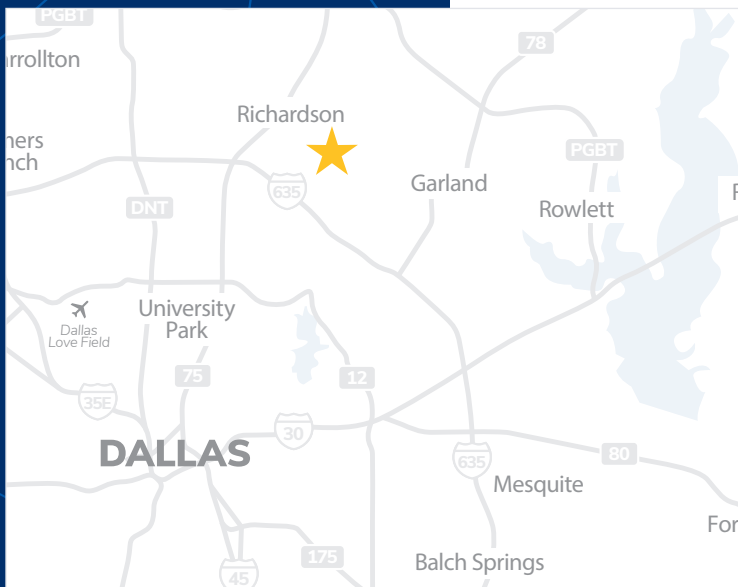




601 Shepherd Dr

601 Shepherd Dr, Garland, Texas



Property Highlights

- Building Size: 63,289 SF
- Office Area: 6,850 SF
- Land Area: 4.00 acres (north & south yard avail.)
 - North (A) +/- 0.75 acres concrete
 - South (B) +/- 0.50 acres, gravel
- Clear Heights: 18 feet
- Loading:
 - 7 x grade level doors
 - 3 x dock-high doors
- Heavy Power
- Sprinklered
- Duplex Configuration (can be converted back to single)
- Paved and secured outside storage frm the rear
- Recent improvements - Main entrance overhang replaced; Parking lot striping; exterior buidling painted; LED lights portions of warehouse
- 4 x 2-Ton Cranes

For more information, please contact:

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601 Shepherd Dr



601 Shepherd Dr, Garland, Texas

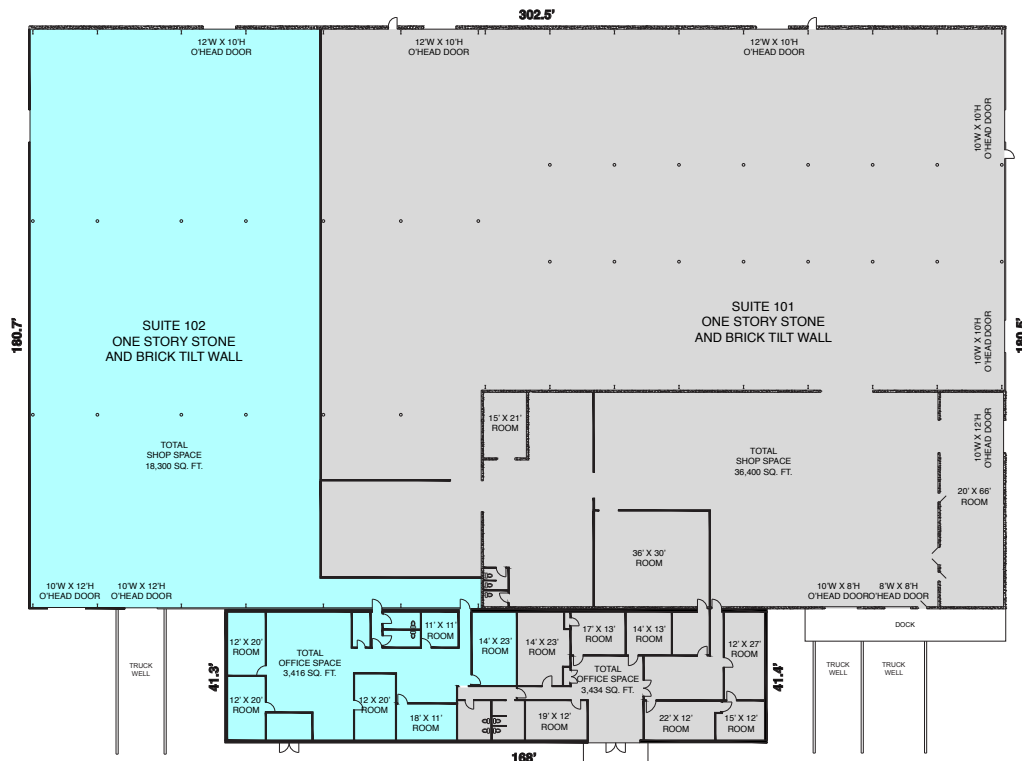


Suite 101

- 39,834 SF
- 4 x 2-ton cranes
- +/- 1,000 amps, 480 volt, 3 phase
- 3 x grade-level doors, side-load
- 2 x dock-high (dock well), front-load
- Office is "clean" but dated

Suite 102

- 23,455 SF
- 3 x grade-level doors, side-load
- 1 x dock-high door (dock-well), front-load
- 1 x grade-level door, front-load
- Yard off the south side was previously gravel so can be resurfaced and secured
- 600 amps, 480-volt, 3 phase
- New LED lights in the warehouse



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