



580 **RANGER
DRIVE**

GARLAND, TEXAS 75040

1,900 - 38,800 SF
Available for Sale/Lease

JESSICA REINHARDT | 972.934.4005 | jreinhardt@lee-associates.com

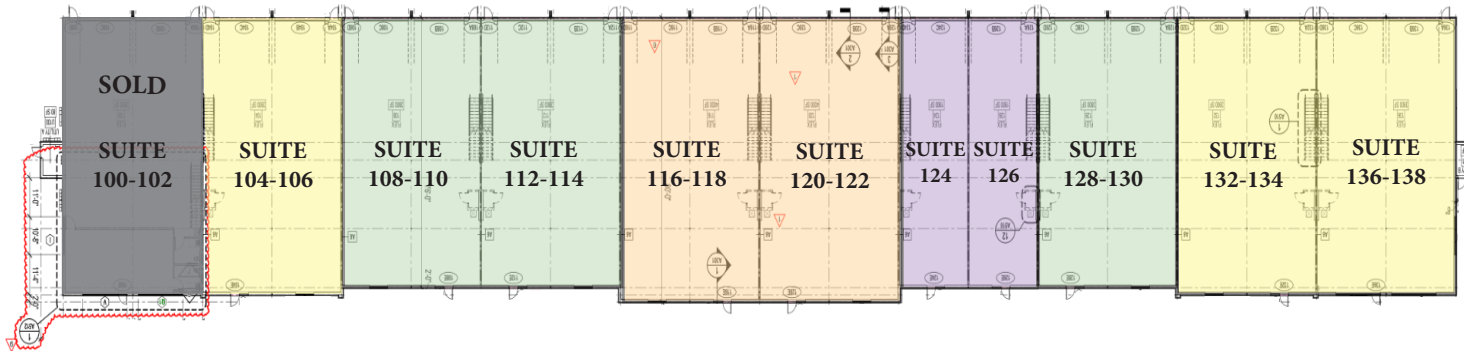
JOHN ANDERSON | 972.934.4053 | janderson@lee-associates.com

SUSAN CANCEMI | 972.934.4005 | scancemi@lee-associates.com

FLOOR PLAN

**AVAILABLE FOR
SALE/LEASE
38,800 SF
(DIVISIBLE)**

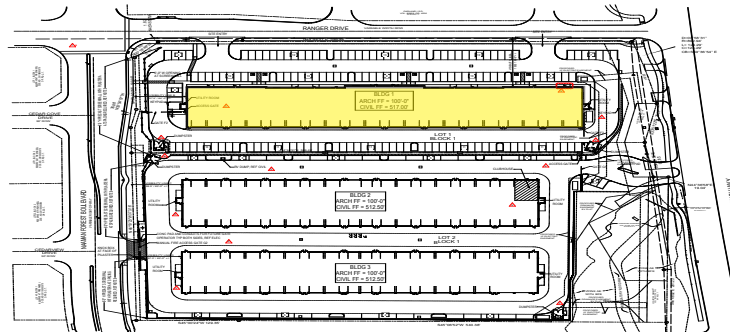
PROPERTY HIGHLIGHTS



AVAILABLE SUITES			
SUITE	FLOOR SF *	FOOTPRINT	
104-106	3,900	50'w x 78'd	Dual Suite that may be divided
108-110	3,800	50'w x 76'd	Dual Suite that may be divided
112-114	3,800	50'w x 76'd	Dual Suite that may be divided
116-118	4,000	50'w x 80'd	Dual Suite that may be divided
120-122	4,000	50'w x 80'd	Dual Suite that may be divided
124	1,900	25'w x 76'd	Shell Suite to be Delivered Dec 2026
126	1,900	25'w x 76'd	Shell Suite to be Delivered Dec 2026
128-130	3,800	50'w x 76'd	Dual Suite that may be divided
132-134	3,900	50'w x 78'd	Dual Suite that may be divided
136-138	3,900	50'w x 78'd	Dual Suite that may be divided

* Available mezzanines range in size

Each suite delivered as shell flex space with +/- 20' Clear Height, 100% HVAC, 200A 3-phase electrical service, one 18' wide by 14' tall overhead doors, LED lighting, insulated walls.



- Up to 38,800 SF Available
- Divisible to 1,900 SF
- Available mezzanines range in size
- Clear Height $\pm 20'$
- Fully Sprinklered
- Grade Level Loading
- Spectrum Internet (Fiber and Coax)
- Building Signage Available
- 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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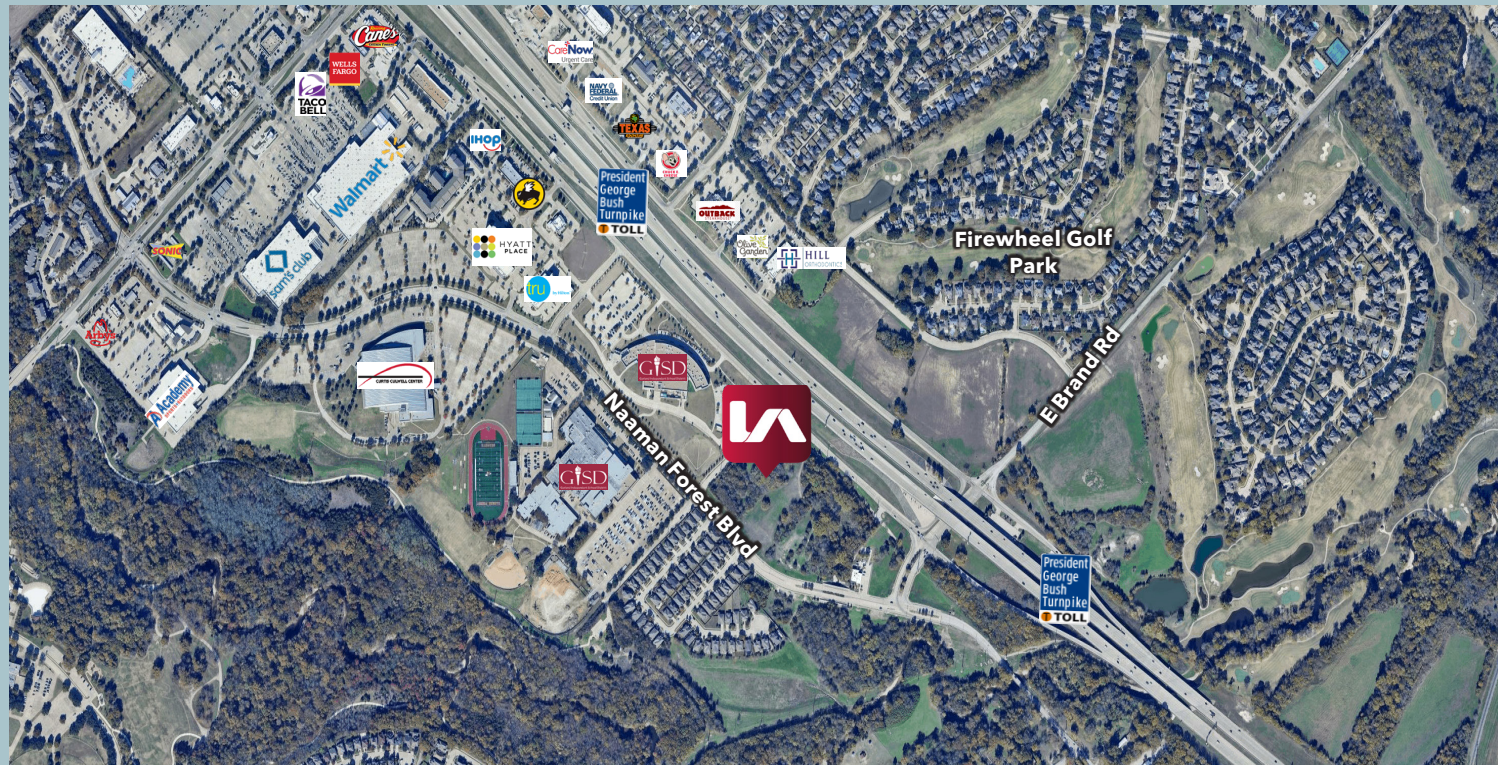
GARLAND, TEXAS

PHOTOS

Representative Photographs:



GARLAND, TEXAS 75040



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES