

**FOR
SALE****FOR
LEASE****FLEX/
INDUSTRIAL**

1771

Robinson Road
GRAND PRAIRIE, TX 75051**49,981 SF**

TOTAL RENTABLE BUILDING AREA

3

BUILDINGS ON SITE

7.52 AC

TOTAL LAND AREA

PROPERTY HIGHLIGHTS

- 2018-2025 Construction
- Multi-building configuration adaptable to a range of operational footprints
- Freestanding office/showroom
- High-end design quality with above-market design features
- Existing Outdoor Storage with ability to increase coverage
- Zoned Light Industrial (LI)
- Direct access to Highway 161 (PGBT)
- Ability to fence/secure entire site



PROPERTY SUMMARY

A rare opportunity to acquire or lease a premium flex/industrial project, situated on +/- 7.52 acres, with direct access to Highway 161 (PGBT) in Grand Prairie, TX. 1771 Robinson Road offers a campus like setting that aligns with growth focused businesses and supports an array of potential uses – from last-mile distribution and light manufacturing to specialty showroom concepts that demand both presence and functionality.

BRADFORD CONTACTS

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BUILDING 1

- 5,541 SF Freestanding Office/Showroom
- 2018 construction
- Abundant natural light
- High ceilings (12')
- Ideal for general office, showroom, training center

BUILDING 2

- 1,800 SF Pre-Fabricated Home
- 2025 Construction
- High-End Design
- Can be utilized as additional office/studio space

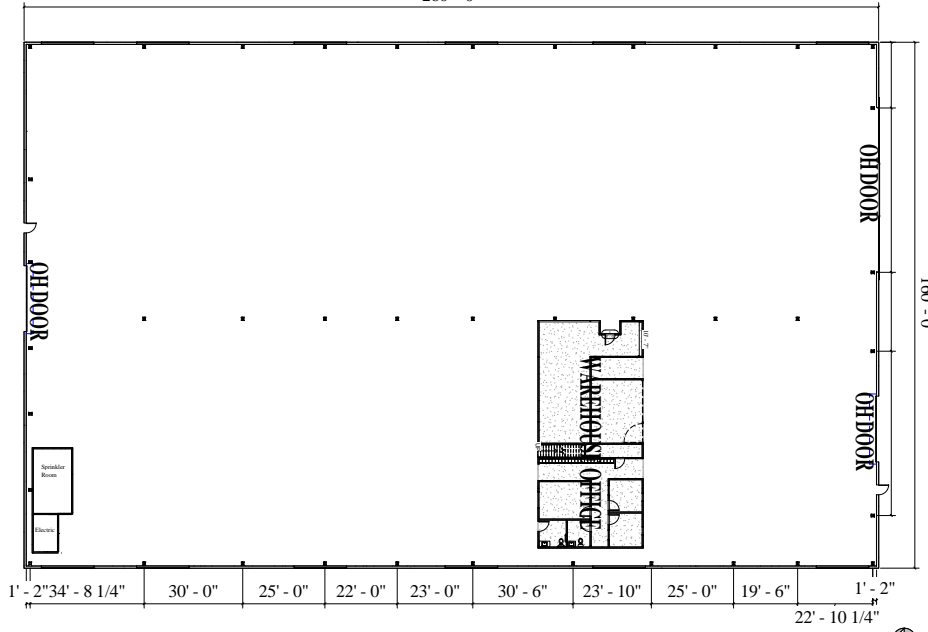
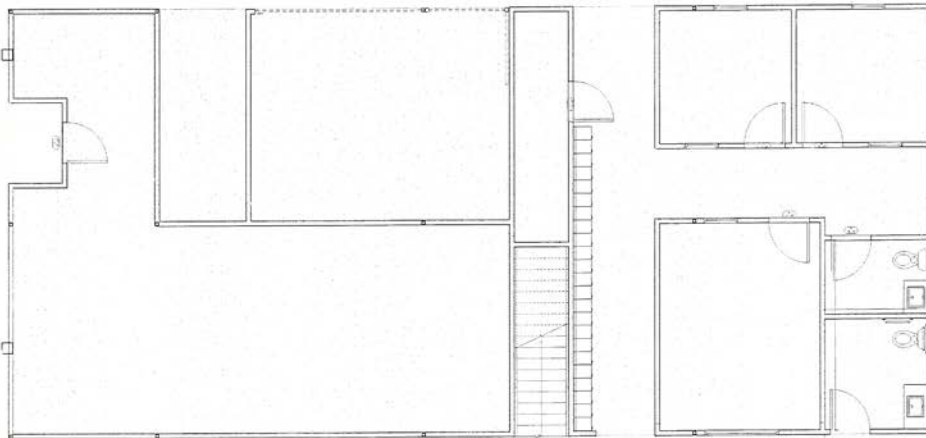
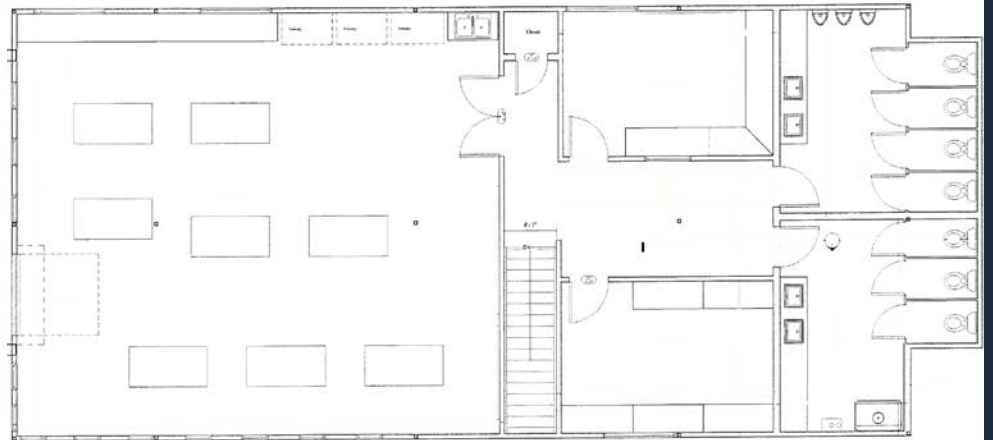
BUILDING 3

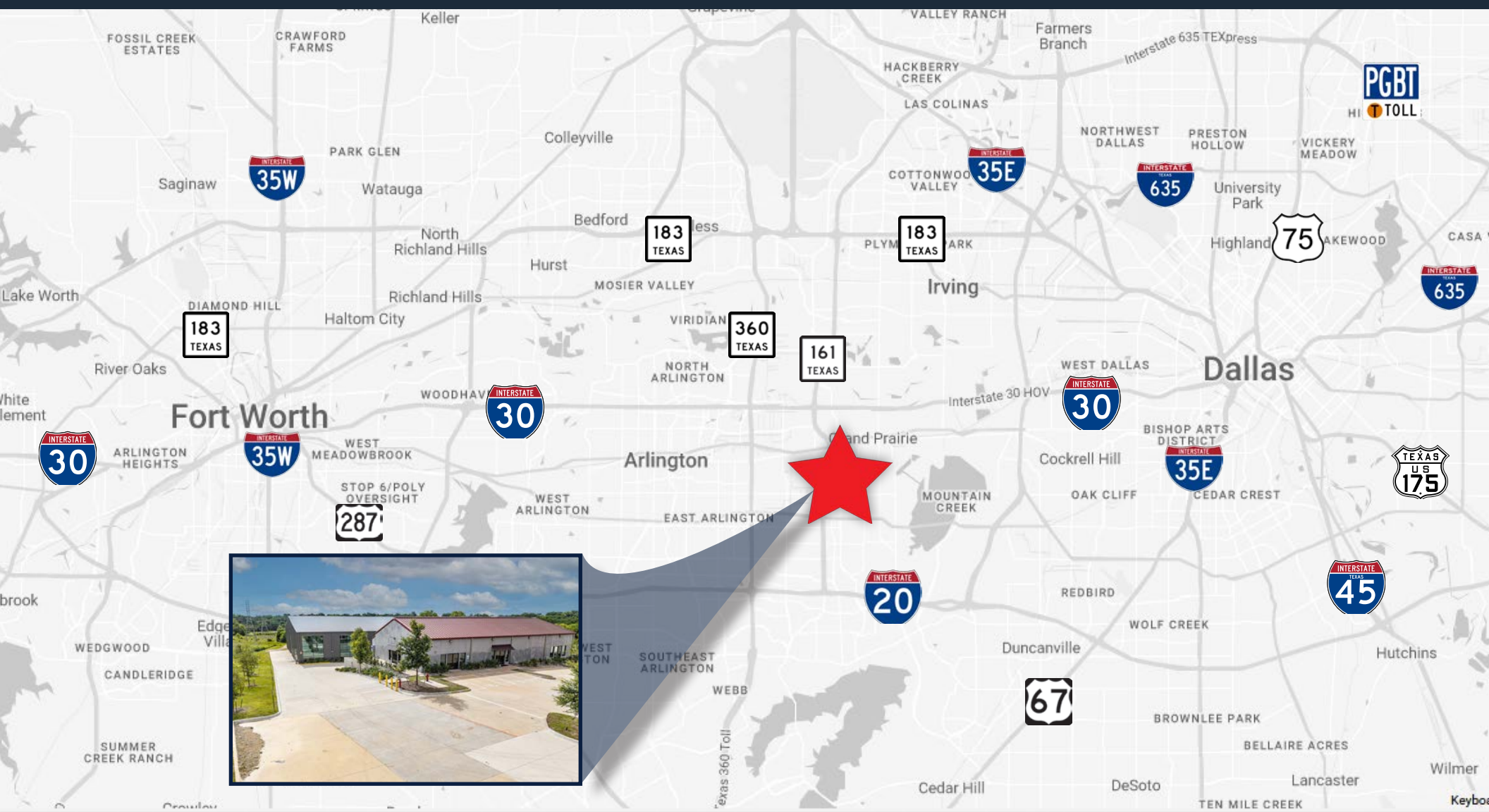
- 42,640 SF Clear Span Warehouse
- +/- 4,300 SF Warehouse Office (2-story)
- 2023 Construction
- 22'-34' Clear Height
- Two (2) 20' x 20' Overhead Doors
- One (1) 49' x 23' Sectional Overhead Sliding Door
- LED Lighting Throughout
- Four (4) HLVS Fans



WAREHOUSE FLOOR PLAN

260' - 0"


WAREHOUSE OFFICE FIRST FLOOR PLAN

WAREHOUSE OFFICE SECOND FLOOR PLAN




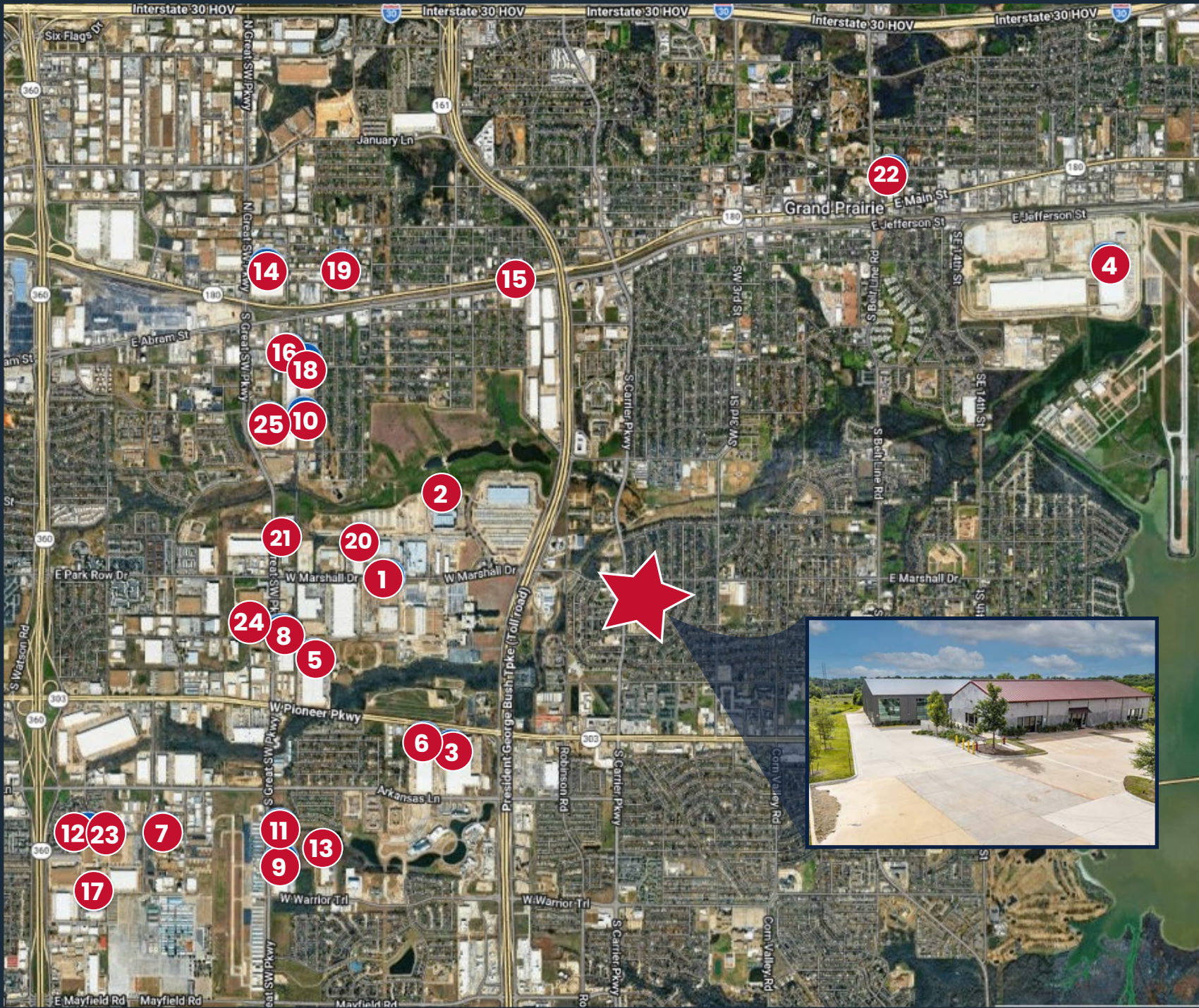
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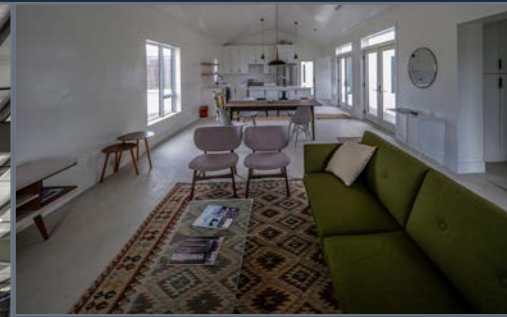




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- 6 **AIRBUS**
- 7 
- 8  **Qualpack Ltd.**
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