

8670 sqft | Garland TX | Warehouse

2014 Silver St



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8670 sqft | Garland | Warehouse

2014 Silver St (8670 sqft / .46 acre)

2026 Silver St (.46 acre Lot)

Location 2014 Silver St Garland, TX 75042
& 2026 Silver St Garland, TX 75042

Annual Current Rent \$121,800 + (NNN \$4.20 rsf / year)

Lot Size .92 AC Combined

Dates		Rate per rentable square foot <i>(optional)</i>		Base Monthly Rent \$
From	To	\$ Monthly Rate	\$ Annual Rate	
01/01/2025	12/31/2025	/ rsf / month	/ rsf / year	9,667.00
01/01/2026	12/31/2026	/ rsf / month	/ rsf / year	10,150.00
01/01/2027	12/31/2027	/ rsf / month	/ rsf / year	10,658.00
01/01/2028	12/31/2028	/ rsf / month	/ rsf / year	11,191.00
01/01/2029	12/31/2029	/ rsf / month	/ rsf / year	11,750.00
		/ rsf / month	/ rsf / year	

Exceptional Class B industrial investment opportunity offering immediate, stable cash flow with a long-term triple net (NNN) lease in place through 2029 with scheduled annual rent increases.

This rare offering includes both 2014 Silver St. and the adjacent parcel at 2026 Silver St., providing additional land for future expansion, outside storage, or long-term appreciation.

Built in 1982, the approximately 8,670 SF concrete tilt-wall warehouse features 16-foot clear heights, multiple loading doors, and a fully climate-controlled warehouse and office with HVAC throughout the entire building. The functional office layout includes multiple private offices, a conference room, reception area, break room, and restrooms, providing an efficient setup for a variety of industrial users.

Positioned on a highly visible corner site with excellent truck maneuverability, ample parking, and convenient access to major highways, this well-maintained Class B industrial asset presents an outstanding opportunity for investors seeking dependable passive income with built-in annual rental growth. The inclusion of the adjacent lot at 2026 Silver St. further enhances the property's long-term value, offering additional flexibility for future expansion, outside storage, or redevelopment.

(All information is believed to be accurate but is not guaranteed. Buyers and their agents should independently verify all details, including measurements, schools, and taxes ect...)



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