

# GARDEN BROOK INDUSTRIAL

INDUSTRIAL • FOR LEASE • 4,328 – 13,119 SF



3300 – 3314 GARDEN BROOK DRIVE  
FARMERS BRANCH, TEXAS 75234



**ALEX BRYAN**  
972.965.2878  
abryan@richyoungcompany.com

**JASON FINCH**  
972.948.8262  
jason@richyoungcompany.com

**RICH YOUNG JR | SIOR**  
214.563.1707  
richjr@richyoungcompany.com

Owned By:



# GARDEN BROOK INDUSTRIAL

3300 – 3314 GARDEN BROOK DRIVE, FARMERS BRANCH, TEXAS 75234



## Available Spaces:

- #3300 – 8,791 SF
- #3302 – 4,328 SF
- #3300/3302 – 13,119 SF

## Property Details:

- +/- 15' Clear Height
- Dock High and Ramped Loading
- Frontage on Garden Brook
- Easy Access to I-635, I-35 and PGBT

### ALEX BRYAN

972.965.2878

abryan@richyoungcompany.com

### JASON FINCH

972.948.8262

jason@richyoungcompany.com

### RICH YOUNG JR | SIOR

214.563.1707

richjr@richyoungcompany.com

Owned By:



# GARDEN BROOK INDUSTRIAL

3300 – 3314 GARDEN BROOK DRIVE, FARMERS BRANCH, TEXAS 75234



**ALEX BRYAN**  
972.965.2878  
abryan@richyoungcompany.com

**JASON FINCH**  
972.948.8262  
jason@richyoungcompany.com

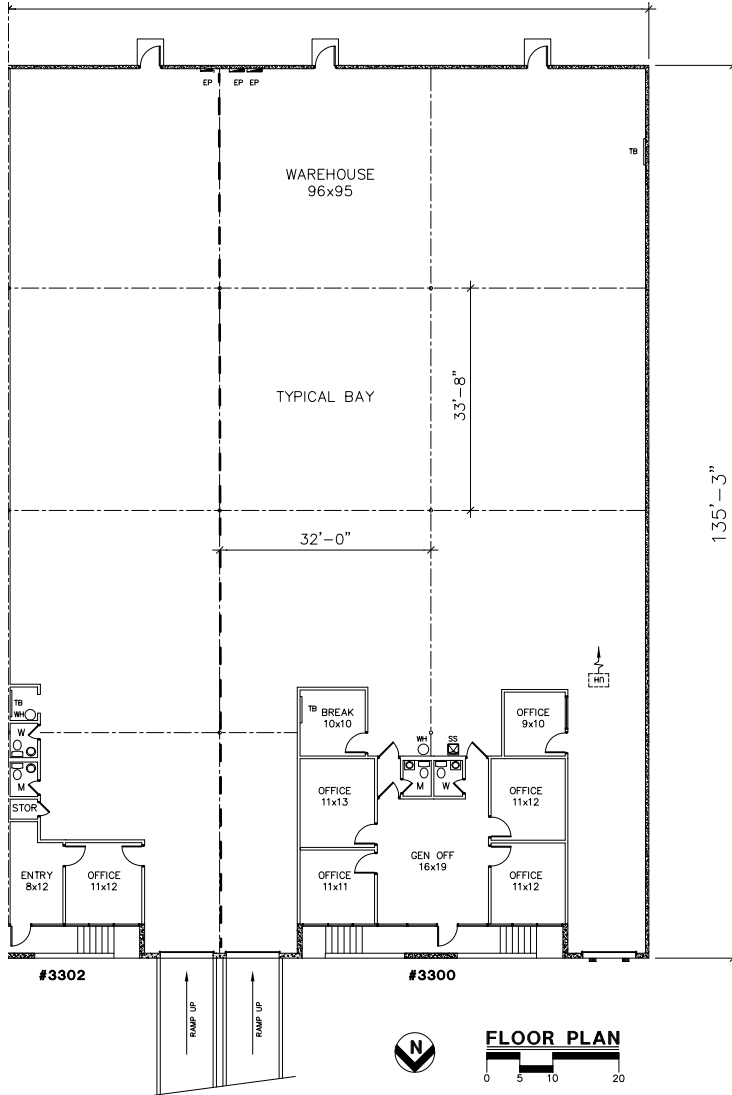
**RICH YOUNG JR | SIOR**  
214.563.1707  
richjr@richyoungcompany.com

Owned By:



# GARDEN BROOK INDUSTRIAL

3300 – 3314 GARDEN BROOK DRIVE, FARMERS BRANCH, TEXAS 75234



## --- OPTIONAL FLOORPLAN

### BUILDING FEATURES

- 15' Clear Height
- (1) 8'x10' OH Dock Door
- (3) 8'x10' OH Doors w/ Ramp
- Easy Access to Major Throu
- Security Lighting
- Ample Parking

3300 GARDEN BROOK  
FARMERS BRANCH, TX

### BUILDING SUMMARY

#3300	
OFFICE	1,270 SF
WAREHOUSE	7,521 SF
<b>TOTAL</b>	<b>8,791 SF</b>

#3302	
OFFICE	384 SF
WAREHOUSE	3,944 SF
<b>TOTAL</b>	<b>4,328 SF</b>

**GRAND TOTAL 13,119 SF**

**ALEX BRYAN**  
972.965.2878  
abryan@richyoungcompany.com

**JASON FINCH**  
972.948.8262  
jason@richyoungcompany.com

**RICH YOUNG JR | SIOR**  
214.563.1707  
richjr@richyoungcompany.com

