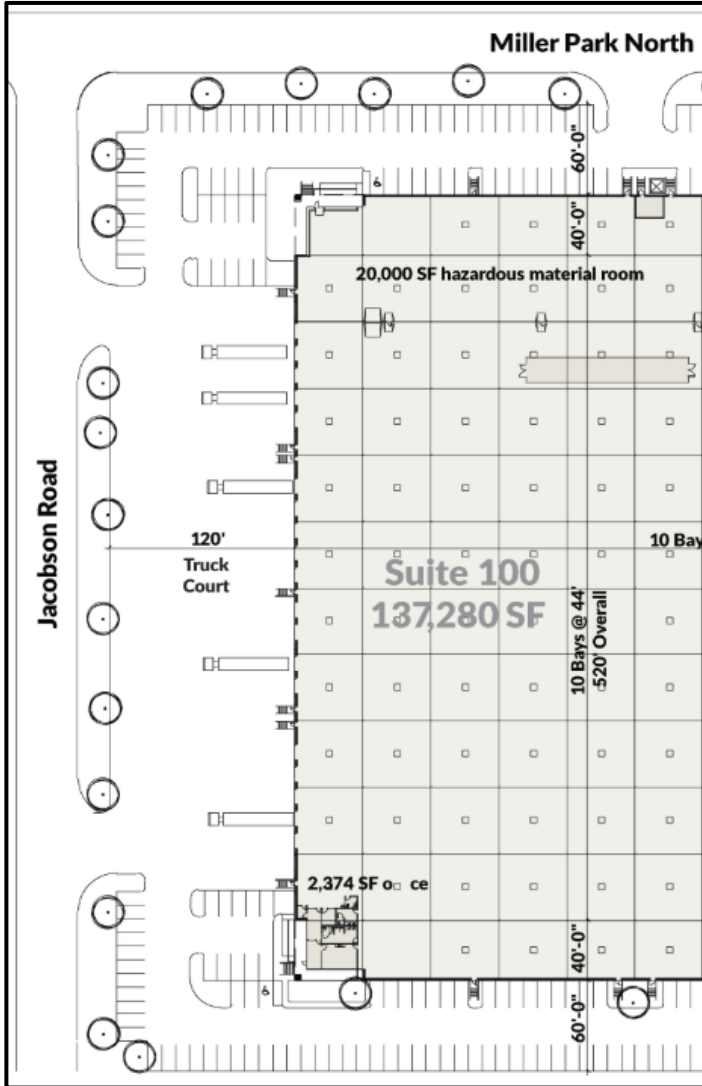


PRIMERA

137,280 SF Available 20,000 sf Haz-Mat Room

For Lease – 137,280 SF



Northgate Distribution Center I
2750 Miller Park Dr
North Garland, TX 75042

PROPERTY HIGHLIGHTS

Size:	137,280 sf
Office Space:	2,374 sf Approx
Hazmat Room:	20,000 sf
Location:	Garland
Dock Doors:	22 Dock positions all with levelers
Available:	October 2026
Lighting:	LED
Power:	400-amp, 3 phase, 480-volt electrical service
Construction:	Reinforced Concrete Tilt Wall
Access:	Close proximity to Hwy 635, 190, I-75, and I-30
Clear Height:	32'
Sprinkler:	ESFR



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214 855 2737 direct
214 680 9826 cell

Drew Richardson, agent
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972 998 9752 cell

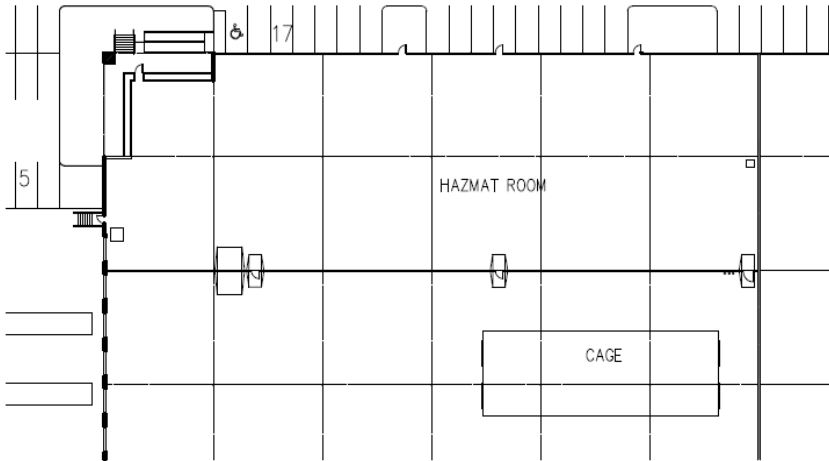
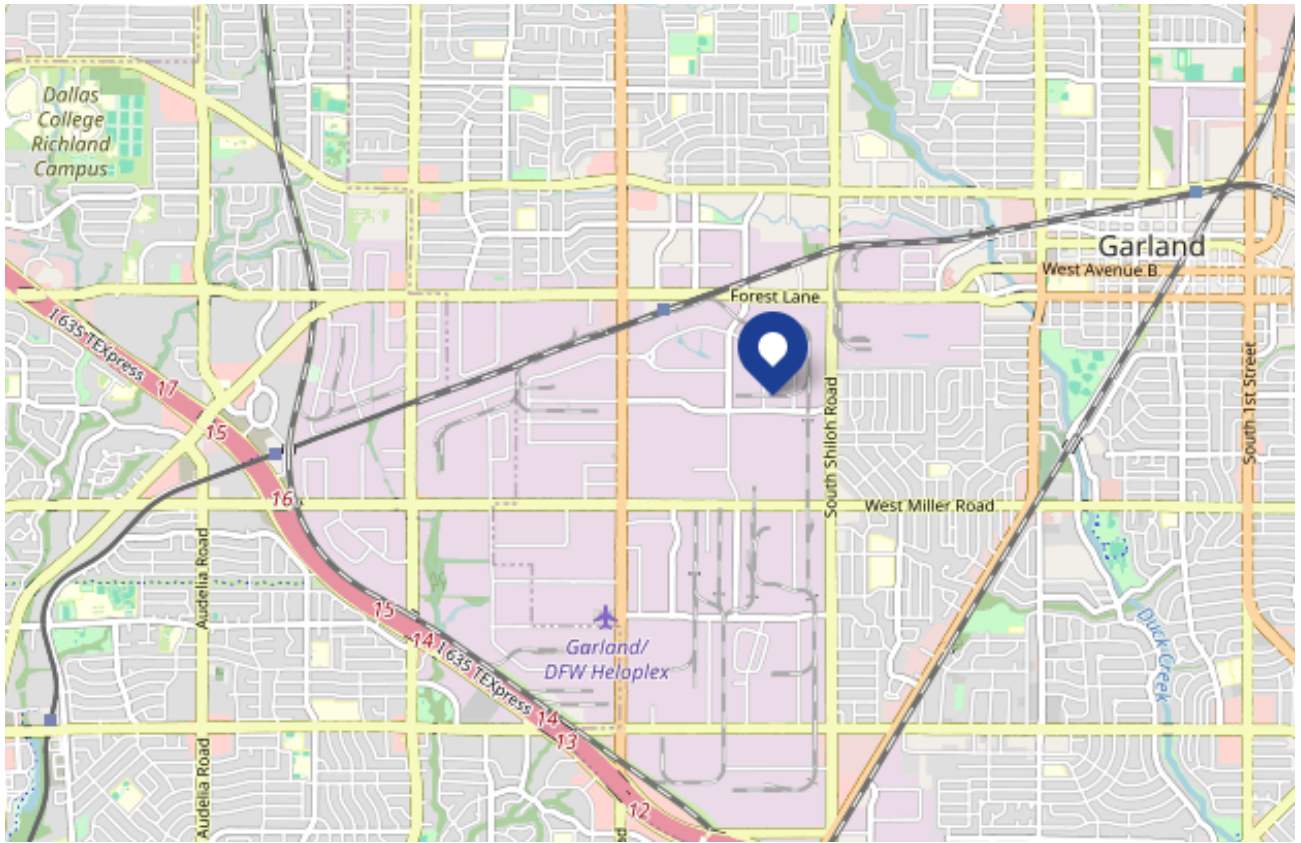
Primera Companies, Inc.
Licensed Real Estate Broker
8560 Belleview Dr, Suite 100
Plano, TX 75024
www.primeracompanies.com

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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