

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 EXISTING INVENTORY	287 BUILDINGS	967,099 SF TOTAL SF VACANT
3.04% VACANCY RATE	195,036 SF NET ABSORPTION	448,554 SF UNDER CONSTRUCTION

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

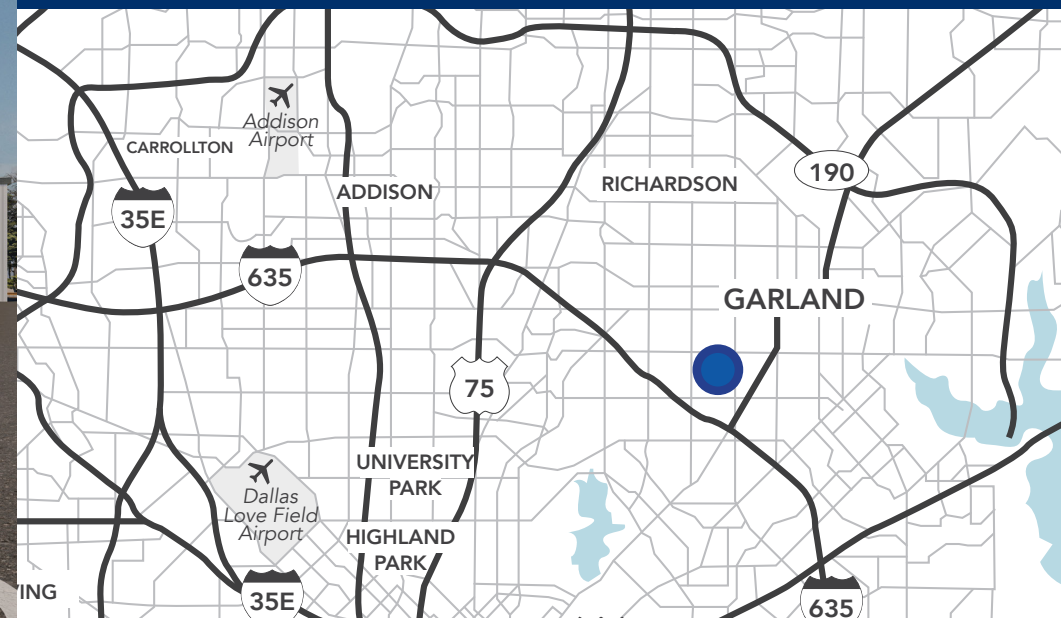


*Digital rendering.



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- New Ownership
- Building Renovations Underway



Adam Jones
adam.jones@streamrealty.com
214.560.5102

James Mantzuranis
jmantzuranis@streamrealty.com
214.267.0494



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adam.jones@streamrealty.com
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