Thriving NE Dallas / Garland Industrial Market

Garland continues to be one of the leading industrial submarkets in the DFW metro after posting several historically impressive years of real estate fundamentals, including eight consecutive quarters of double digit rent growth and sub-2.5% vacancy since Q3 2021. Tenant demand remains near peak levels as YoY rent growth for Q3 2023 sits at 9.8% and availability remains limited with only 2.5% of existing product remaining vacant and an extremely limited future supply pipeline with no remaining scalable land sites for additional industrial development. As recent lease comps have proven, new product within the submarket, given its scarcity, has continued to push rental rates to new highs, with the average building vintage within Garland being 1983.

 31,825,113 SF
 287
 967,099 SF

 EXISTING INVENTORY
 BUILDINGS
 TOTAL SF VACANT

 3.04%
 195,036 SF
 448,554 SF

 VACANCY RATE
 NET ABSORPTION
 UNDER CONSTRUCTION

New Ownership Building Renovations Underway *Digital rendering

2713 INDUSTRIAL LANE GARLAND, TX 75041 55,030 SF FOR SALE OR LEASE





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PROPERTY HIGHLIGHTS

Ongoing Building Improvements:

- Exterior LED lighting upgrades
- · LED lights in the office and warehouse

Loading:

- Two (2) 8' x 10' dock-high doors
- Two (2) 12' x 16' grade-level doors
- Three (3) 12' x 12' grade-level doors
- Two (2) 10' x 14' grade-level doors
- One (1) 12' x 14' grade-level doors

Total Land Area - 2.879 acres

Total Rentable Area - 55,030 SF

Office 5,082 SF HVAC Production 2,418 SF Warehouse 1 20,980 SF

- 18' clear height
- Columns 33' x 24'
- Warehouse 2 24.370 SF
 - 23' clear height on the sides, 30' clear height at the center
- Outside warehouse / shop 1,558 SF

Power Specifics:

- 400 amps, 277/480v, 3-phase
- 1,000 amps, 480v delta
- 1,200 amps, 120/240v, 3-phase high-leg

Additional Features:

- Warehouse restrooms with lockers and showers
- +/- .50 acres secured outside storage / additional car parks
- 100% wet sprinkler system
- Cranes

