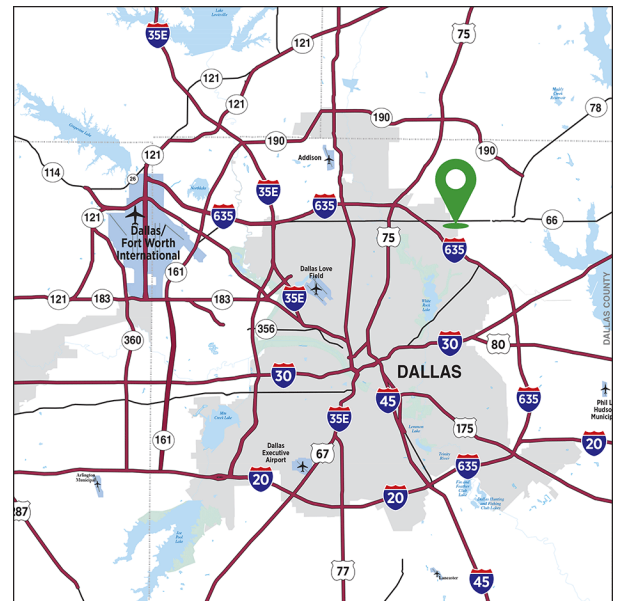




## PROPERTY HIGHLIGHTS

- 283,600-square-foot distribution building
- 43,650 SF available 8/1/21
- 4,584 SF office
- Concrete tilt-wall construction
- 30' minimum clear height
- 40'(w) x 45'(d) column bay spacing
- 8 dock-high doors
- ESFR sprinkler system
- 3-ply built-up roof

## PROPERTY LOCATION



### LOCAL MARKET CONTACT

Bryan Parker | 972.361.6747 | bryan.parker@dukerealty.com



# INTERNATIONAL 3102

3102 Miller Park South, Garland, TX 75042

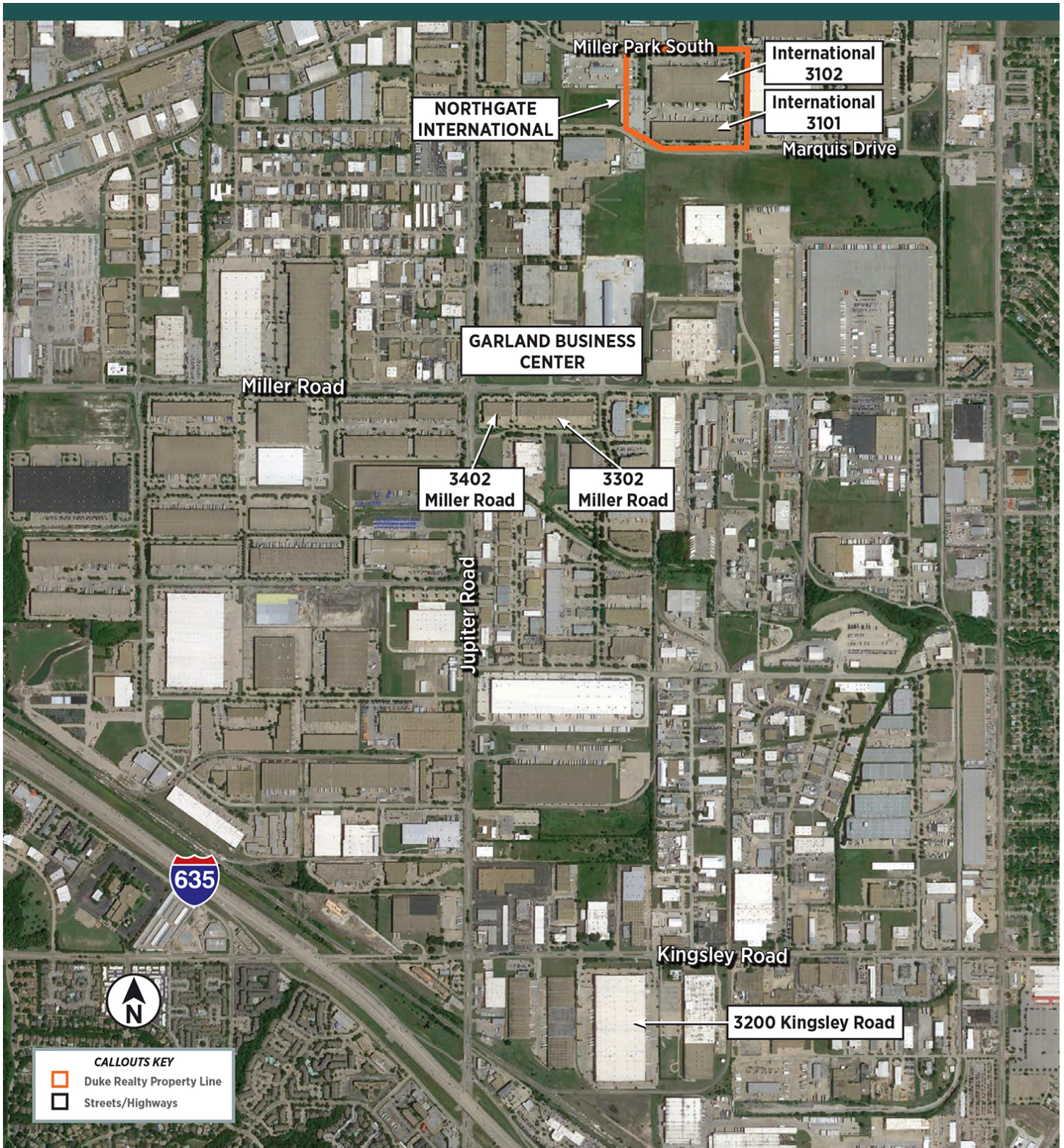


## LOCAL MARKET CONTACT

Bryan Parker | 972.361.6747 | [bryan.parker@dukerealty.com](mailto:bryan.parker@dukerealty.com)

# NORTHGATE INTERNATIONAL

Marquis Dr & International Rd, Garland, TX 75042



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Marquis Dr & International Rd, Garland, TX 75042

