

FOR LEASE

IMMEDIATE AVAILABILITY

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Suite 300-400
6,987-sf
Available

Stonelake
CAPITAL PARTNERS

FOR LEASE

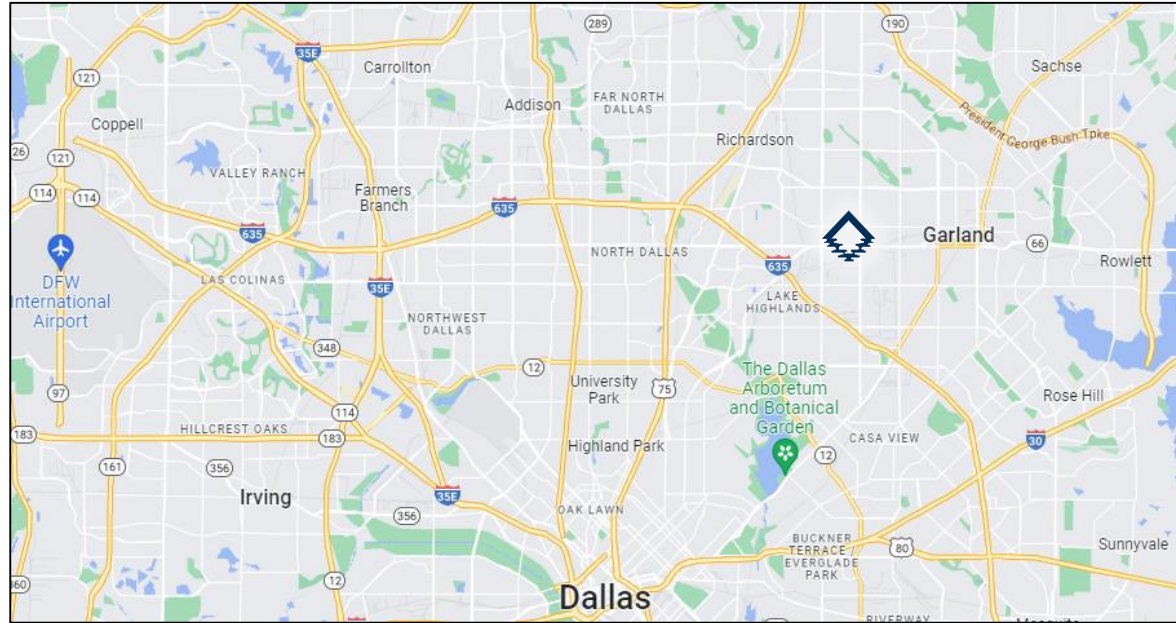
IMMEDIATE AVAILABILITY

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SPACE FOR LEASE – INFORMATION

- **6,987 SF Available**
 - **1,633-sf Office**
 - **5,354-sf Warehouse**
- **1,200-sf of HVAC Warehouse**
- **19' Clear Height**
- **2 Drive-In Doors**
 - **Option to convert 1 door to semi-dock**
- **2024 Make Ready**
 - **Warehouse Whitebox**
 - **Warehouse LEDs**
 - **Painted Roof Deck**
 - **New Office Flooring**
- **Ample employee parking**
- **Visibility from Forest Lane**
- **2022 Roof Replacement**
- **Industrial Zoning**
- **Immediate Availability**



MARKETED BY:

JOHNNY ANDERSON

JANDERSON@LEE-ASSOCIATES.COM

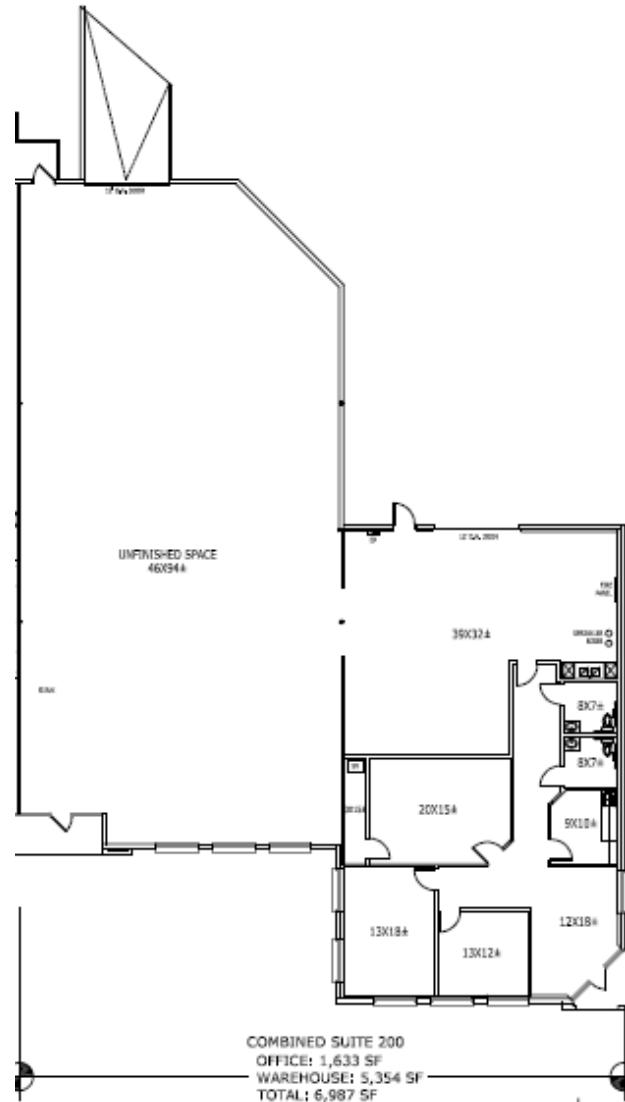
512-897-6000



FOR LEASE

IMMEDIATE AVAILABILITY

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket



SF Breakdown:	
Office	1,633-sf
Warehouse	5,354-sf
TOTAL:	6,987-sf

FOR LEASE

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

IMMEDIATE AVAILABILITY



Forest Lane

S International Rd

6,987-sf
Available

FOR LEASE

IMMEDIATE AVAILABILITY

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



2022 Roof

FOR LEASE

IMMEDIATE AVAILABILITY

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2024 Make Ready

New Flooring

New Office Paint

New LED Lighting

FOR LEASE

IMMEDIATE AVAILABILITY

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2024 Make Ready



 **Stonelake**
CAPITAL PARTNERS

FOR LEASE

IMMEDIATE AVAILABILITY

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2024 Make Ready

Painted Roof Deck

New LED Lighting

Warehouse Whitebox

FOR LEASE

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

IMMEDIATE AVAILABILITY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

2024 Make Ready



 **Stonelake**
CAPITAL PARTNERS

FOR LEASE

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

IMMEDIATE AVAILABILITY

HVAC Production Room



Stonelake
CAPITAL PARTNERS

FOR LEASE

6,987 SF AVAILABLE
3000 Forest Ln Suite 300-400, Garland, TX
Garland Submarket

IMMEDIATE AVAILABILITY

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Suite 300-400
6,987-sf
Available