

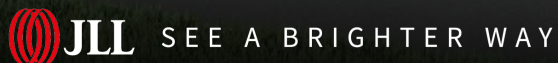
# 2180 N Glenville Avenue Richardson, TX

Strategic Infill Development:  
Modern Industrial Space in  
Established Urban Core



For Lease

±76,440 SF | February 2027 Delivery



For more information:

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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

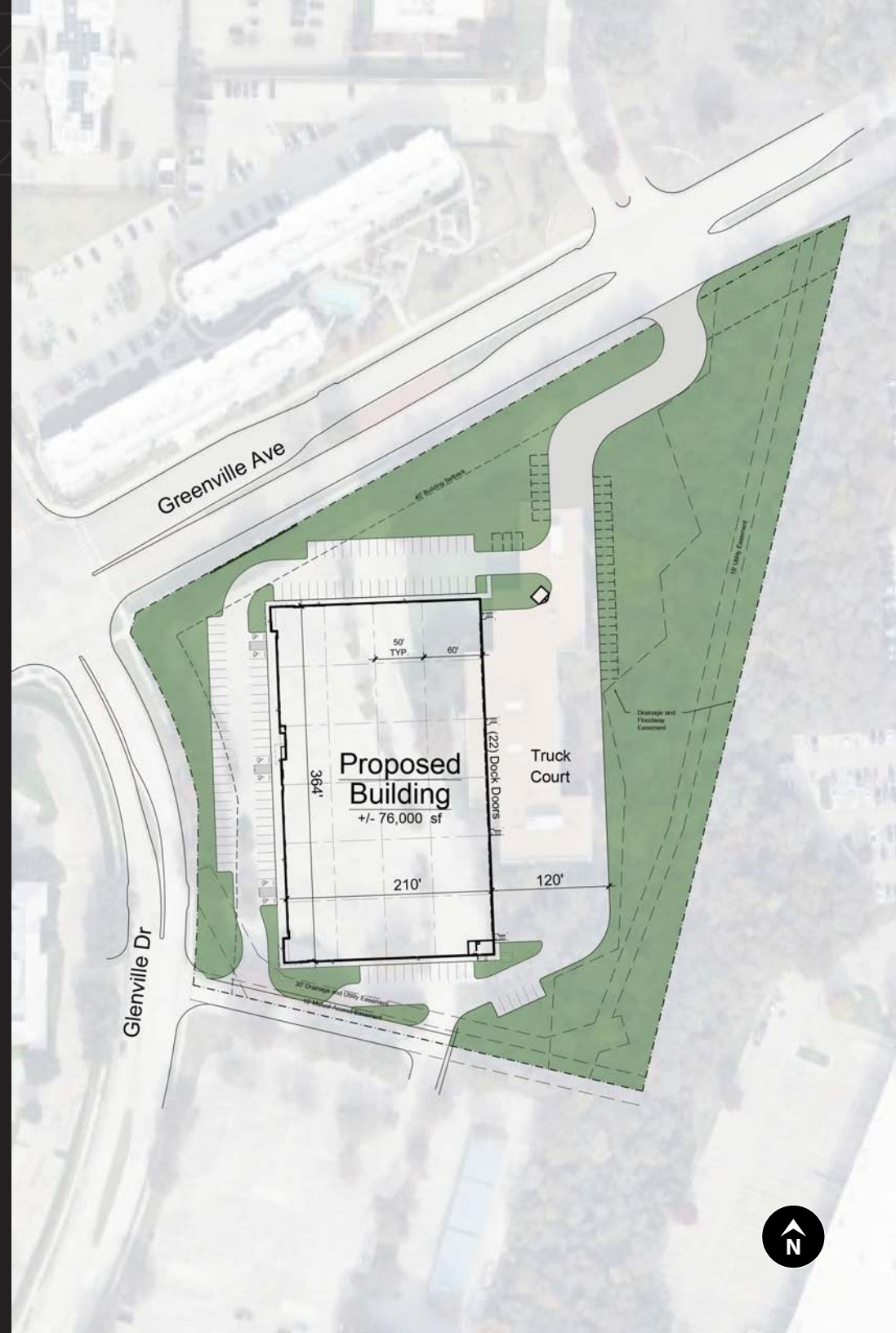


Heavy power:  
3000 amps - 480 v/  
277 v, 3-phase, 4-wire

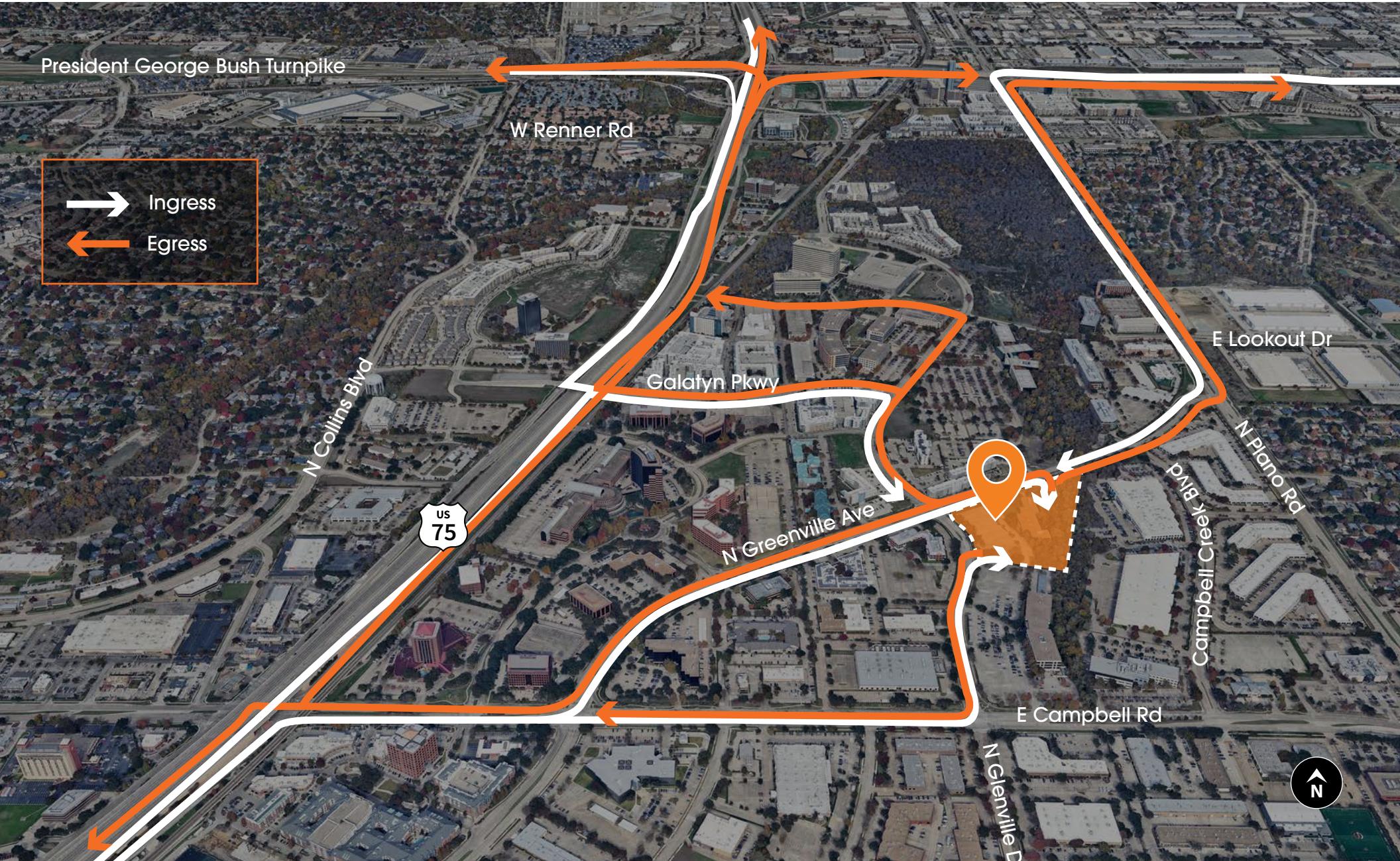
\*Ability to construct 2nd story mezzanine office

## 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

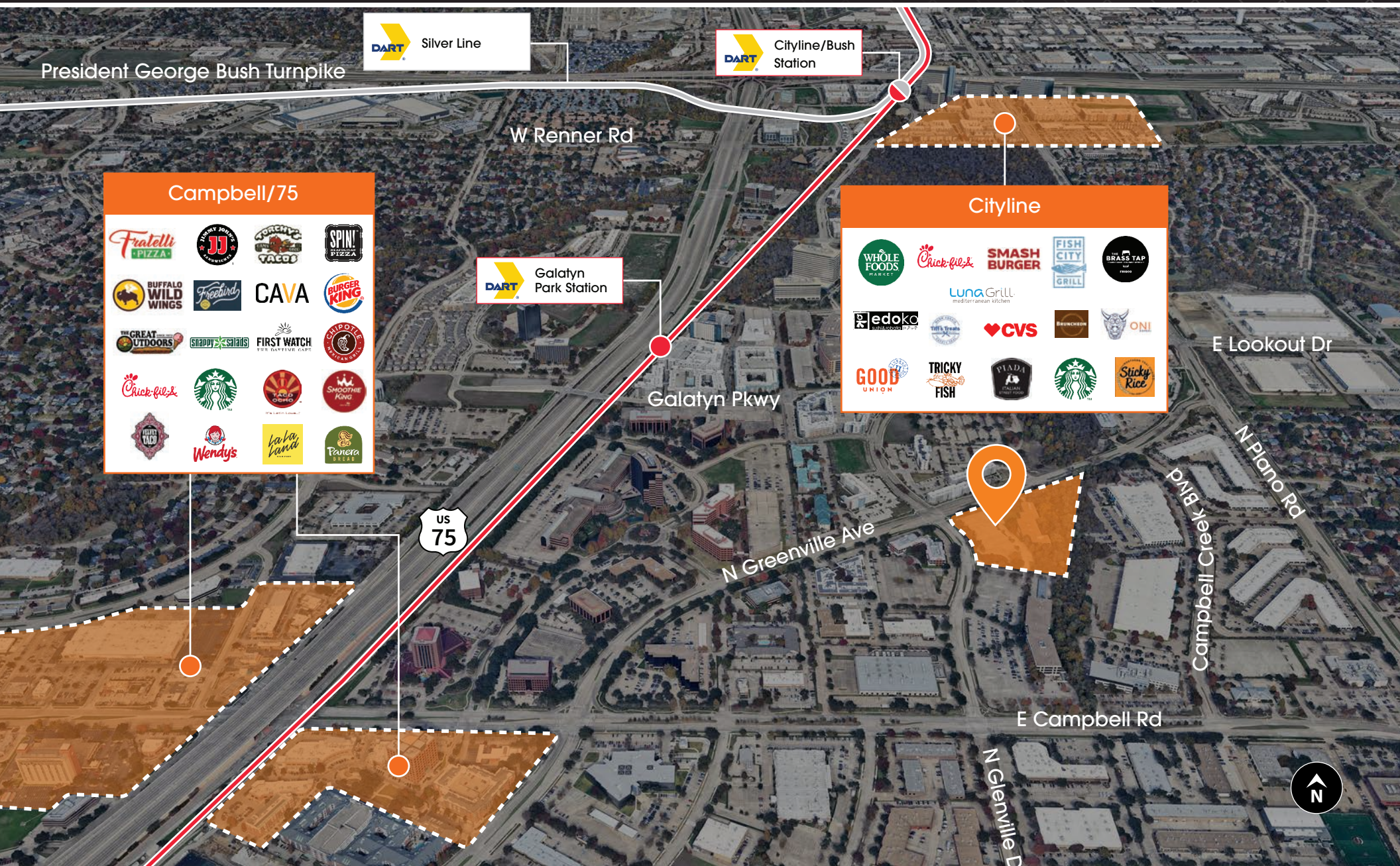
E Campbell Rd

N Plano Rd  
Campbell Creek Blvd

N Glenville Dr



# Nearby Amenities



**DART** Silver Line

**DART** Cityline/Bush Station

President George Bush Turnpike

W Renner Rd

**Campbell/75**


**DART** Galatyn Park Station

Galatyn Pkwy

**Cityline**


E Lookout Dr

US 75

N Greenville Ave

E Campbell Rd

N Glenville Dr

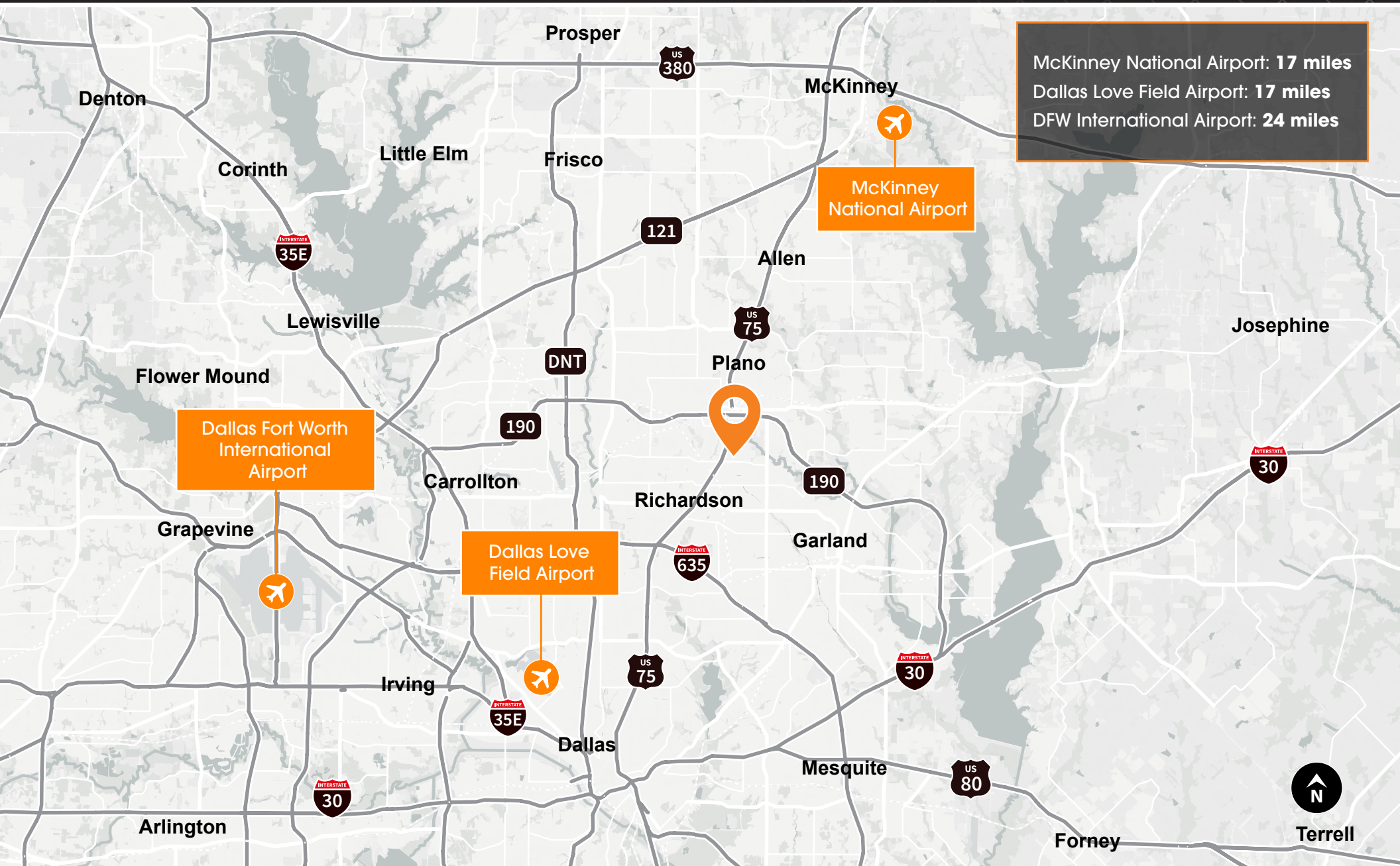
Campbell Creek Blvd  
N Plano Rd



# Corporate Neighbors



# Ideal Urban Location



McKinney National Airport: 17 miles  
Dallas Love Field Airport: 17 miles  
DFW International Airport: 24 miles

Dallas Fort Worth International Airport

Dallas Love Field Airport

McKinney National Airport



Terrell



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Leased by:



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