

A Property Of:



120,495 SF Available for Lease

804 West Shady Grove Road

Kurt Griffin

Senior Managing Director

+1 214 438 6372

kurt.griffin@jll.com

Nathan Orbin

Senior Managing Director

+1 214 438 1649

nathan.orbin@jll.com

Dalton Knipe

Senior Associate

+1 214 438 6195

dalton.knipe@jll.com

Weston King

Associate

+1 214 438 6193

weston.king@jll.com

120,495 SF Available for Lease

804 West Shady Grove Road
Grand Prairie, Texas 75050

- Class A, New Construction
- Triple Freeport Tax Exemption
- Highway visibility
- Located in highly desirable GSW submarket

Property Features



32' Clear Height



180' Truck Court



26 Dock Doors



30 Trailer Parks

- 3,375 SF Spec Office
- 1 Oversized Ramped Door
- 25' Candle LED's (4 per bay)
- 54 Car Parks (Expansion Available)
- Front Load Configuration
- 255' Building Depth
- ESFR Sprinkler
- 13 35K lb levelers and dock shelters
- 1600A - 480V Power



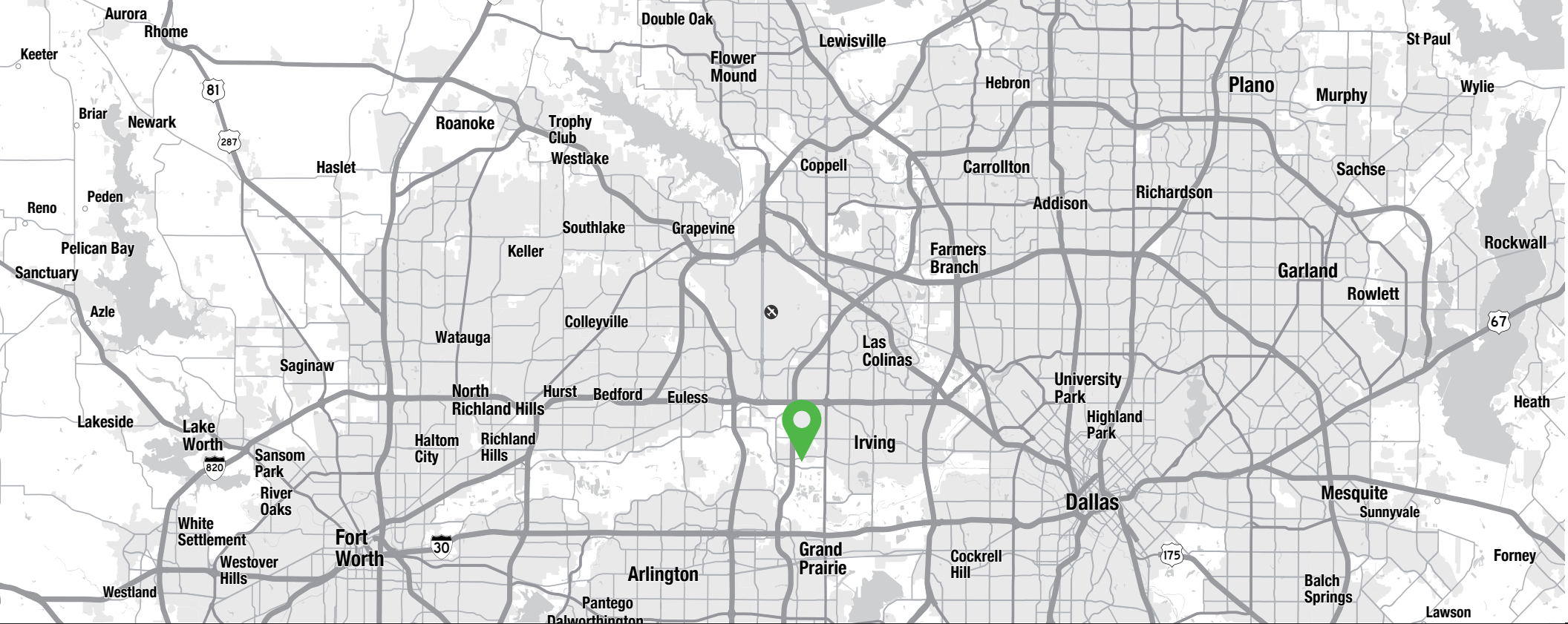


161

804 W SHADY GROVE RD

W SHADY GROVE RD

Ingress/Egress



Excellent Access

0.15 miles to



2.5 miles to



8.4 miles to



9.3 miles to



3.3 miles to



4.1 miles to



15 miles to



Dallas

22 miles to



Fort Worth

DFW DALLAS
FORT WORTH
INTERNATIONAL AIRPORT

Tom Thumb

Kroger

Domino's

Little Caesars Pizza

WING-STOP

SALTGRASS
STEAK & FISHHOUSE

Holiday Inn

183

IHOP

COURTYARD
BY HARRISOTT

EL FENIX

ON THE BORDER
MEXICAN GRILL
& CANTINA

TARGET

183

SPRINGHILL
SUITES
BY HARRIOTT

Hampton
Inn

Hilton
Garden Inn

Pollo
Llorca

chili's

IHOP

Chick-fil-*&*

Holiday Inn

EMBASSY
SUITES
BY HILTON

Applebee's

OUTBACK
STEAKHOUSE

Starbucks

Church's
STEAKHOUSE

TACO
BELL

SONIC

McDonald's

360

161

804 W SHADY GROVE RD

Kroger

DOUBLETREE
by Hilton

PAPPADEAUX

SALTGRASS
STEAK & FISHHOUSE

WHATABURGER

LAQUINTA

30

chili's

ON THE BORDER
MEXICAN GRILL
& CANTINA

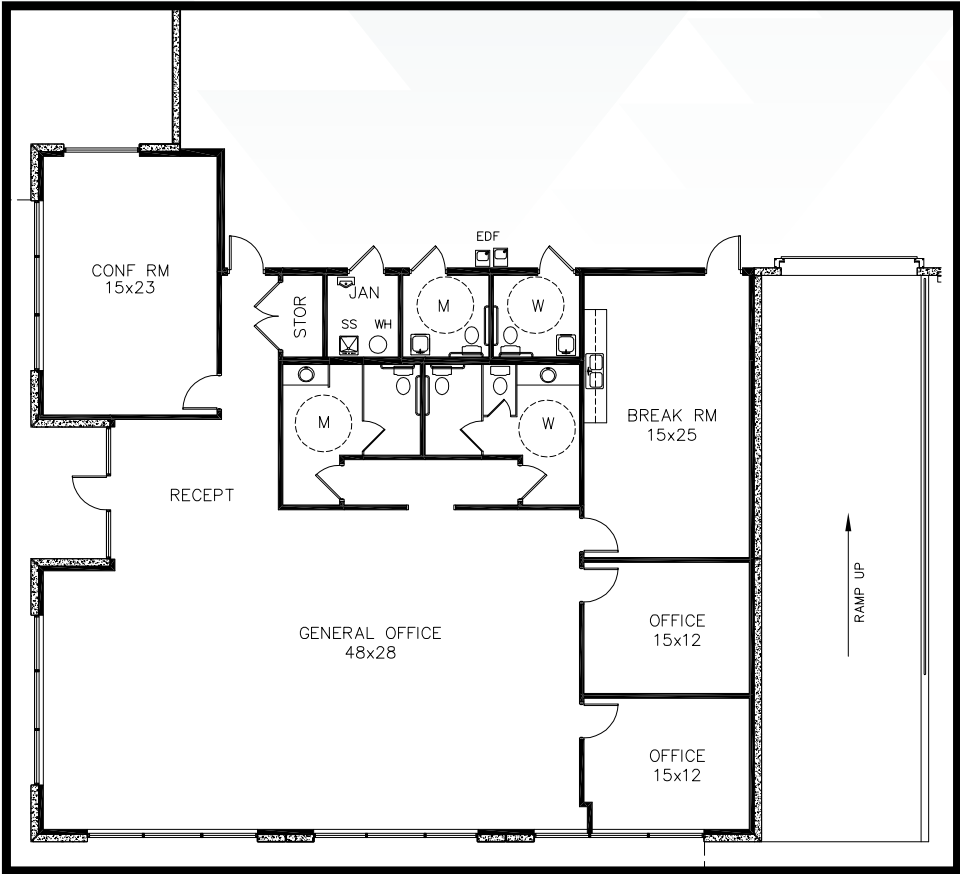
LAQUINTA

Starbucks

Nearby Amenities

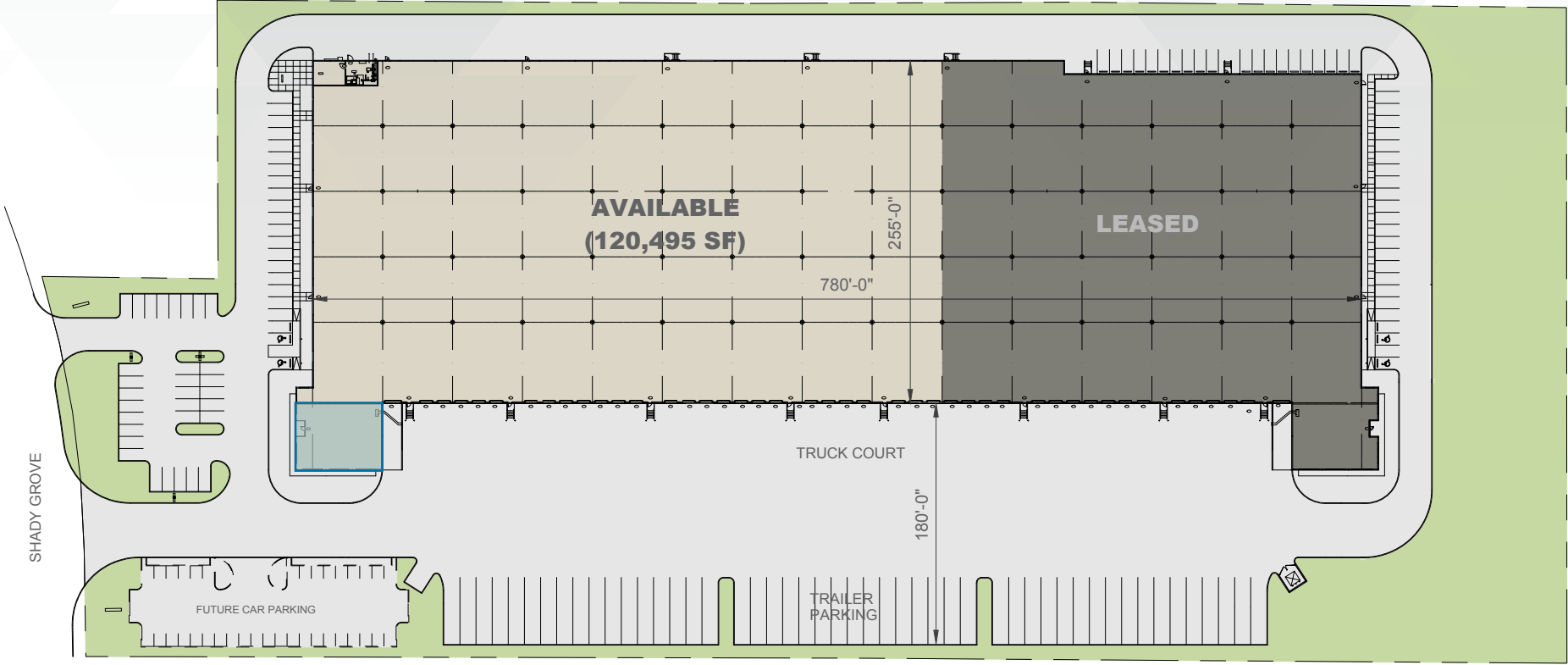
Spec Office

3,375 SF



Available Space

120,495 SF



804 West Shady Grove Road Grand Prairie, Texas 75050

Kurt Griffin

Senior Managing Director

+1 214 438 6372

kurt.griffin@jll.com

Nathan Orbin

Senior Managing Director

+1 214 438 1649

nathan.orbin@jll.com

Dalton Knipe

Senior Associate

+1 214 438 6195

dalton.knipe@jll.com

Weston King

Associate

+1 214 438 6193

weston.king@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©20XX Jones Lang LaSalle IP, Inc. All rights reserved.

