



# For Lease

## 120,495 SF Available

804 West Shady Grove Road  
Grand Prairie, Texas 75050

### Site Strengths

Class A, New Construction  
Triple Freeport Tax Exemption  
Highway visibility

Located in highly desirable  
GSW submarket

### Excellent Access

0.15 mile to SH 161  
2.5 miles to SH 183  
3.3 miles to I-30  
4.1 miles to DFW Airport

8.4 miles to Loop 12  
9.3 miles to I-20  
15 miles to Dallas CBD  
22 miles to Fort Worth CBD



Jones Lang LaSalle Brokerage, Inc.

A Property Of:





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### Property Highlights

120,495 SF Available

3,375 SF Spec Office

32' Clear Height

26 Dock Doors

1 Oversized Ramped Door

180' Truck Courts

25' Candle LED's (4 per bay)

54 Car Parks (Expansion Available)

30 Trailer Parks

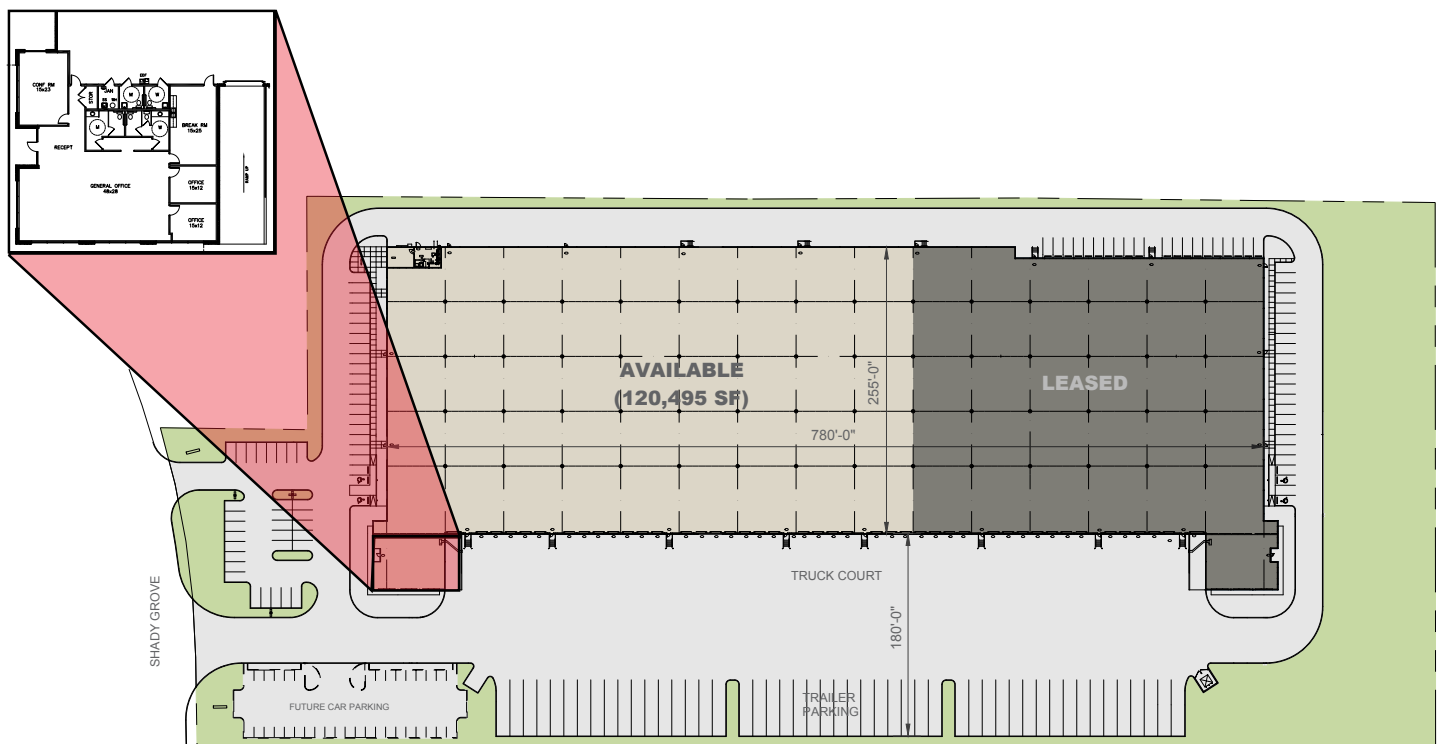
Front Load Configuration

255' Building Depth

ESFR Sprinkler

13 35K lb levelers and dock shelters

1600A - 480V Power







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**Nearby Amenities**

DFW

Kroger

Domino's

Little Caesars Pizza

COURTYARD

EL FENIX

ON THE BORDER

TARGET

183

Hilton Garden Inn

chili's

IHop

183

Applebee's

OUTBACK STEAKHOUSE

360

Starbucks

161

804 W SHADY GROVE RD

SONIC

McDonald's

TACO BELL

Chick-fil-A

SPRINT HILL SUITES

EMBASSY SUITES

Kroger

DoubleTree

PAPADIAUX

SALTGRASS

chili's

ON THE BORDER

LAQUINTA

LAQUINTA

30

30

2401 Cedar Springs Rd, Suite 100  
Dallas, TX 75201  
+1 214 438 6100

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