

226 RANGE DRIVE I-2 INDUSTRIAL USE

226 Range Drive, Garland, TX 75040



Price:	\$139,500
Building Size:	3,600 SF
Price/SF:	\$38.75
Property Type:	Industrial
Property Sub-type:	Flex Space
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
No. Stories:	1
Year Built:	1976
Clear Ceiling Height:	12 ft.

\$139,500

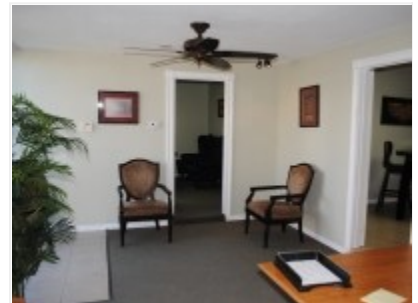
- I-2 MULTI USE ZONING
- NEAR DOWNTOWN AND 190
- BEAUTIFULLY FINISHED OUT 4 OFFICES
- 2 BATHROOMS
- DIVIDED HEATED WAREHOUSE
- OVERHEAD GRADE LEVEL DOCK DOOR

GREAT COMMERCIAL INDUSTRIAL LOCATION FOR USES ALLOWED IN I-1 ZONING OF GARLAND. BUILDING IS APPROX HALF LUXURY FINISHED OUT WITH 3 LARGE OFFICES, LARGE EXECUTIVE OFFICE, KITCHEN AND DINING AREA, 2 BATHROOMS, WITH RECEPTION AND ENTRY AREA. SECURITY CAMERAS, HOT WATER, DIVIDED HEATED WAREHOUSE, OVERHEAD DOOR WITH OPENER, SIDE AND BACK STORAGE, AND FRONT PARKING. 220 AND 110 ELEC. THESE BUILDINGS ARE HARD TO FIND, MOVE YOUR BUSINESS IN AND PROSPER!!



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DALLAS MAPSCO 19V

Property Photos



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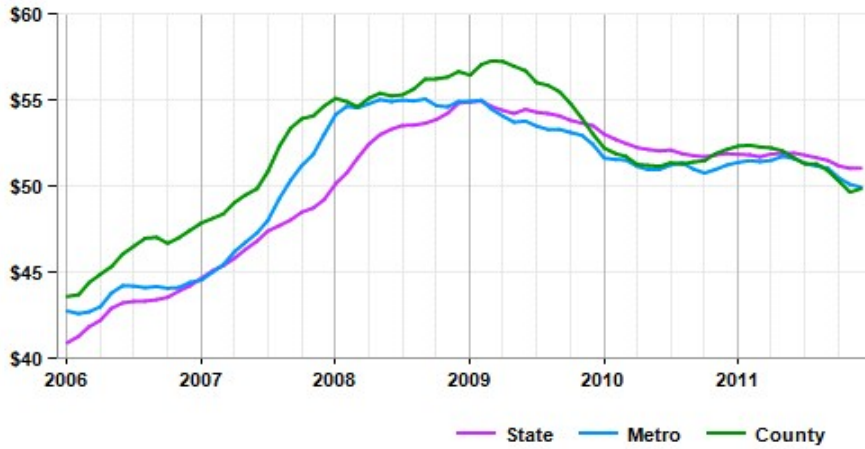
Property Photos



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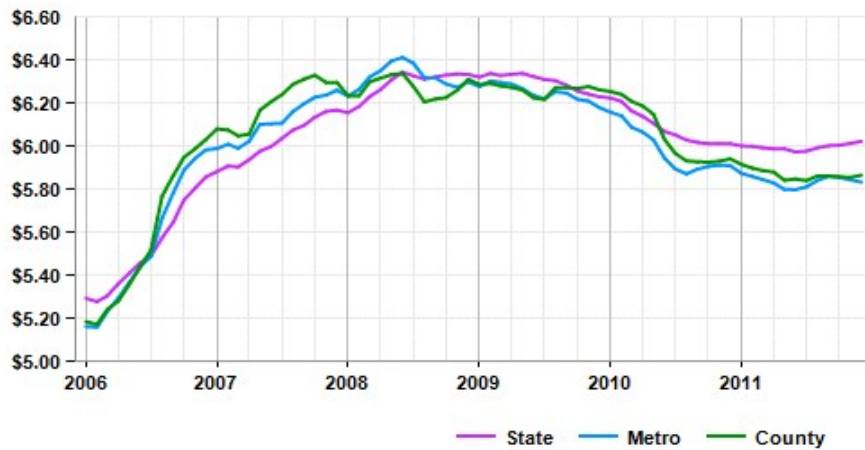
Market Trends

Asking Prices Industrial for Sale Garland, TX (\$/SF) (\$/SF)



	Dec 11	vs. 3 mo. prior	Y-O-Y
State	\$51	-0.4%	-1.6%
Metro	\$49.96	-1.2%	-2.5%
County	\$49.87	-0.9%	-4.4%

Asking Rent Industrial for Lease Garland, TX (\$/SF/Year) (\$/SF/Year)



	Dec 11	vs. 3 mo. prior	Y-O-Y
State	\$6.02	0.3%	0.2%
Metro	\$5.83	-0.3%	-1.3%
County	\$5.87	0.1%	-1.3%

