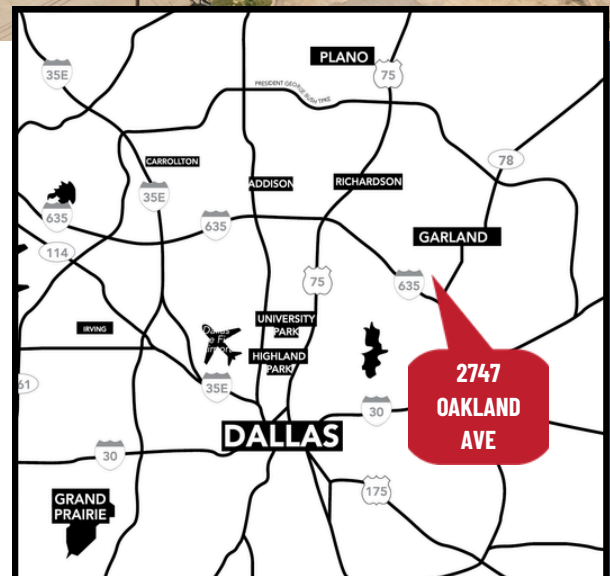


2747 OAKLAND AVENUE

FOR SALE/LEASE • 43,000 SF on +/-3.8 acres



2747 OAKLAND AVENUE
GARLAND, TEXAS 75041



BRAD WERNER

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RICH YOUNG, JR. | SIOR

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richjr@richyoungcompany.com

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Property Highlights

- +/- 43,000 SF Available
- +/- 16,184 SF high end office
- +/- 3.3 AC IOS/ Outside storage
- +-3.8 Acres Total
- Fully Secured/ Fenced
- Loading
 - (2) 16'x14' Ramped Doors
 - (1) 9'x14' Ramped Door
 - (3) 9'x10' Dock High Doors
 - (1) 12'x16' Grade Level Door
 - (1) 9'x10' Grade Level Door
- Pin-weld insulation in warehouse
- Heavy Power
- (3-Phase, 850 amp, 208v & 480v)
- 60 mil TPO roof installed in 2019

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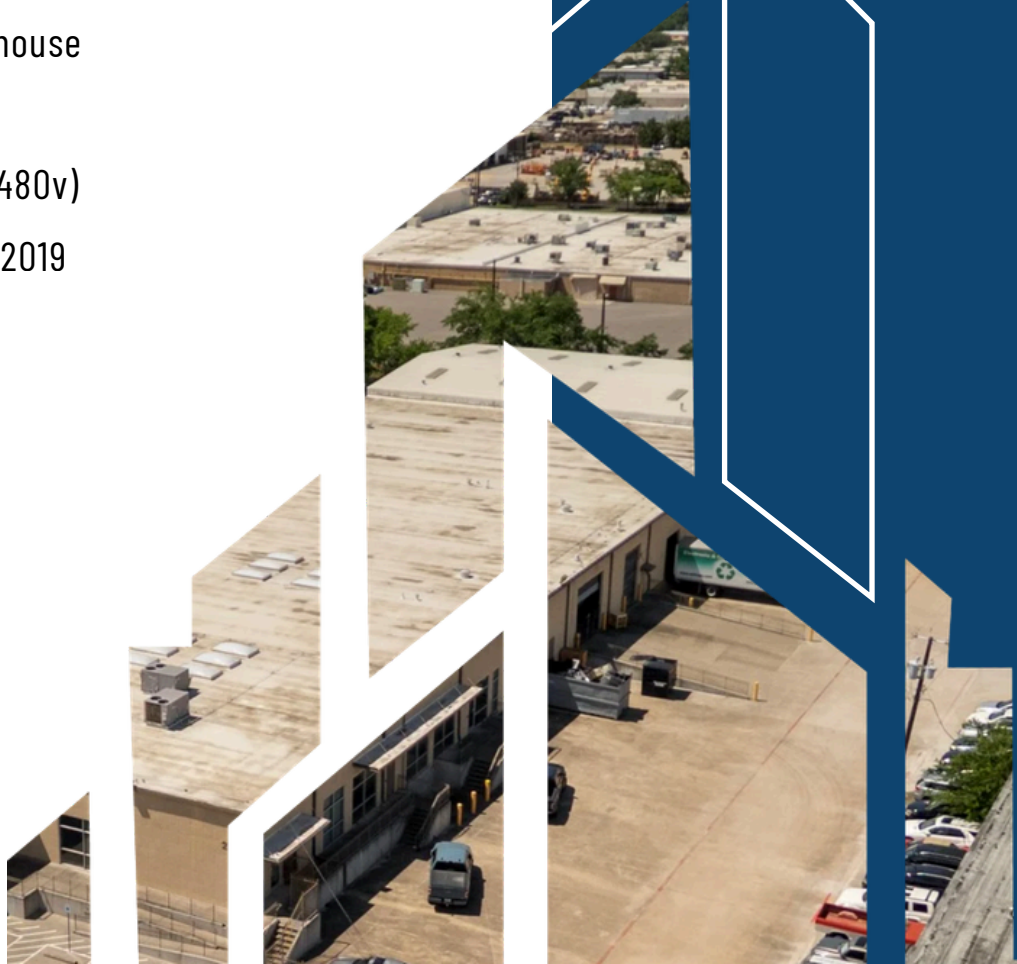
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