

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

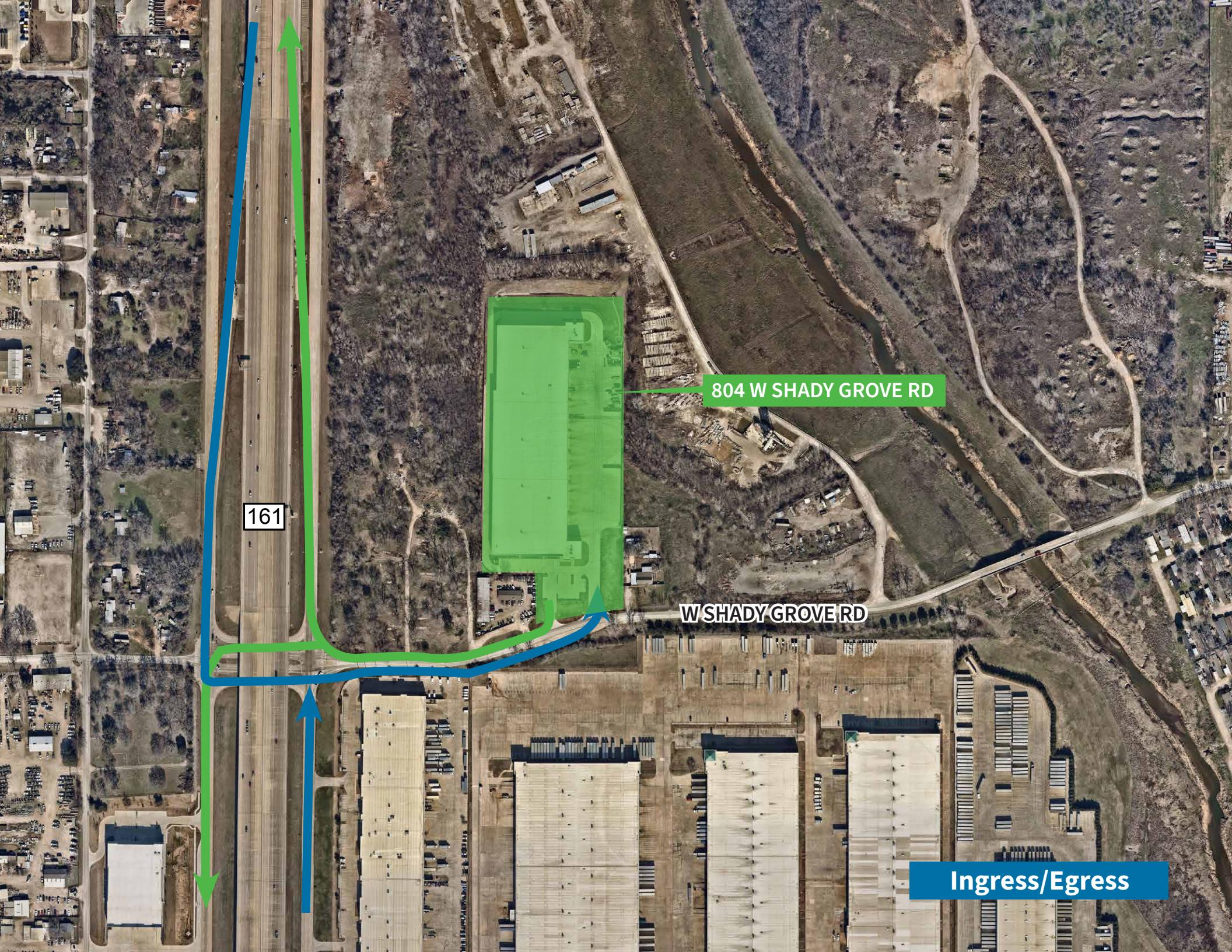


30 Trailer Parks

- 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



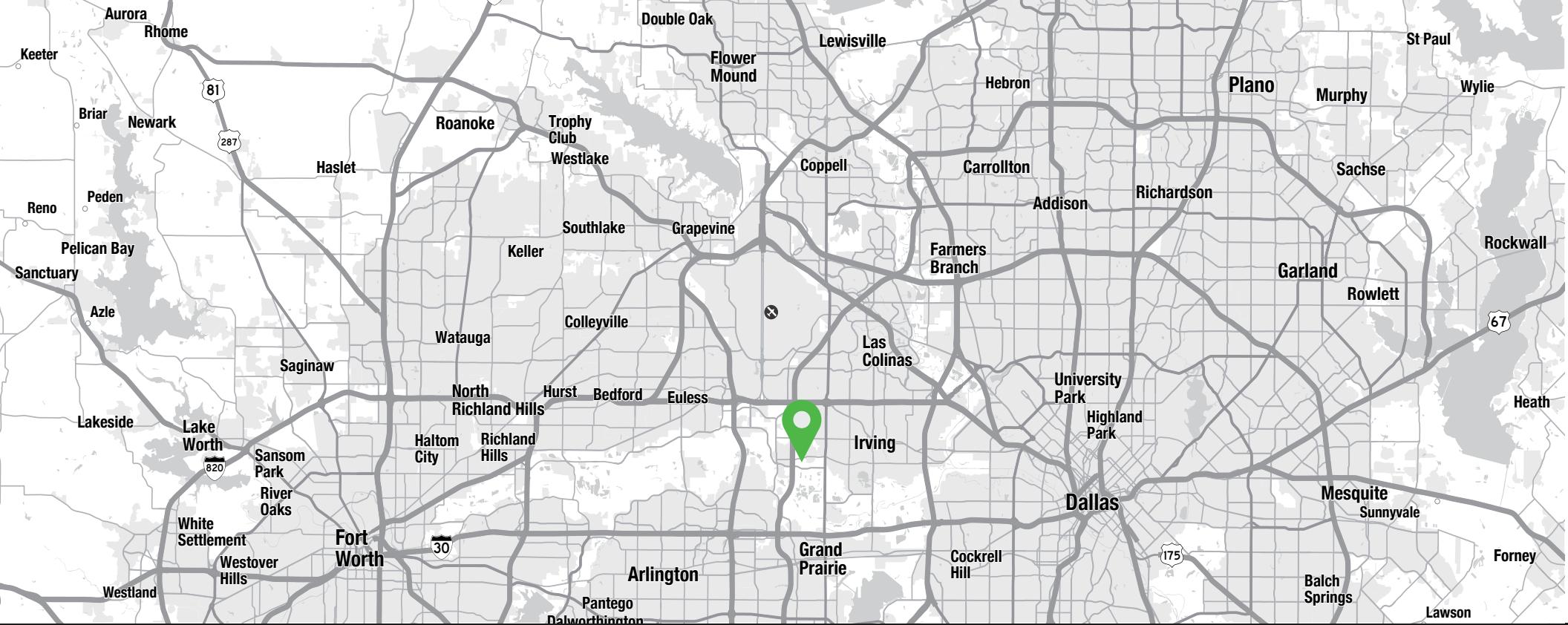


804 W SHADY GROVE RD

W SHADY GROVE RD

161

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

**DFW** DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

15 miles to



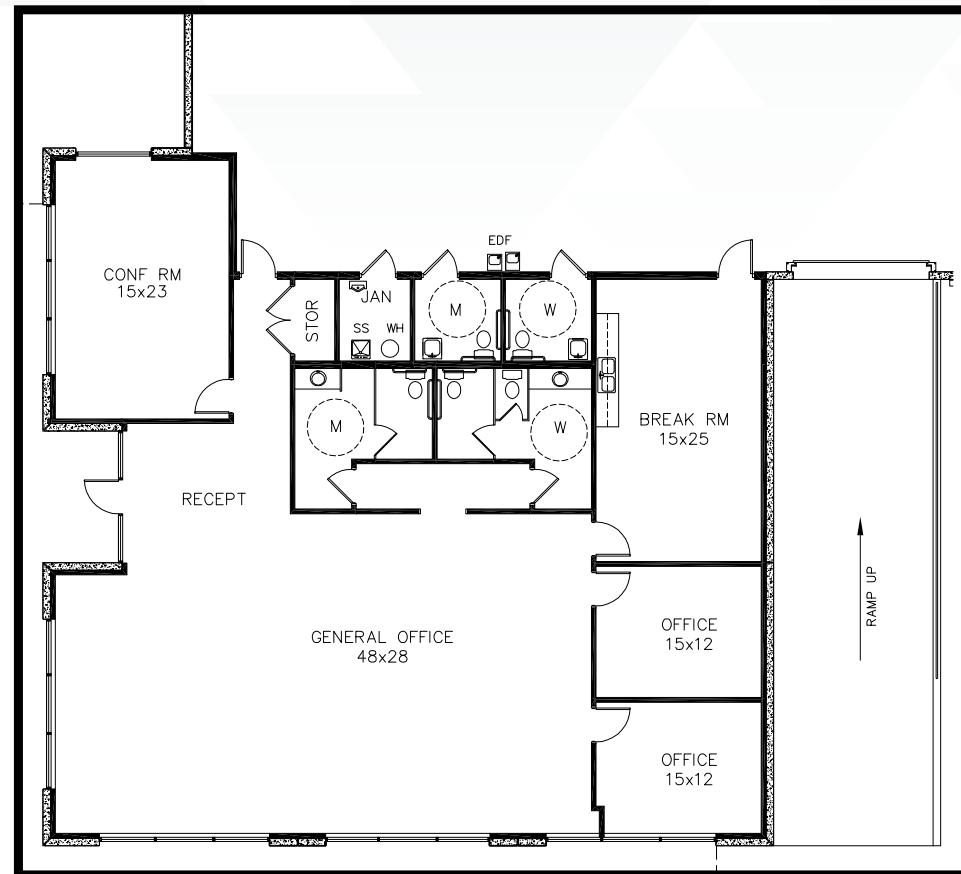
22 miles to





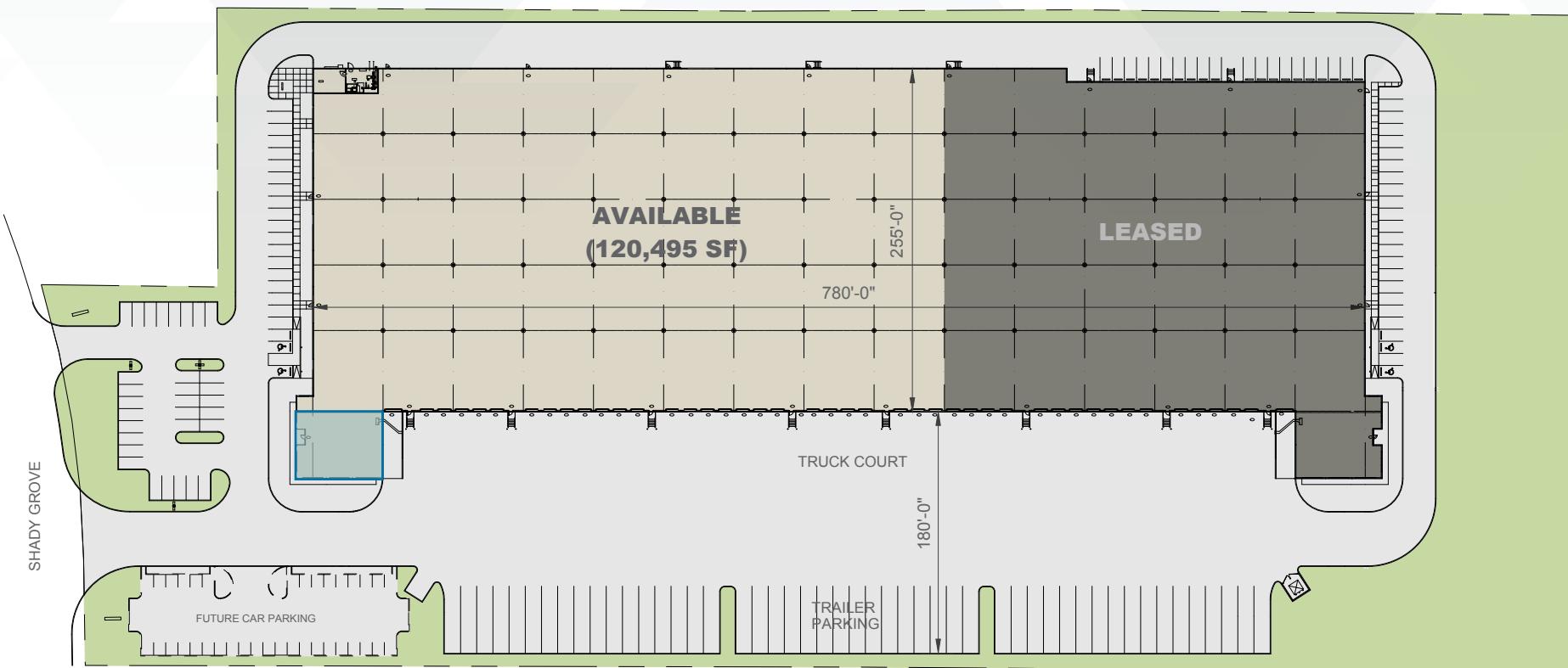
# Spec Office

3,375 SF



# Available Space

120,495 SF



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