

FOR LEASE

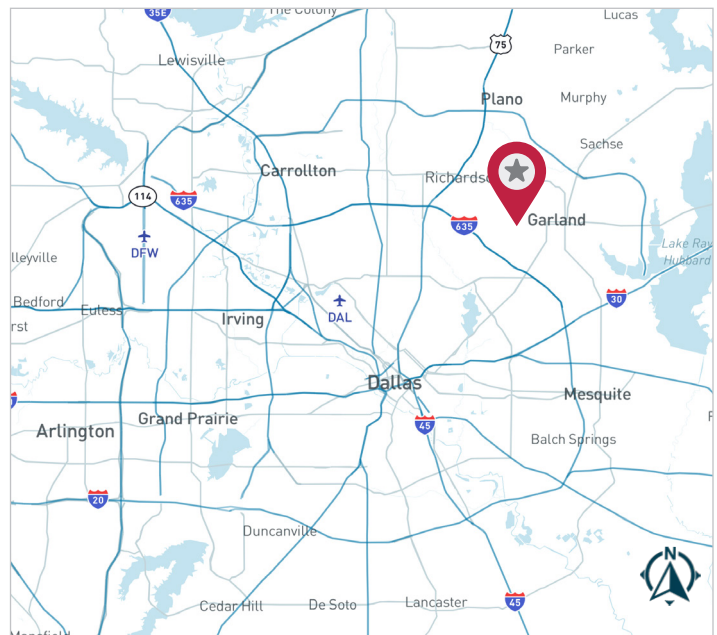
325 Gold St | Garland, TX 75042



AVAILABLE FOR LEASE

PROPERTY OVERVIEW

TOTAL AVAILABLE SF	7,657 SF
SUITE 118	2,690 SF
SUITE 120	2,269 SF (100% HVAC)
SUITE 122	2,698 SF (100% HVAC)
YEAR BUILT	1983
CLEAR HEIGHT	14'
POWER	3 Phase (Ste 120)
COMMENTS	• New Motivated Ownership • Ability to lease one or multiple spaces • Ownership offering TI allowance for each space • Recently renovated



FOR MORE INFORMATION:

TAYLOR STELL

214.558.1969

tstell@lee-associates.com

BRETT LEWIS

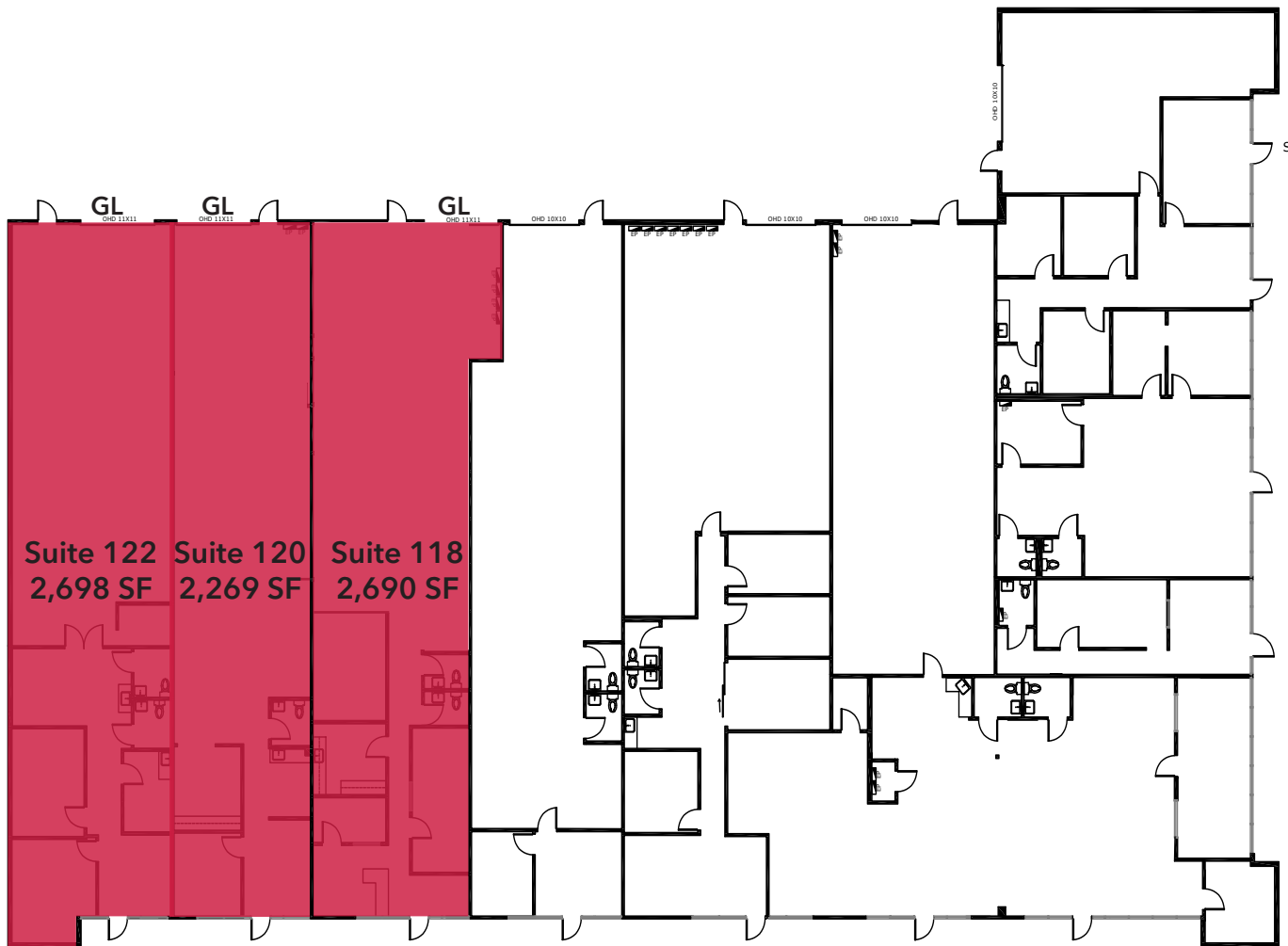
972.934.4018

blewis@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FOR LEASE

325 GOLD STREET GARLAND, TX 75042



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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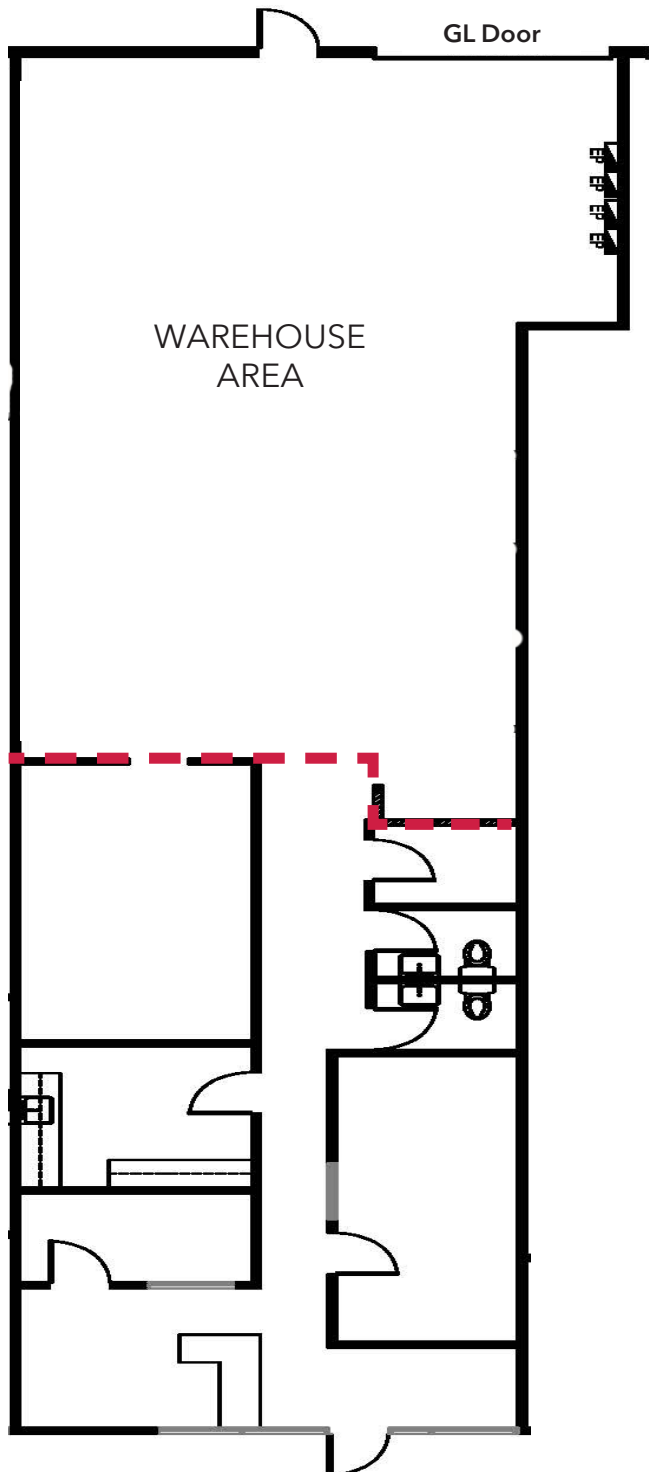
tstell@lee-associates.com

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leadallas.com



- **Suite 118**
- 2,690 SF
- ± 1,350 SF Office
- 1 Grade level door
- Warehouse can be expanded



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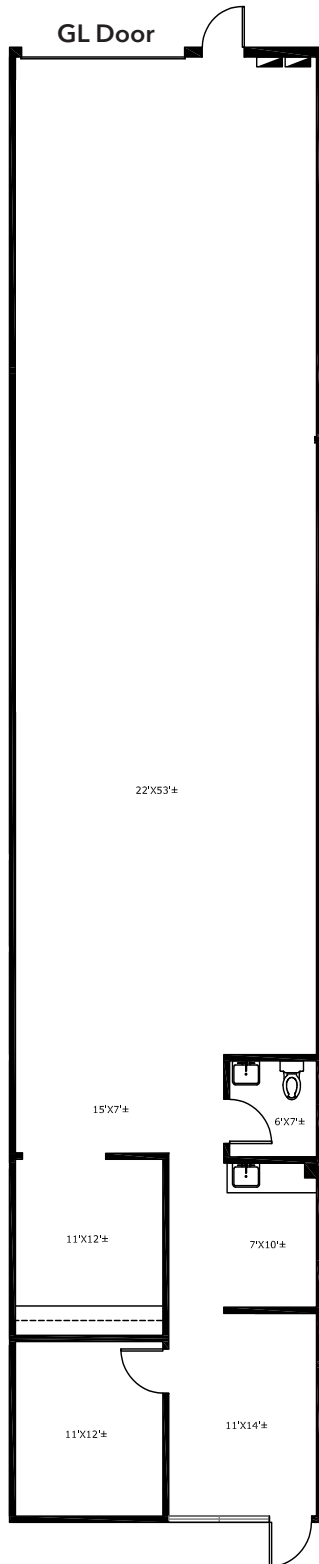
BRETT LEWIS

972.934.4018

blewis@lee-associates.com

SUITE 120

325 GOLD STREET
GARLAND, TX 75042



- **Suite 120**
- 2,269 SF
- ± 494 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- 3 Phase Power

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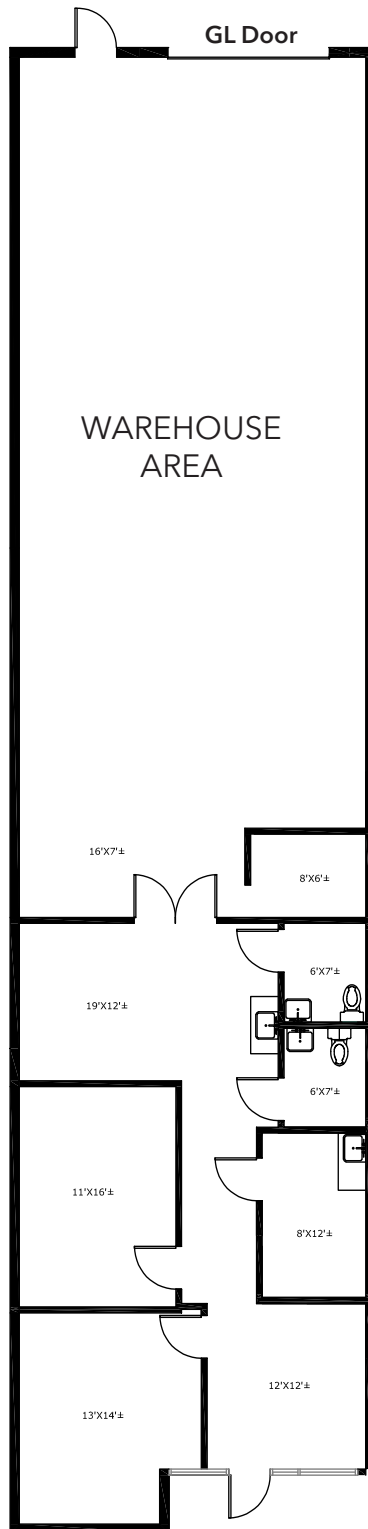
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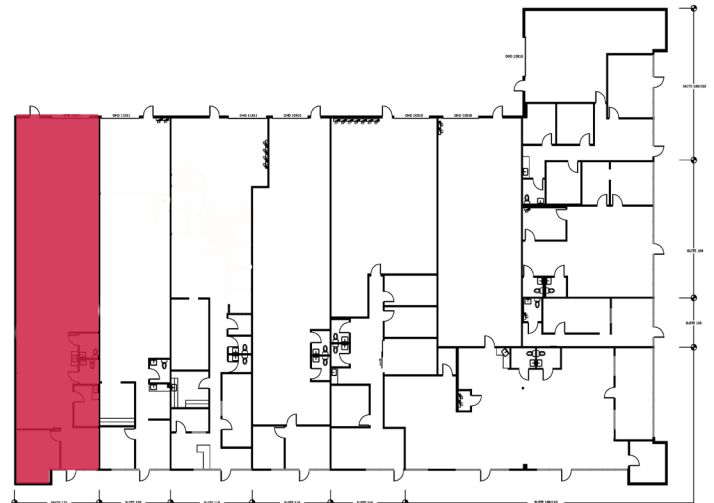
972.934.4018

blewis@lee-associates.com

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leedallas.com



- **Suite 122**
- 2,698 SF
- 1,174 SF Office
- 100% HVAC
- 1 Grade level door



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