

3240 GARDEN BROOK DR

Farmers Branch, TX 75234

Industrial For Lease

3,735 - 11,279 SF



Leasing Information:
214.740.3300

Michael Peinado Jr. **Doak Dozier**
214.435.8887 682.429.3606
mpeinadojr@lpc.com ddozier@lpc.com

Lincoln

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

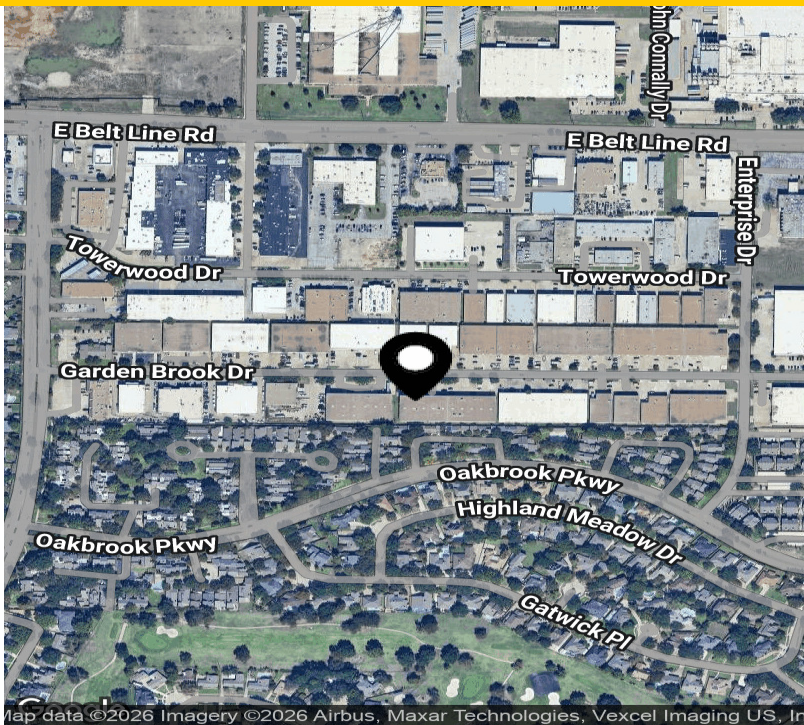
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3,735 - 11,279 SF



Property Highlights

- 18' clear height
- Front park / front load
- 32' x 40' column spacing

Availabilities	SF	Lease Rate	Date Available
3242	3,735 SF	Negotiable	Immediately
3250	3,735 SF	Negotiable	Immediately
3254	7,544 SF	Negotiable	Immediately
3250+3254	11,279 SF	Negotiable	Immediately

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Farmers Branch, TX 75234

3,735 SF



Suite	Size	Lease Rate	Description
3242	3,735 SF	Negotiable	Approximately 553 SF office 3,182 SF warehouse One (1) Dock high door

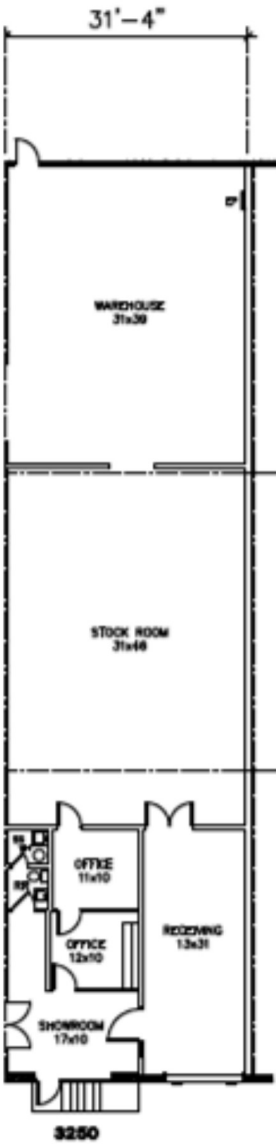
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3250
3,735 SF



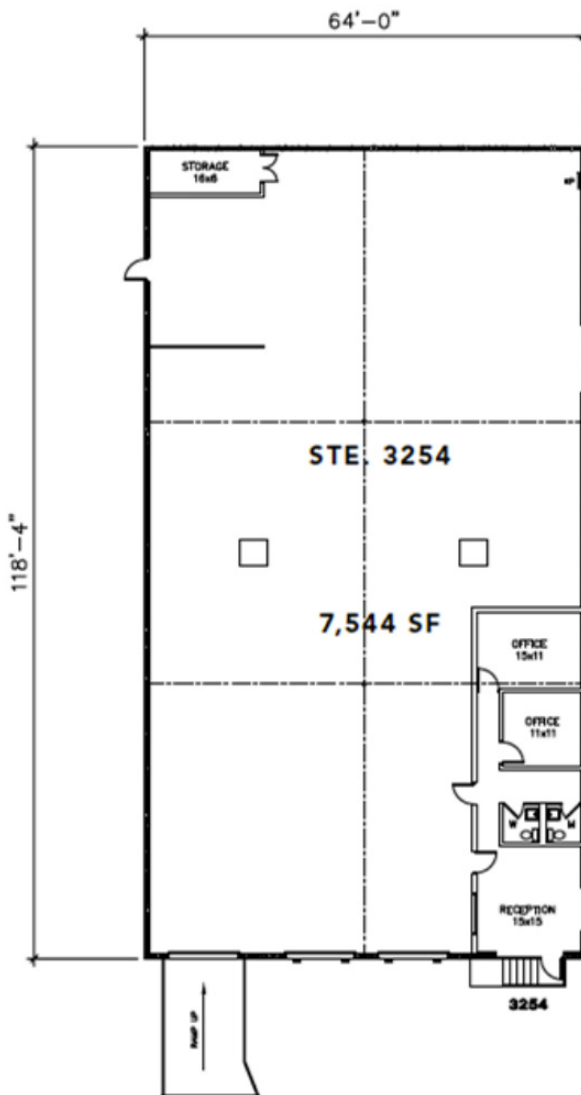
Suite	Size	Lease Rate	Description
3250	3,735 SF	Negotiable	One (1) dock high door

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7,544 SF



Suite	Size	Lease Rate	Description
3254	7,544 SF	Negotiable	End cap space (2) dock high doors (1) ramp

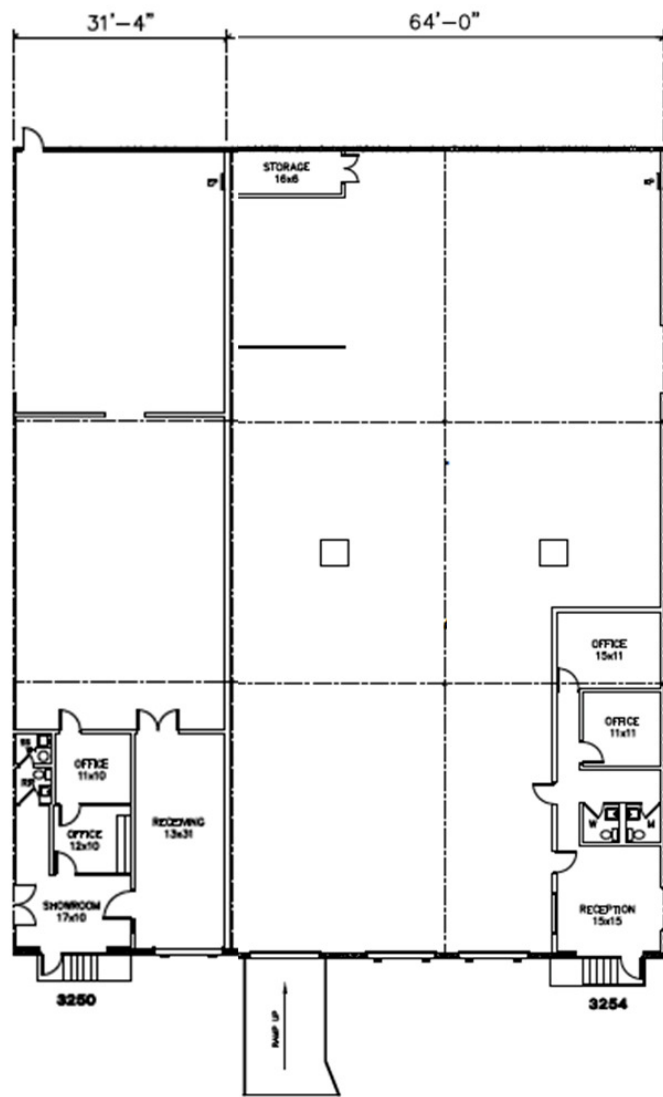
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3250 + 3254
11,279 SF



Suite	Size	Lease Rate	Description
3250+3254	11,279 SF	Negotiable	Three (3) dock high doors One (1) ramp

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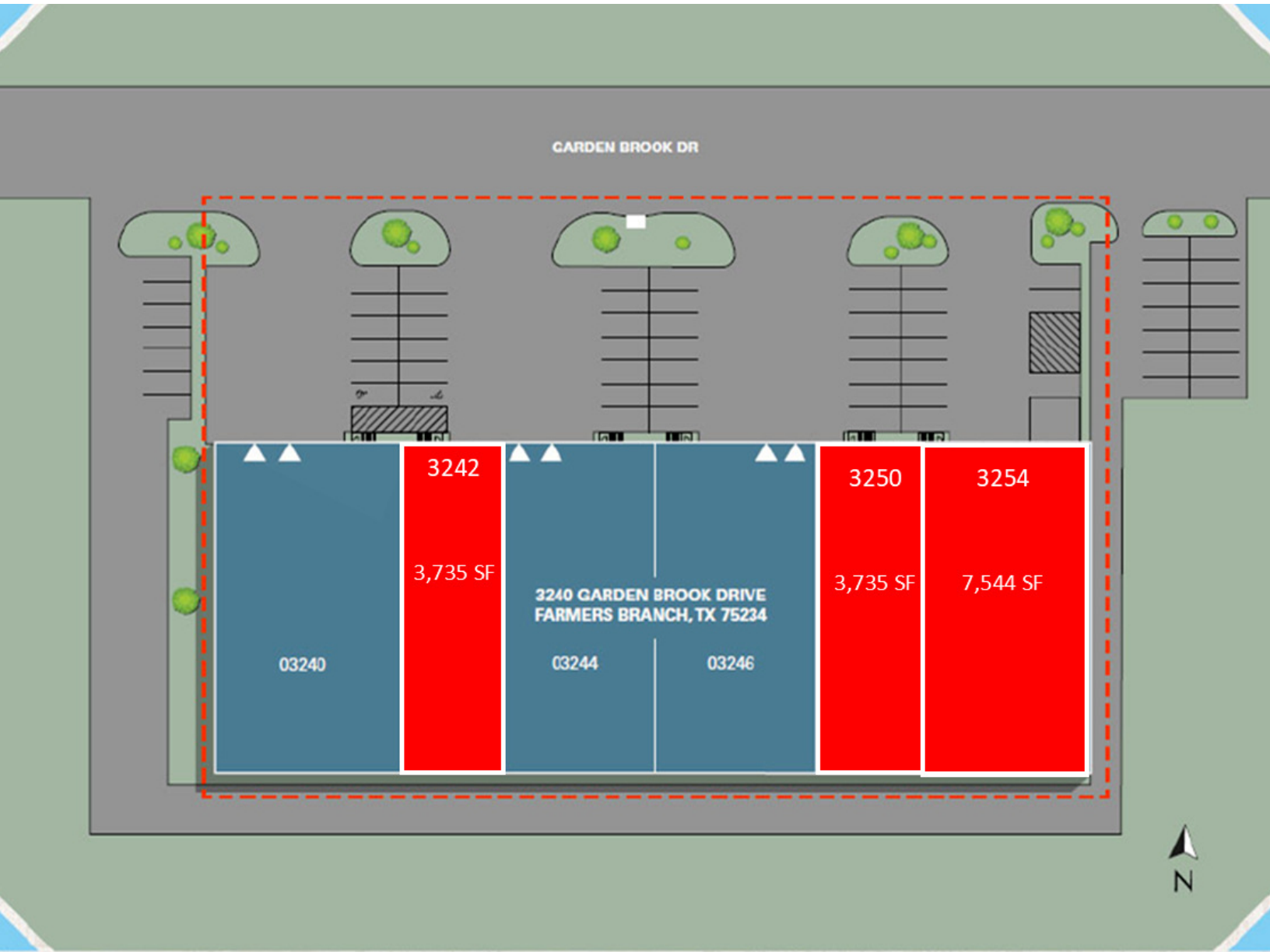
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Site Plan

11,279 SF



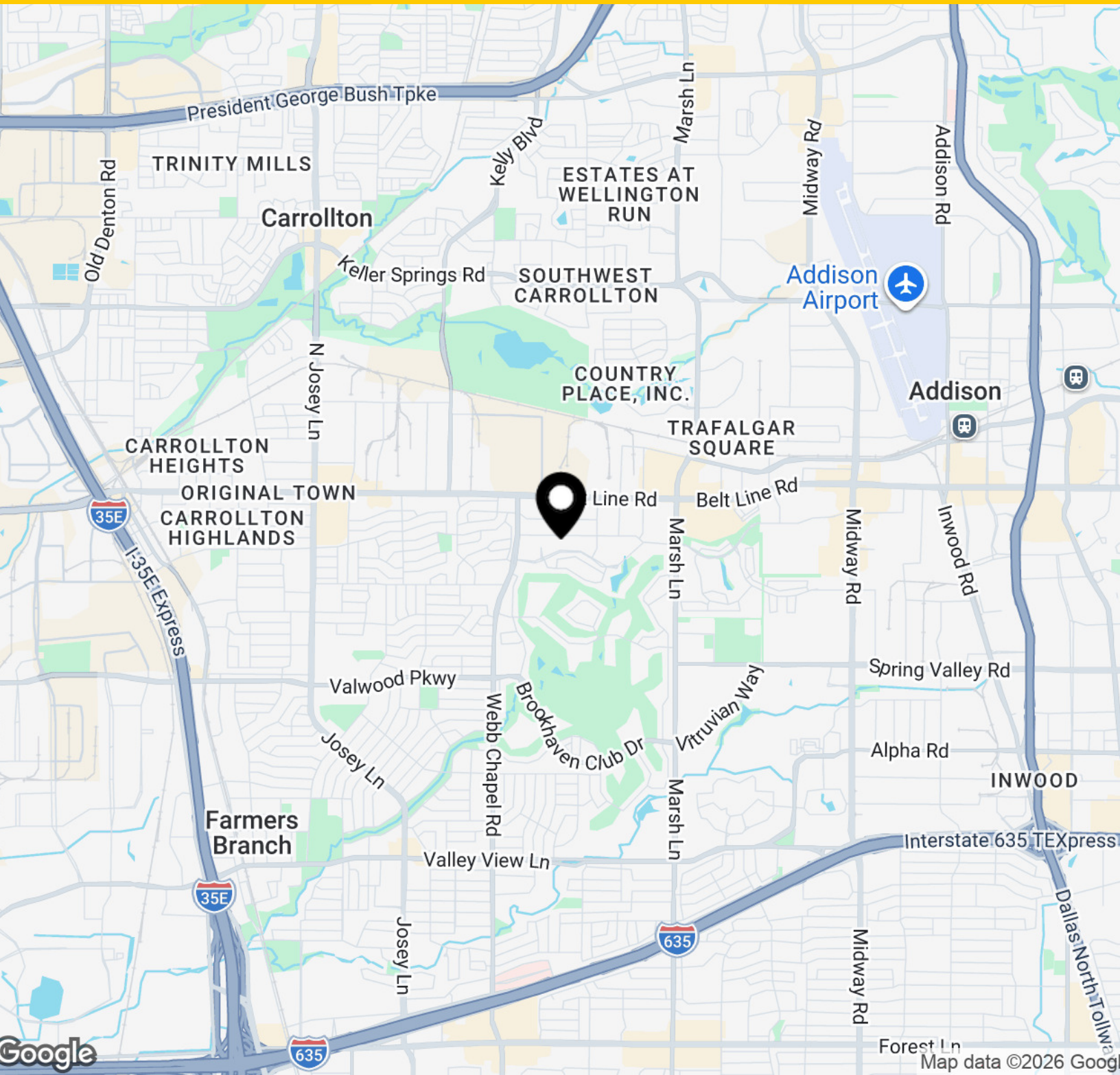
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Location Map



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