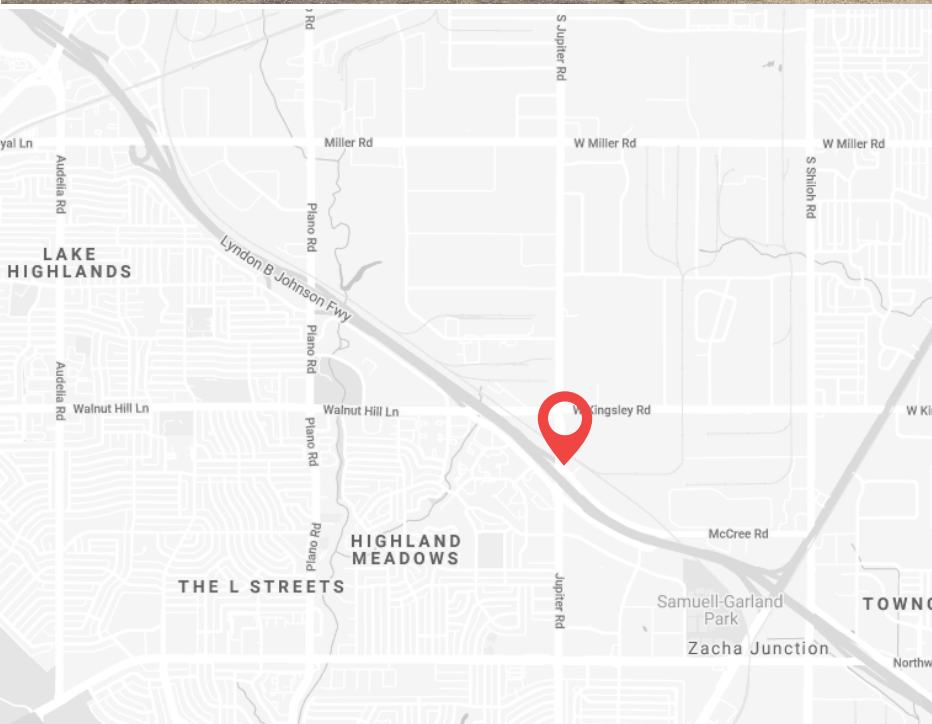


FOR LEASE

- 14,000 SF Retail showroom and warehouse with freeway frontage
- Exclusive billboard and pylon signage visible from both sides of LBJ
- Prime location on the East side of LBJ between Jupiter and Garland Roads
- Over 250,000 vehicles pass each day
- Easy access from freeway



11413 LBJ FWY

Garland, TX | 75041

ELIZABETH LOVING

Director

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BUILDING DETAILS

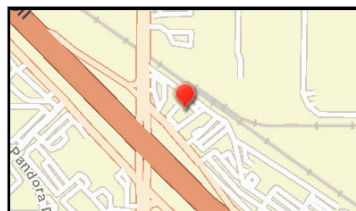
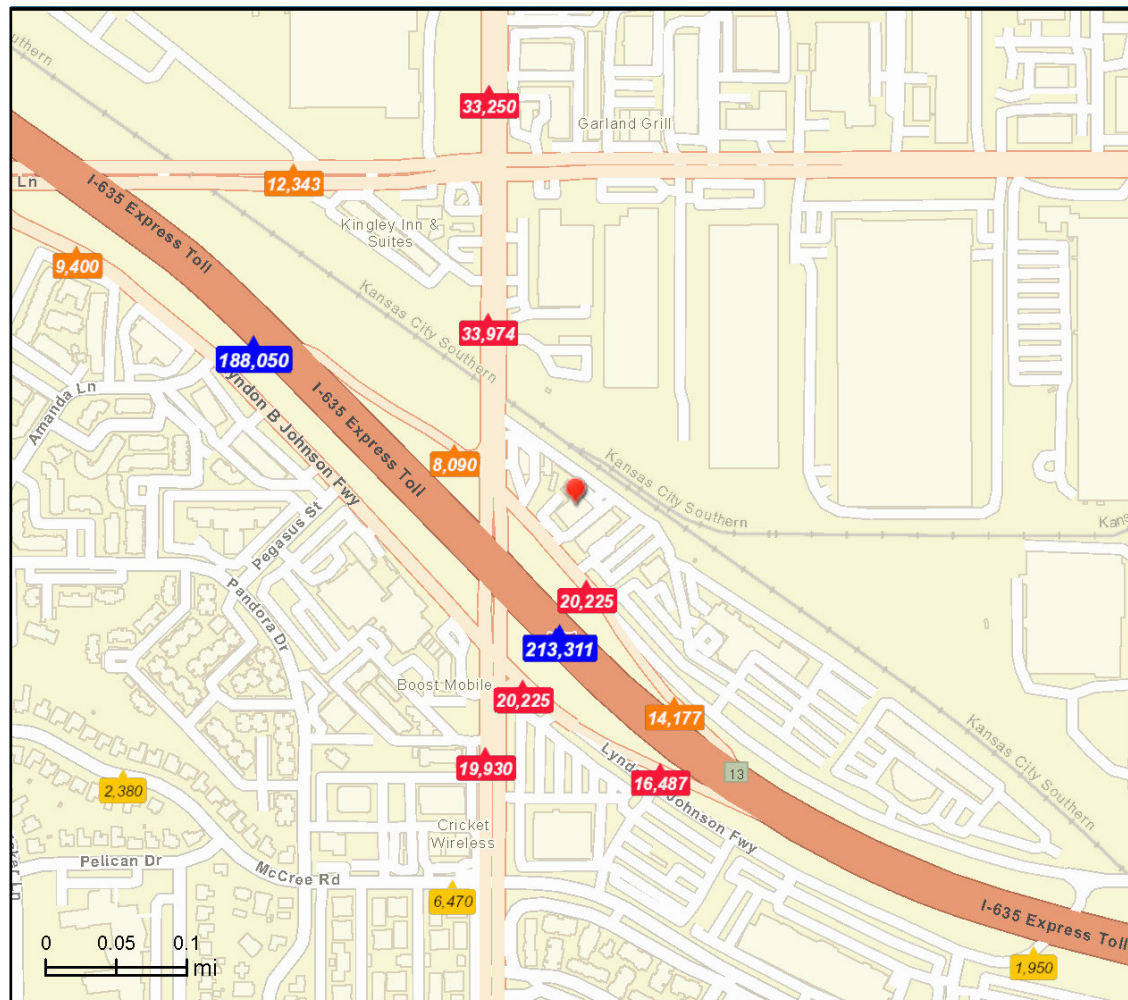
- Total of 14,000 SF available
 - Showroom: 3,200 SF
 - Warehouse: 10,800 SF
 - Total Land area: 1.017 acres
- 28 striped parking spaces in front, 8 striped in back
- 2 grade level doors (roll up doors replaced in 2019)
- 3 bathrooms – 2 in showroom and 1 in warehouse
- 3 phase 220v power
- Large building signage
- billboard and pylon signage are for Tenant's exclusive use
- New Roof in 2019
- HVAC in showroom replaced in 2019
- 8,300 SF of warehouse can be climate controlled
- 19' ceiling in warehouse
- Additional use of 2 Mini storage units (3,000 SF), separately fenced is negotiable



IMAGES



TRAFFIC COUNT



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

