

the **MILLER**  
INDUSTRIAL PARK

Strategically located in the Garland submarket, **The Miller Industrial Park** is a four-building, 214,000 square foot modern industrial project of choice for logistics, showroom, distribution, manufacturing, and ecommerce players. As one of the best infill locations in the DFW industrial market, The Miller is located immediately off Miller Road, a main area thoroughfare, with direct access to Interstate 635, providing connectivity to some of the most affluent neighborhoods of north Dallas and the deep labor pools in south Dallas.

Welcome to The Miller!



**pennybacker**

M2GVENTURES

# THE MILLER

## PROJECT ATTRIBUTES

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214,000 Total SF

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Four Buildings

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Corner Location

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Strong Visibility

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Easy Access to Miller Road

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98% Leased

## PROJECT IMPROVEMENTS

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Monument and Wayfinding  
Signage

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Fresh Exterior Paint

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Upgraded Landscaping

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Improved Exterior Lighting

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Updated Parking Lot Striping



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M2G VENTURES





**10202 MILLER RD**  
**31,500 SF AVAILABLE**

**10314 BROCKWOOD**  
**4,416 SF AVAILABLE**

**10362 MILLER RD**  
**6,703 SF AVAILABLE**

## VACANCY INFORMATION

10314 Brockwood Road  
Dallas, TX 75238

4,416 SF Suite

1,400 SF Office

20' Clear Height

Close Access to 635

Built in 1991

Rear Load Building

1 Dock High Door

Space is in make ready condition



## VACANCY INFORMATION

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10362 Miller Road  
Dallas, TX 75238

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6,703 SF Suite

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4,000 SF Office (can be reduced)

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16' Clear Height

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Close Access to 635

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Built in 1991

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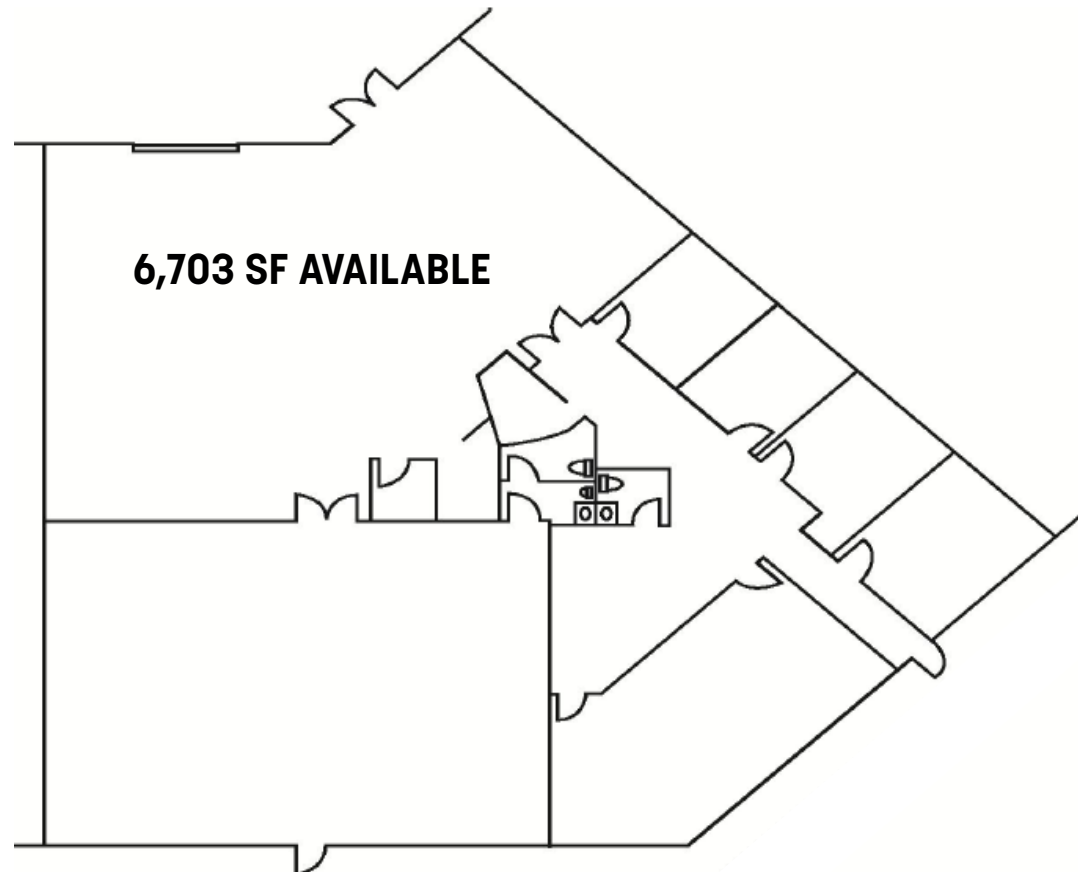
Rear Load Building

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1 Grade Level Door

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Frontage on Miller Rd



## VACANCY INFORMATION

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10202 Miller Rd  
Dallas, TX 75238

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31,500 SF Suite

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3,350 SF Office

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24' Clear Height

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Sprinklered

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Built in 1991

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Immediate Access to I-635

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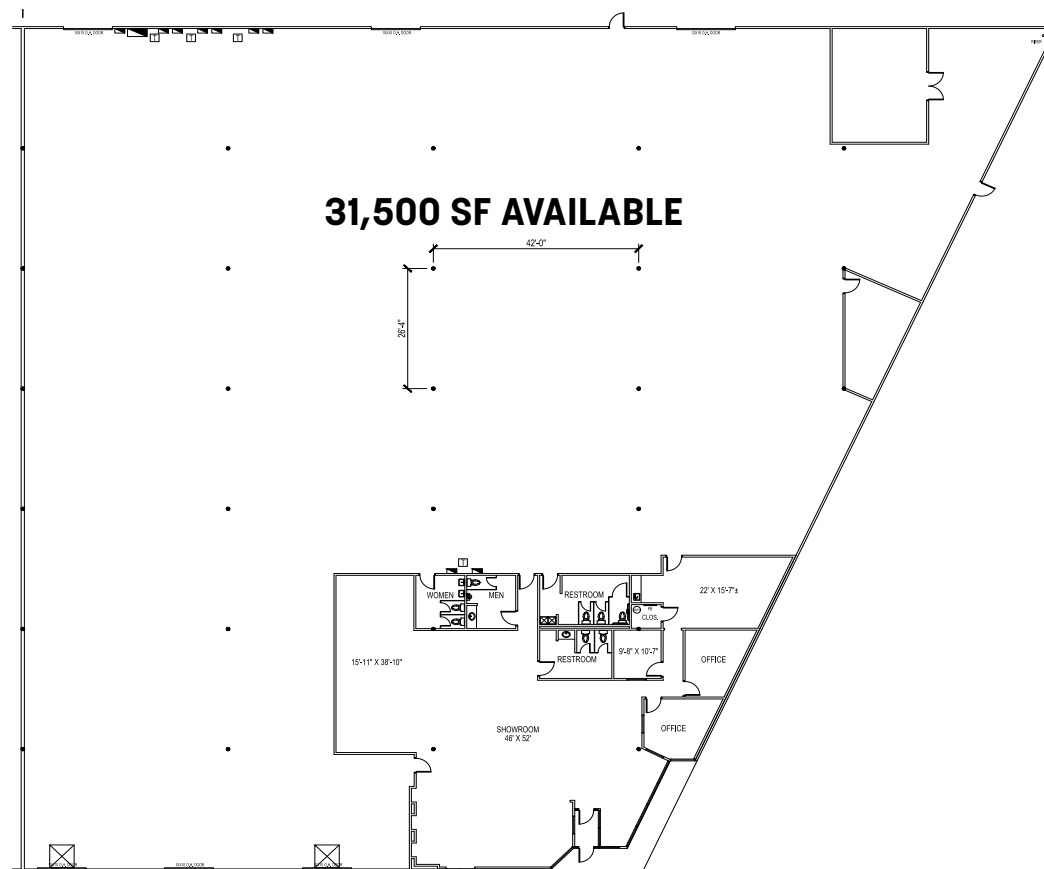
3 Dock High Doors

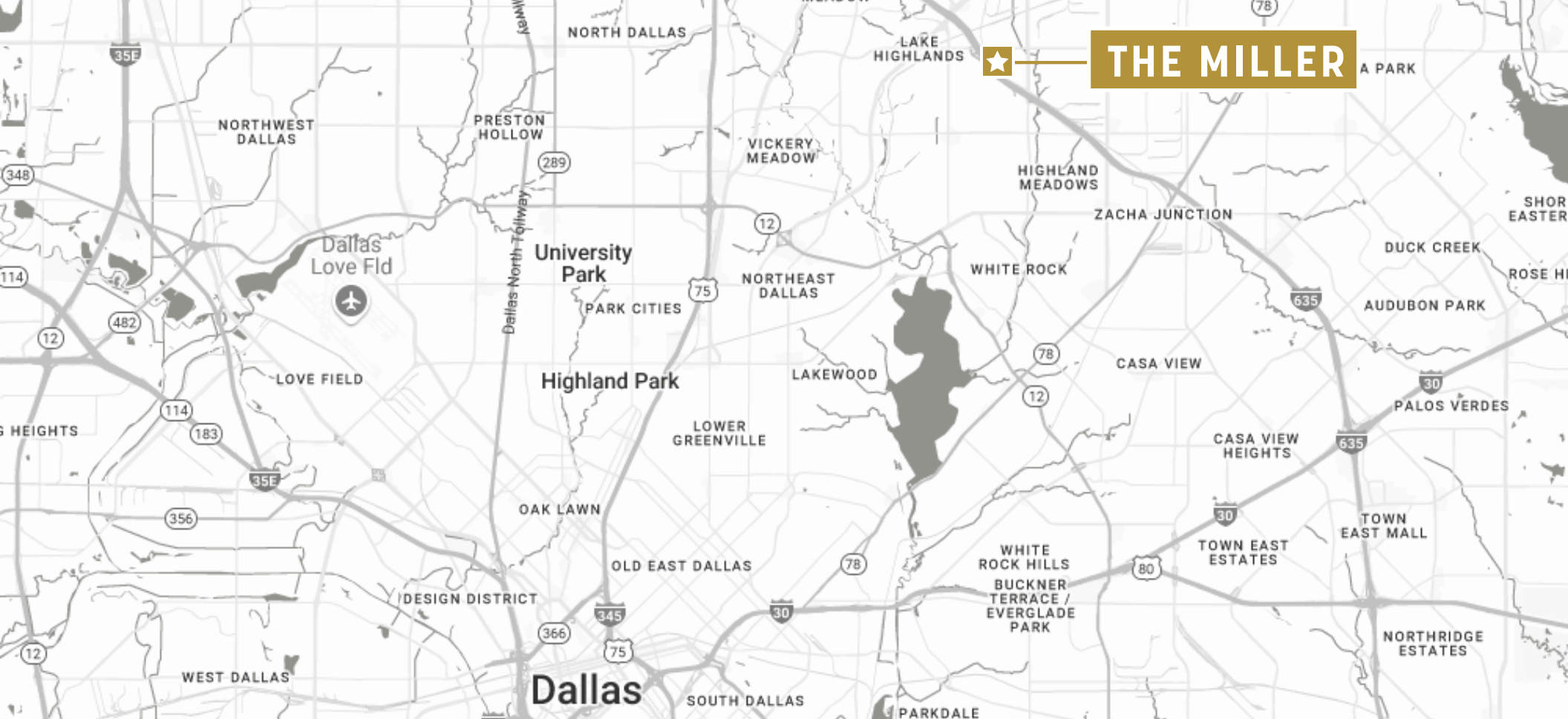
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Frontage on Miller Rd

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## PRIME LOCATION

### THE MILLER INDUSTRIAL PARK

0.2 MILES

I-635

8 MILES

1-30

15 MILES

1-35

15 MILES

Dallas CBD

16 MILES

Dallas Lovefield

25 MILES

Dallas/Fort Worth  
International Airport

# the MILLER

INDUSTRIAL PARK



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