

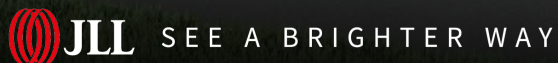
2180 N Glenville Avenue Richardson, TX

Strategic Infill Development:
Modern Industrial Space in
Established Urban Core



For Lease

±76,440 SF | February 2027 Delivery



For more information:

Jeff Wood

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Property Highlights



±76,440 SF
Proposed



Office size
built to suit*



32'
Clear height



22
Dock high doors



Typical columns
60'w x 50'd



60'
Speed bay



120'
Truck court



Building dimensions:
364'w x 210'd



112 parking spaces
(1.5/1,000) existing;
expandable to 153
spaces (2/1,000)



ESFR
sprinklers

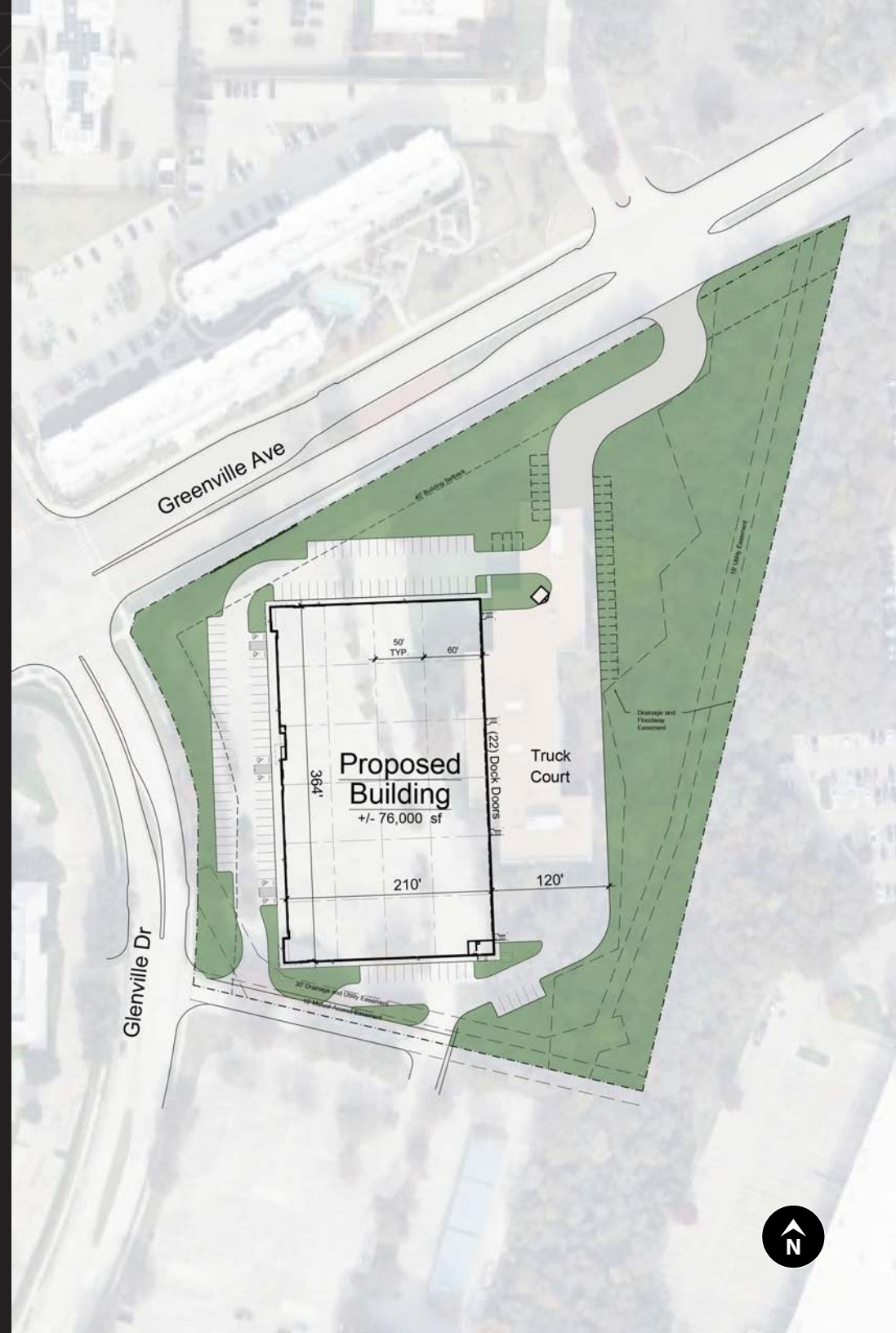


Heavy Power

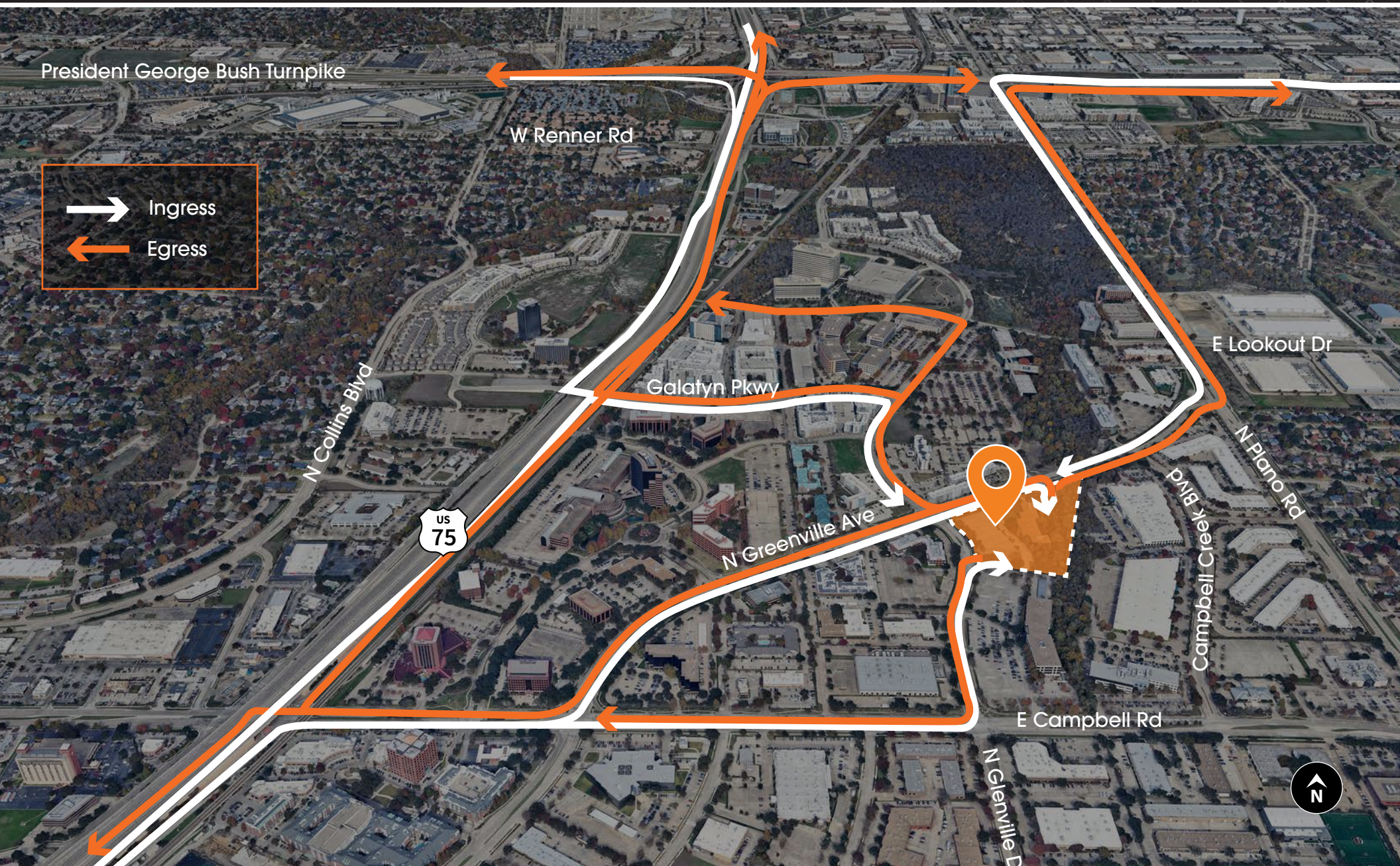
*Ability to construct 2nd story mezzanine office

Location Highlights

- Easy access to Central Expressway (US Hwy 75) and President George Bush Turnpike (SH 190)
- Conveniently located between McKinney National Airport, Dallas Love Field Airport and DFW International Airport
- Located in the heart of the Telecom Corridor



Accessibility



President George Bush Turnpike

W Renner Rd

Galatyn Pkwy

E Lookout Dr

N Collins Blvd

US 75

N Greenville Ave

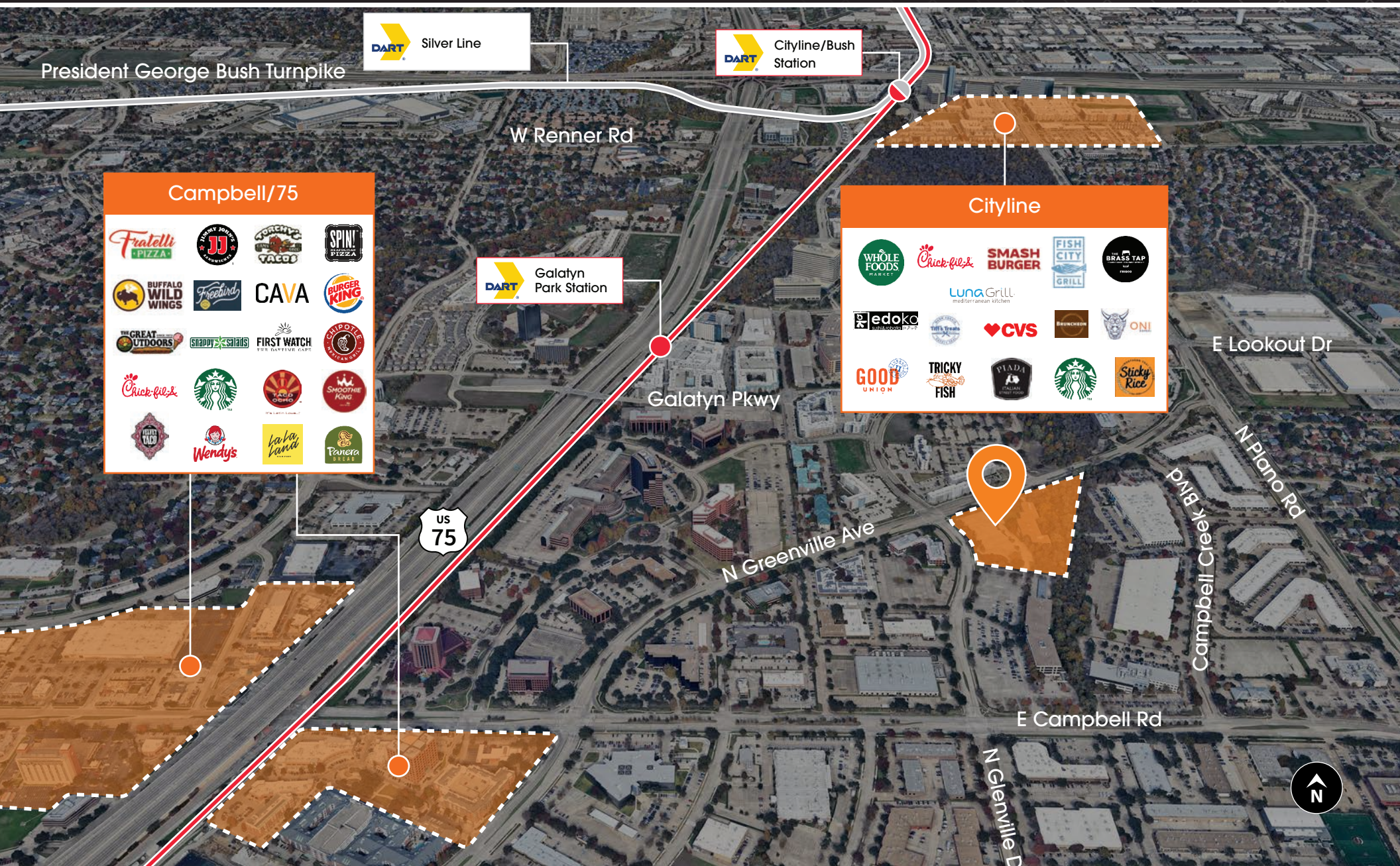
E Campbell Rd

N Plano Rd
Campbell Creek Blvd

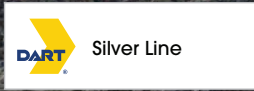
N Glenville Dr



Nearby Amenities



President George Bush Turnpike



Campbell/75

Fratelli PIZZA	JOJO'S BURGER	WACHO'S TACO	SPIN! PIZZA
BUFFALO WILD WINGS	Freebirds	CAVA	BURGER KING
THE GREAT OUTDOORS	SNAPPY SALADS	FIRST WATCH THE DAYTIME CAFE	CHIP POTEL MEXICAN RESTAURANT
Chick-fil-℥	Starbucks	TACO OCHO	SMOOTHIE KING
CAJUN VACAY	Wendy's	kava kava	Panera BREAD

Cityline

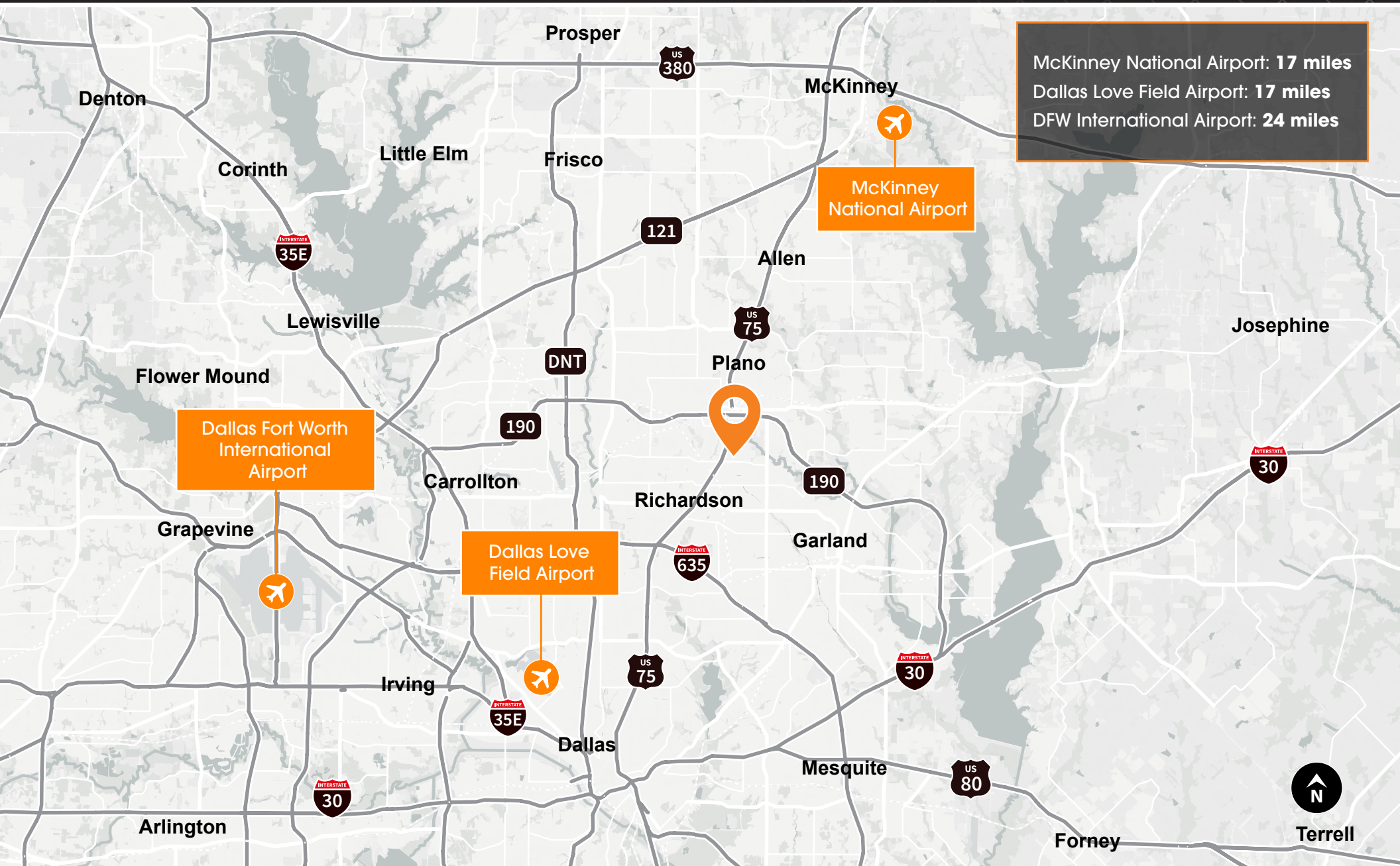
WHOLE FOODS MARKET	Chick-fil-℥	SMASH BURGER	FISH CITY GRILL	BRASS TAP
edoko	Luna Grill mediterranean sitchen	CVS	BRUNCHBON	ONI
GOOD UNION	TRICKY FISH	PIADA	Starbucks	Sticky Rice



Corporate Neighbors



Ideal Urban Location





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Leased by:



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