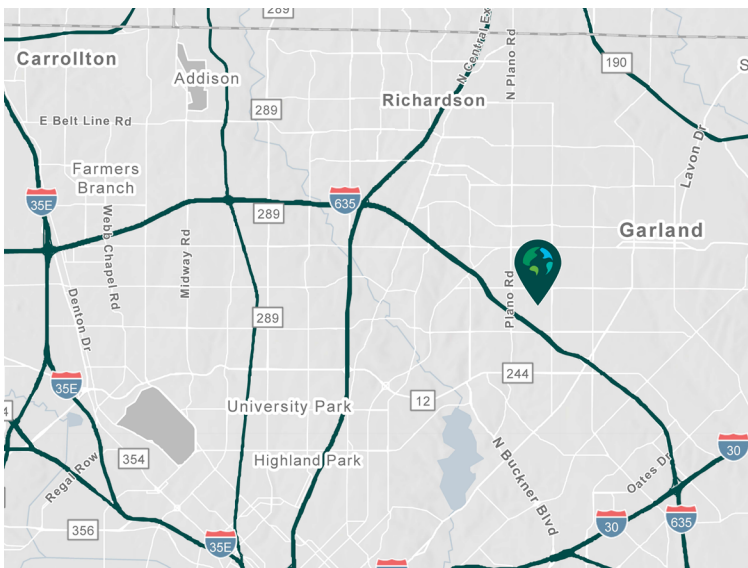


100,000 SF

**3845 Grader Street, Suite 100
Garland, TX 75041**

Prologis Northgate 14



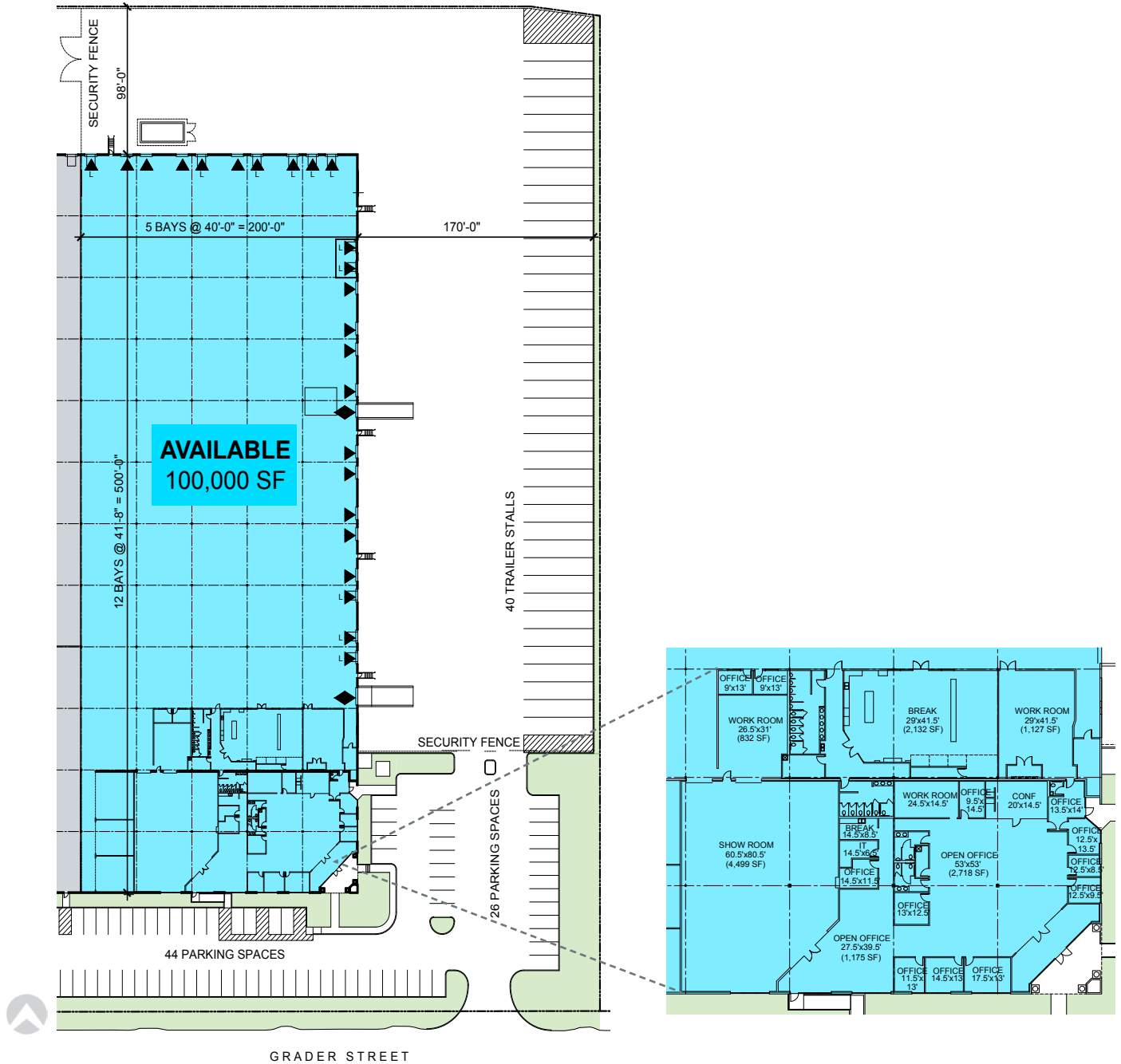
- Easy access to major thoroughfares including I-635, I-30, and US-75
- Side and rear load configuration
- Security fencing and gates

Property Features

Available Space	100,000 SF
Office SF	18,877 SF
Clear Height	26'
Column Spacing	40' x 41'-8"
Dock Doors	24 (9' x 10'); 11 with levelers
Drive-in Doors	1 (12' x 14') 1 (9' x 10')
Trailer Spaces	40
Car Parking Spaces	70
Electrical Service	1600 amps
Sprinklered	Yes
Truck Courts	98' - 170'



Unlock the full potential of your warehouse with one strategic, single-source partner.



Holt Lunsford Commercial
Josh Barnes, SIOR
 jbarnes@holtlunsford.com
 ph +1 972 280 8353
 cell +1 214 934 3155

Holt Lunsford Commercial
Blake Troiani
 btroiani@holtlunsford.com
 ph +1 972 265 0126
 cell +1 972 989 8393

Prologis
Kathleen Isola
 kisola@prologis.com
 ph +1 972 884 9202
 cell +1 214 709 1405
 prologis.com