



# 580 RANGER DRIVE

GARLAND, TEXAS 75040

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

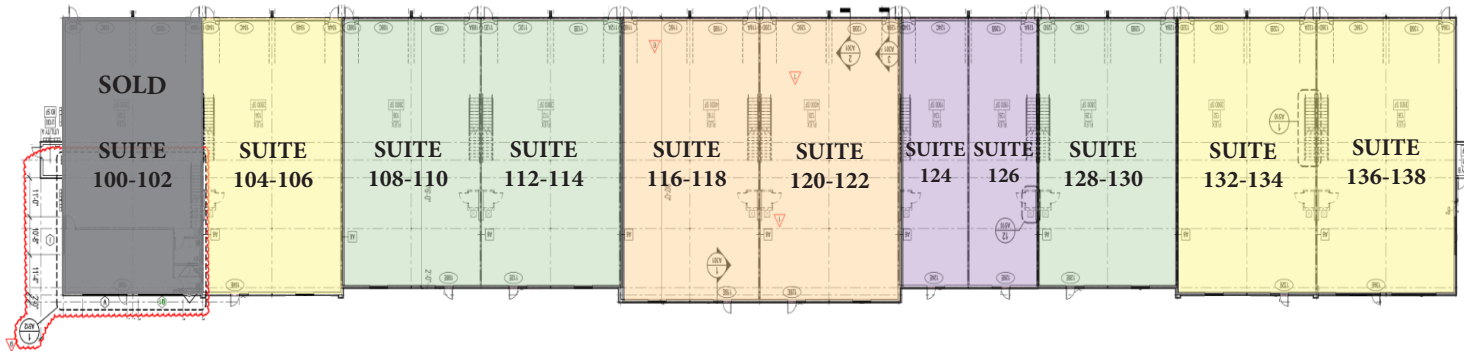
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# FLEX SPACE WITH OPTIONS

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

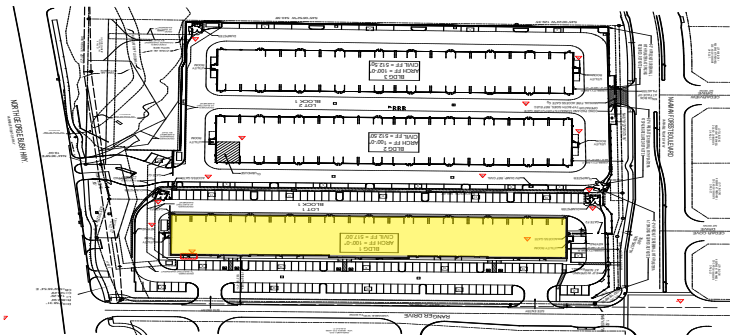
**AVAILABILITY**  
**1,900 - 38,800 SF**  
Divisible

**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
- Warehouse 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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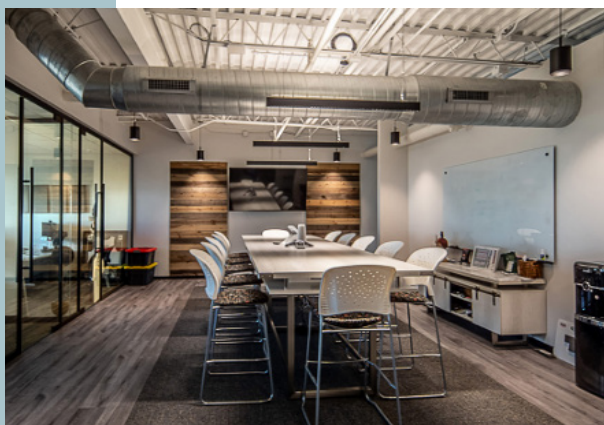
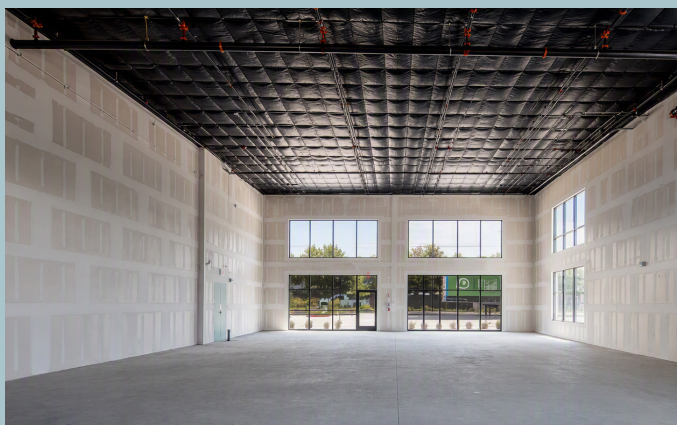
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# 580 RANGER DRIVE

GARLAND, TEXAS

## DESIGNED FOR FLEXIBILITY

Professional Image. Practical Function.



### 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.

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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**

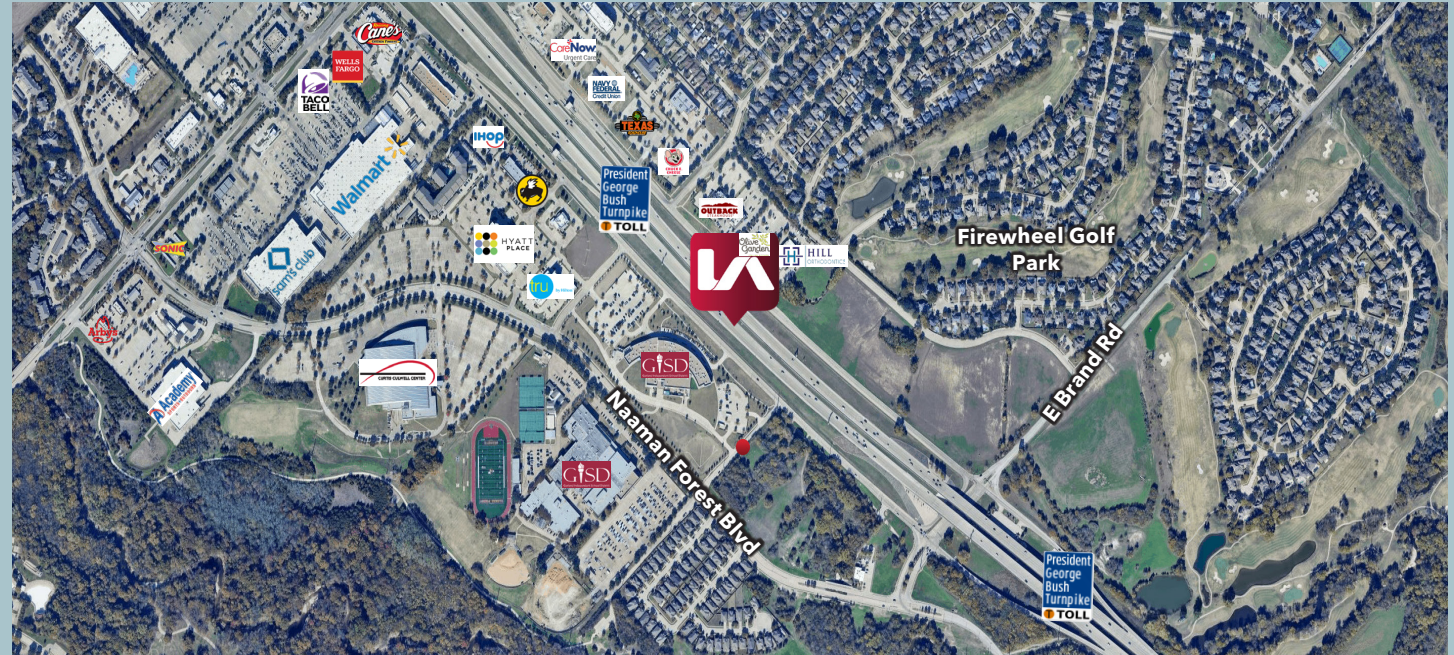
Start at +/- 1,900 SF or combine suites for larger requirements.

- **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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