

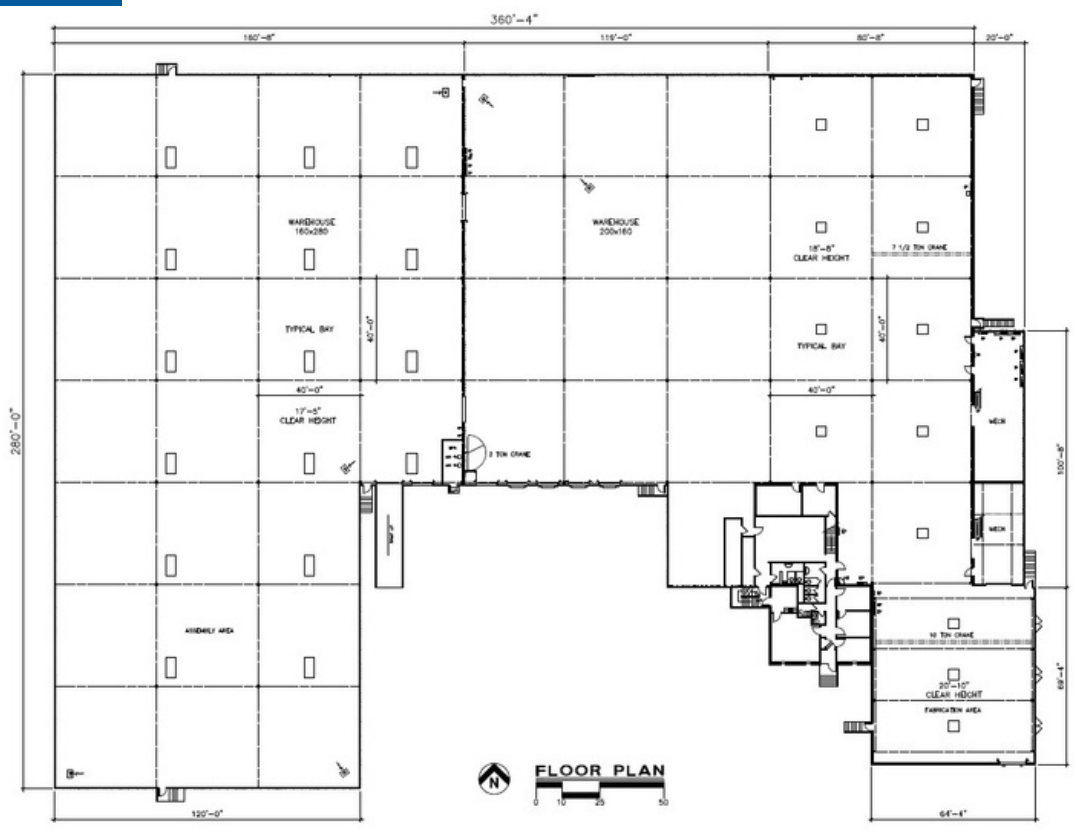


FOR SALE OR LEASE

40,000 TO 86,132 SF

2641-2651 Santa Anna Ave | Dallas, TX | Garland Submarket

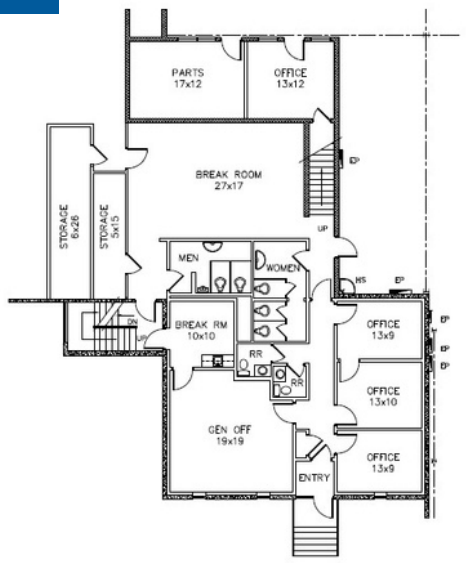
SITE PLAN



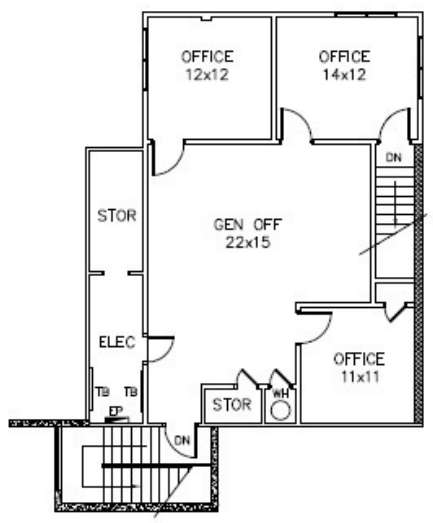
Property Details

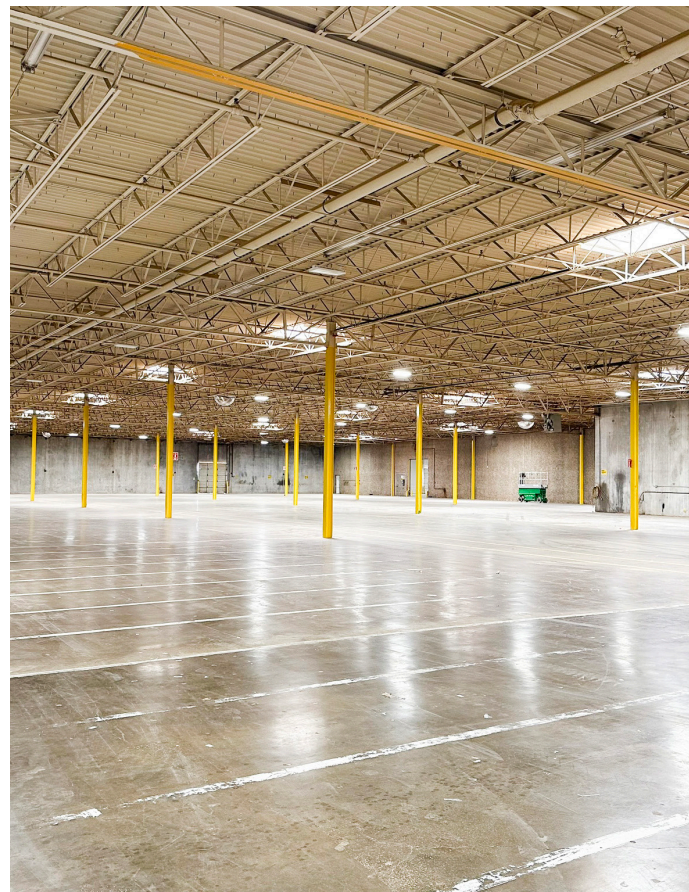
Building Size	40,000 SF / 46,000 SF - 86,132 SF
Office	3,869 SF
Clear Height	17.5' - 20.5'
Loading Docks	(5) 8' x 10' docks (1) 10' x 10' dock (1) 10' x 12' dock with crane (1) 10' x 14' tall ramp
Columns	40' x 40'
Year Built	1978/1982 Renovated in 2023
Parking Spaces	80 spaces (divisible)
Rail Access	(3) 10' x 10' Rail Doors
Cranes	10 ton, 7.5 ton, 2 ton
Roof	2015 with 20.5 year warranty
Power	+/- 6,000 amps at 277/480-volts
Sprinklered	Yes - 100%
Silos	(7) 40 feet tall, 15 feet diameter for 6,240 cubic feet capacity
Gas Service	5 lb. meter, 2 inch service (high capacity industrial)

OFFICE



MEZZANINE OFFICE







For More Information

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**STREAM**