LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



580 RANGER DRIVE

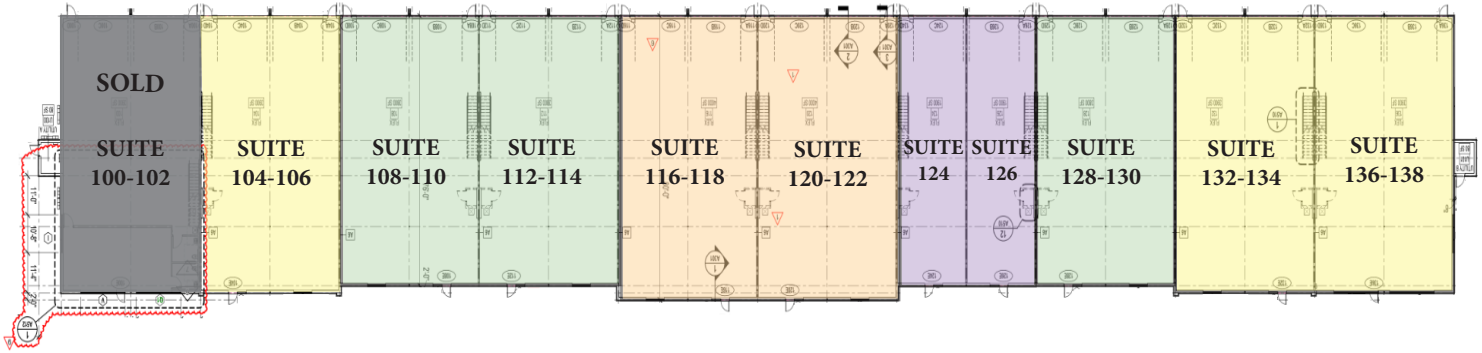
GARLAND, TEXAS 75040

NEW CONSTRUCTION |
NOW SELLING & LEASING
1,900 - 38,800 SF

JESSICA REINHARDT | 972.934.4005 | jreinhardt@lee-associates.com
JOHN ANDERSON | 972.934.4053 | janderson@lee-associates.com
SUSAN CANCEMI | 972.934.4005 | scancemi@lee-associates.com

FLEX SPACE WITH OPTIONS

PROFESSIONAL IMAGE. PRACTICAL FUNCTIONALITY. FLEXIBLE OWNERSHIP AND LEASING OPPORTUNITIES.



AVAILABLE SUITES			
SUITE	FLOOR SF *	SUITE	FLOOR SF *
104-106	3,900	124	1,900
108-110	3,800	126	1,900
112-114	3,800	128-130	3,800
116-118	4,000	132-134	3,900
120-122	4,000	136-138	3,900

*** Available mezzanines range in size**

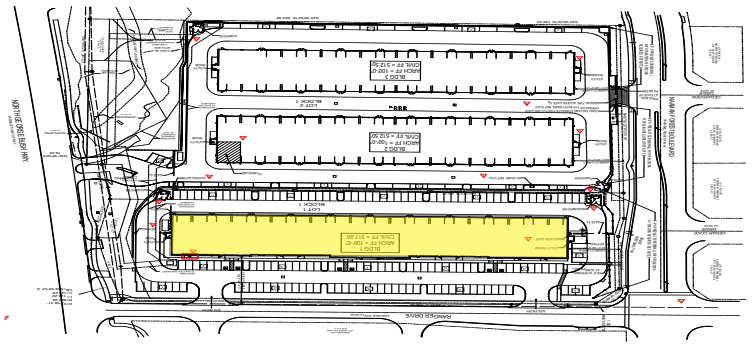
AVAILABILITY
1,900 - 38,800 SF
Divisible

OFFERING
FOR SALE OR LEASE
Flex options

DELIVERY
DECEMBER 2026
Suites 124 & 126*

FEATURE HIGHLIGHTS

- +/- 20' Clear Height
- 100% HVAC
- 200A 3-Phase Power
- 18' W x 14' H Overhead Door
- Grade-Level Loading
- Available Mezzanines
- Building Signage
- Spectrum fiber + Coax
- Warehoue LED Lighting
- Insulated Walls



PROPERTY HIGHLIGHTS

- Shell Suites and Build to Suit Suites Available
- Flexible layouts, owner willing to adjust space configuration to Tenant needs
- President George Bush Turnpike visibility
- Zoned PD with Minor Automotive Repair and Contractors Office Warehouse Uses Allowed
- Adjacent to the Garages of America Luxury Garages community of car enthusiasts

For more information, contact:

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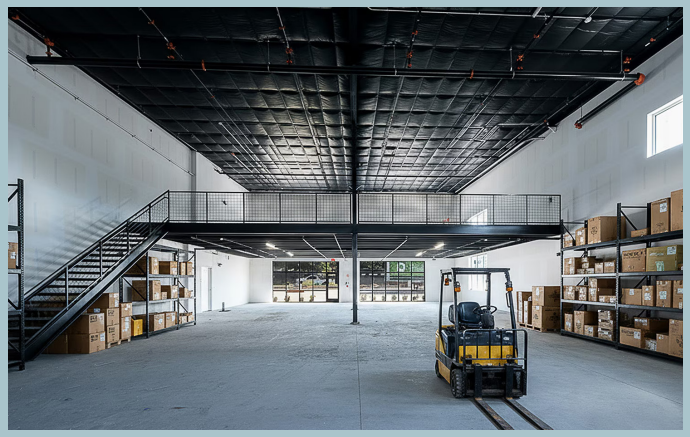
580 RANGER DRIVE

GARLAND, TEXAS



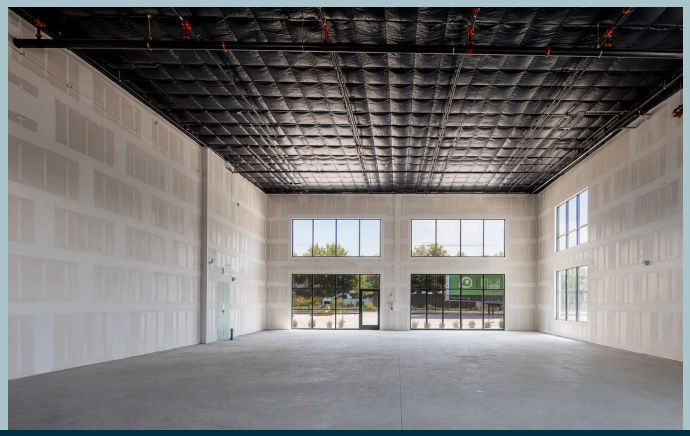
DESIGNED FOR FLEXIBILITY

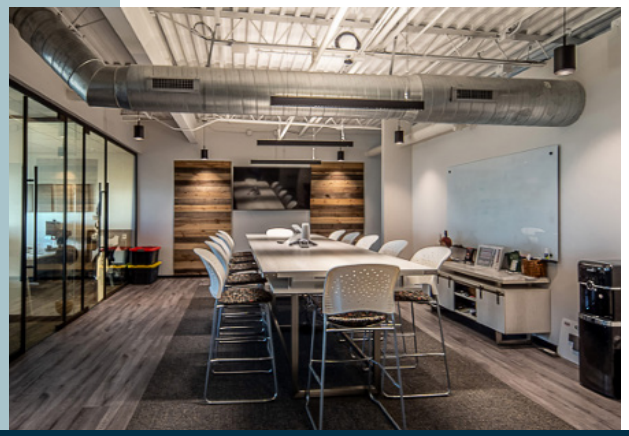
Professional Image. Practical Funcation.













SPACE FOR BUSINESSES LIKE YOURS

CONTRACTORS | OFFICE \ WAREHOUSE | SHOWROOM | E-COMMERCE | DISTRIBUTION | EQUIPMENT & SUPPLY | SMALL BUSINESS HQ | LIGHT ASSEMBLY | AUTOMOTIVE-RELATED*

*Potential uses are subject to applicable zoning, governmental approvals, permitting and property restrictions.

580 RANGER DRIVE

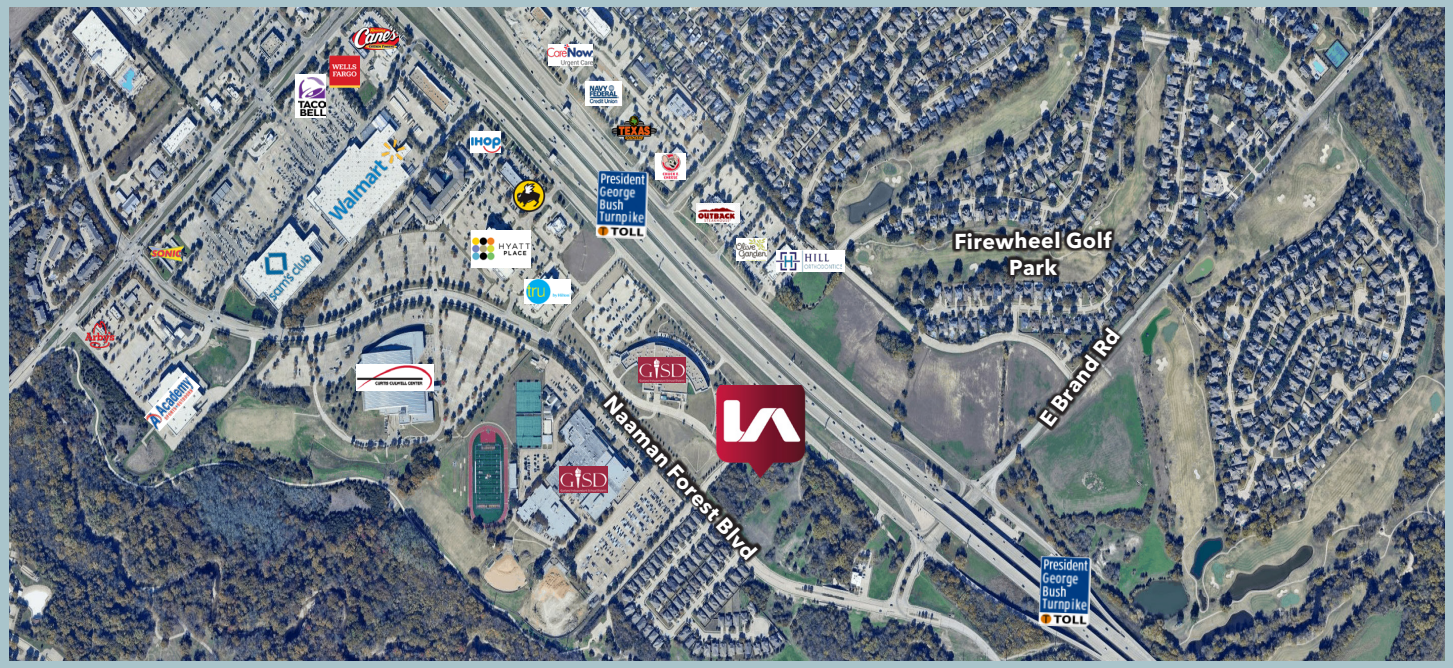
GARLAND, TEXAS 75040

WHY 580 RANGER?

- **OWN OR LEASE**
  Choose the structure that best fits your business and long-term goals.
- **FLEXIBLE BUILDOUT**
  Shell and built-to-suit options with adaptable configurations.
- **RIGHT-SIZED FLEX SPACE**
  Start at +/- 1,900 SF or combine suites for larger requirements.
- **HIGH-VISIBILITY LOCATION**
  President George Bush Turnpike visibility in a strategic Garland location.

VISIBILITY. ACCESS. CONVENIENCE.

A STRATEGIC GARLAND LOCATION WITH PRESIDENT GEORGE BUSH TURNPIKE VISIBILITY AND CONVENIENT ACCESS TO SURROUNDING NORTH DALLAS COMMUNITIES.





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