

FOR LEASE

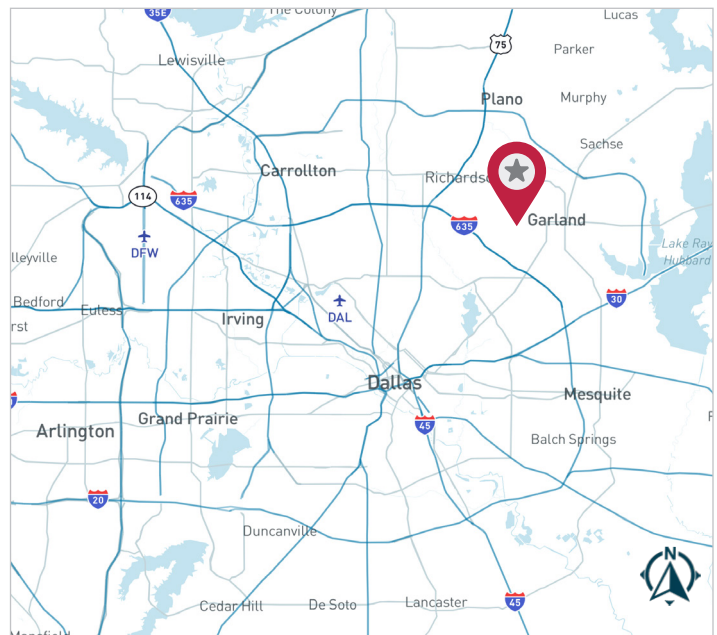
325 Gold St | Garland, TX 75042



±22,106 SF | ON 1.40 ACRES

PROPERTY OVERVIEW

TOTAL AVAILABLE SF	12,600 SF
SUITE 108	4,818 SF
SUITE 116	2,394 SF
SUITE 118	2,690 SF
SUITE 122	2,698 SF
YEAR BUILT	1983
CLEAR HEIGHT	14'
POWER	3 Phase
COMMENTS	• New Motivated Ownership • Ability to lease one or multiple spaces • Ownership offering TI allowance for each space



FOR MORE INFORMATION:

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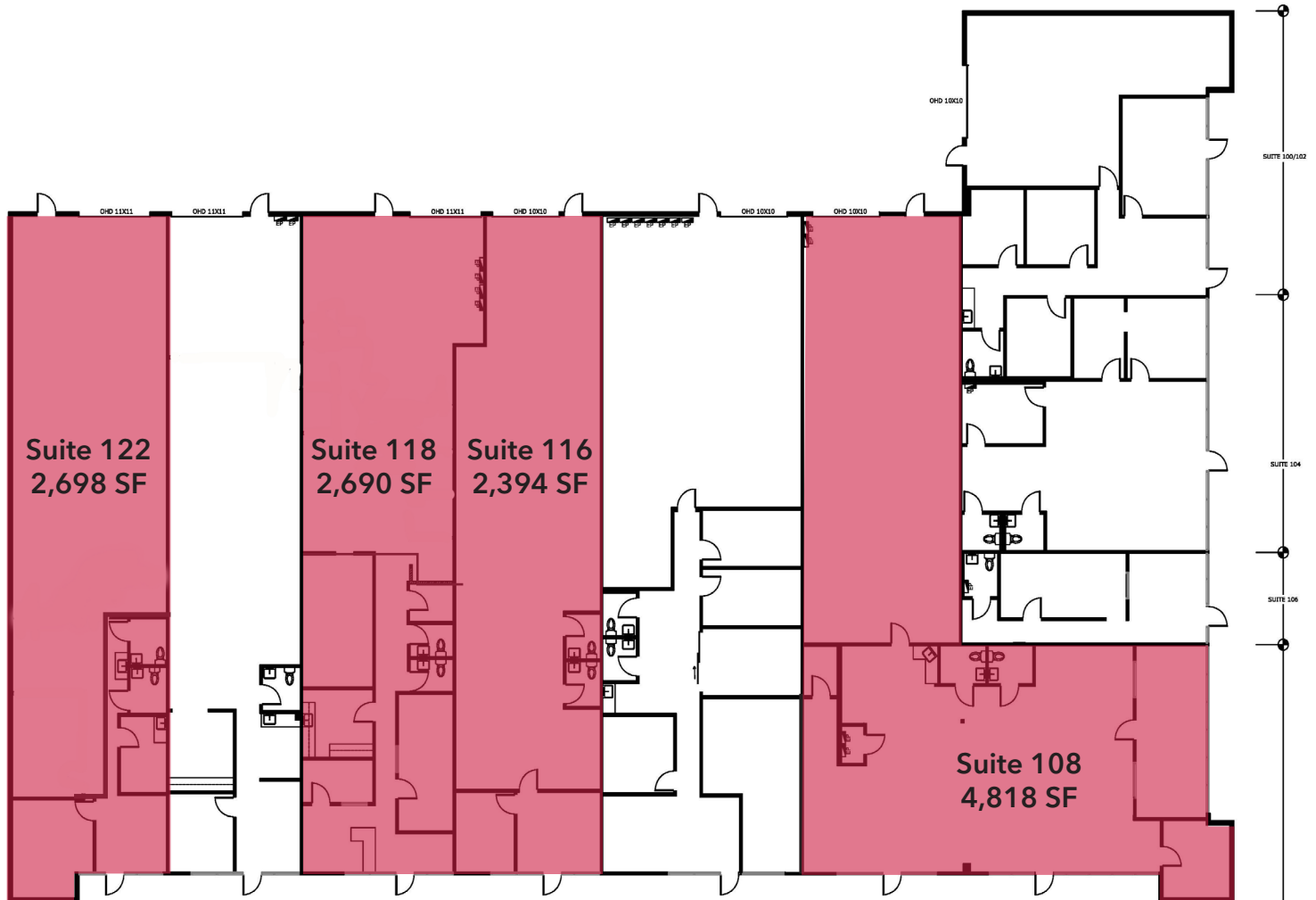
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COMMERCIAL REAL ESTATE SERVICES
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325 GOLD STREET
GARLAND, TX 75042



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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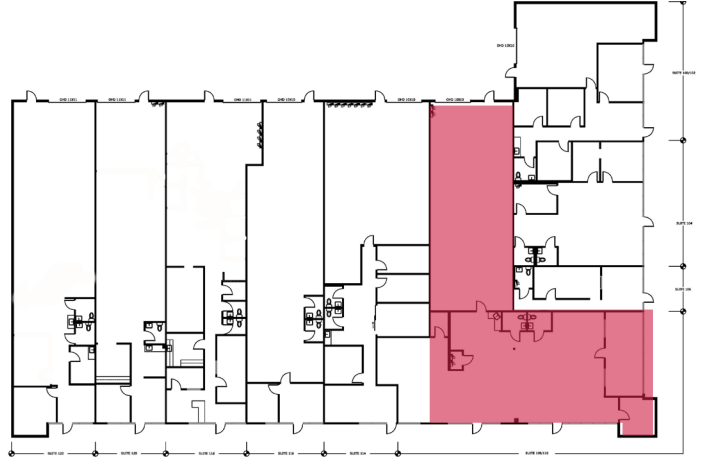
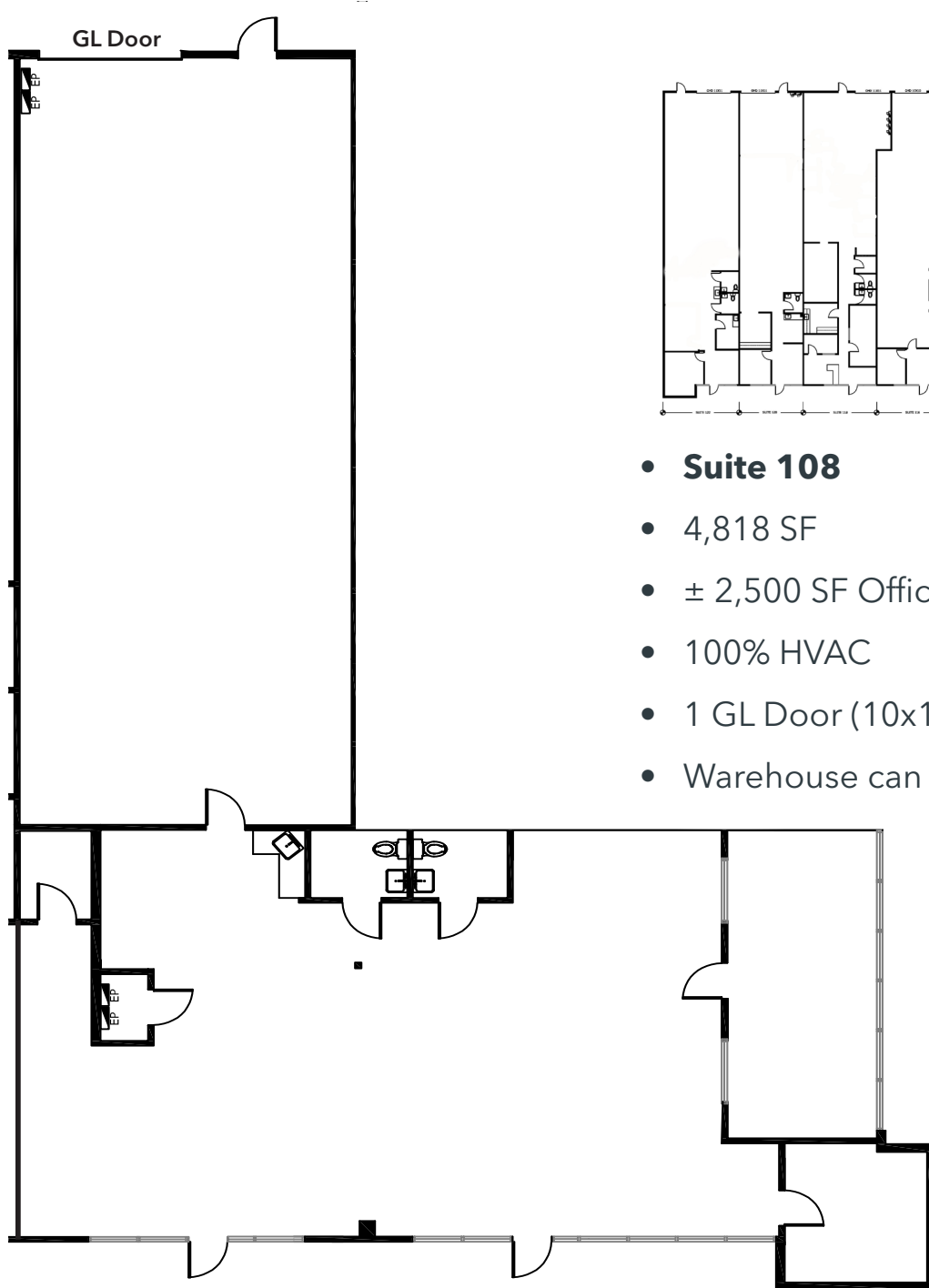
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- **Suite 108**
- 4,818 SF
- ± 2,500 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- Warehouse can be expanded

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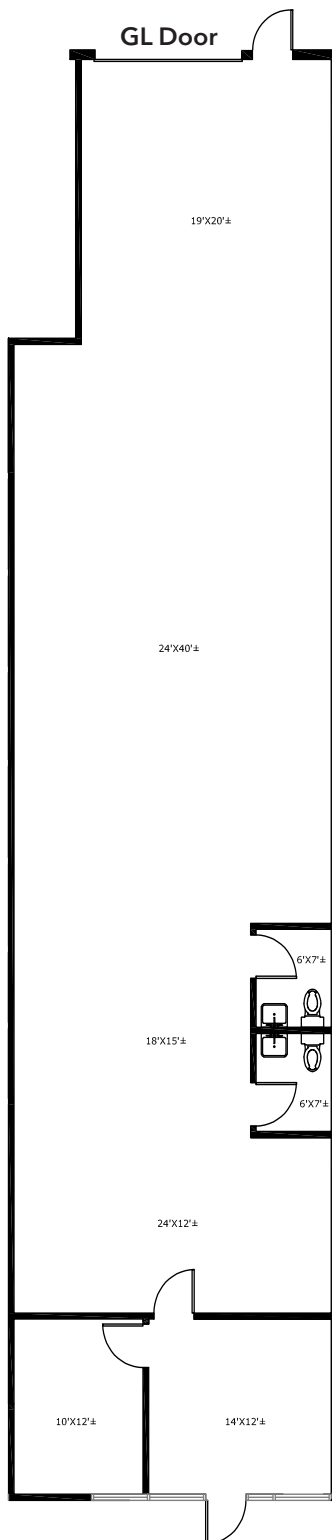
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SUITE 116

325 GOLD STREET
GARLAND, TX 75042



- **Suite 116**
- 2,394 SF
- ± 407 SF Office
- 1 GL Door (10x10)
- 100% HVAC
- Available February 1, 2026

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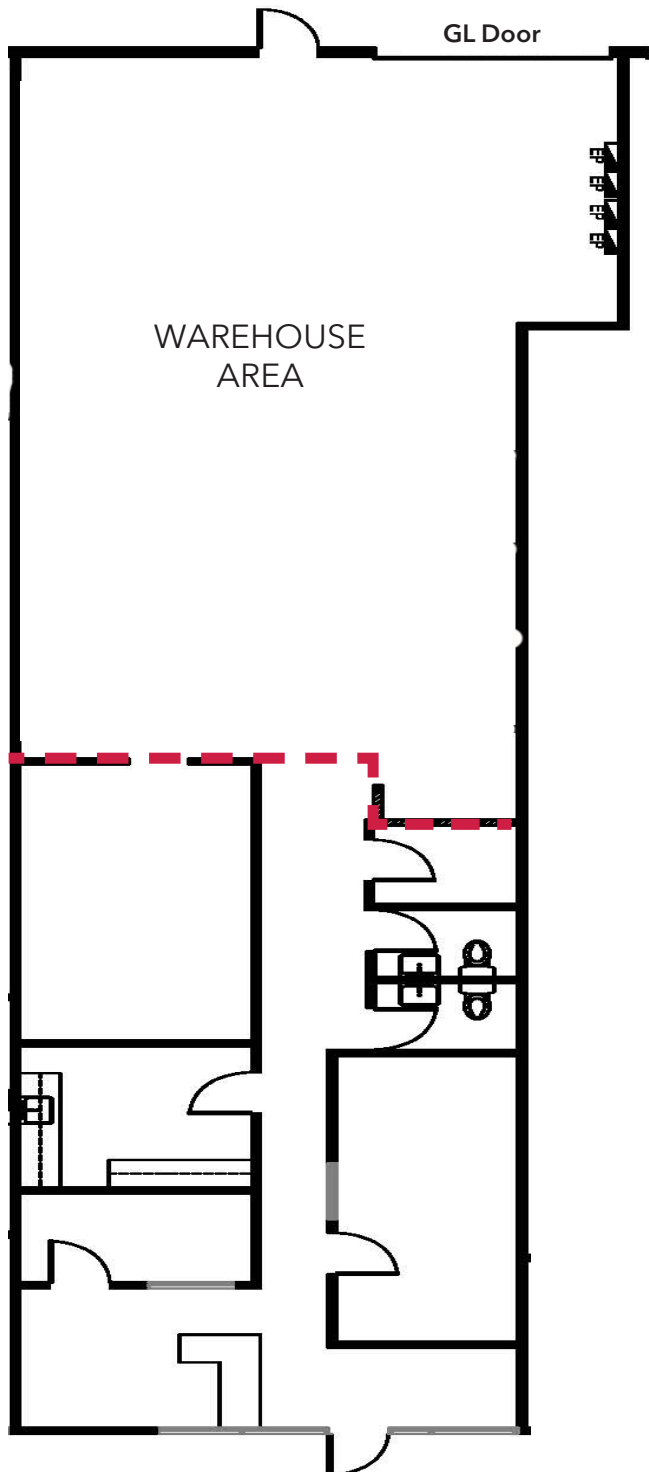
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- **Suite 118**
- 2,690 SF
- $\pm$ 1,350 SF Office
- 1 Grade level door
- Warehouse can be expanded



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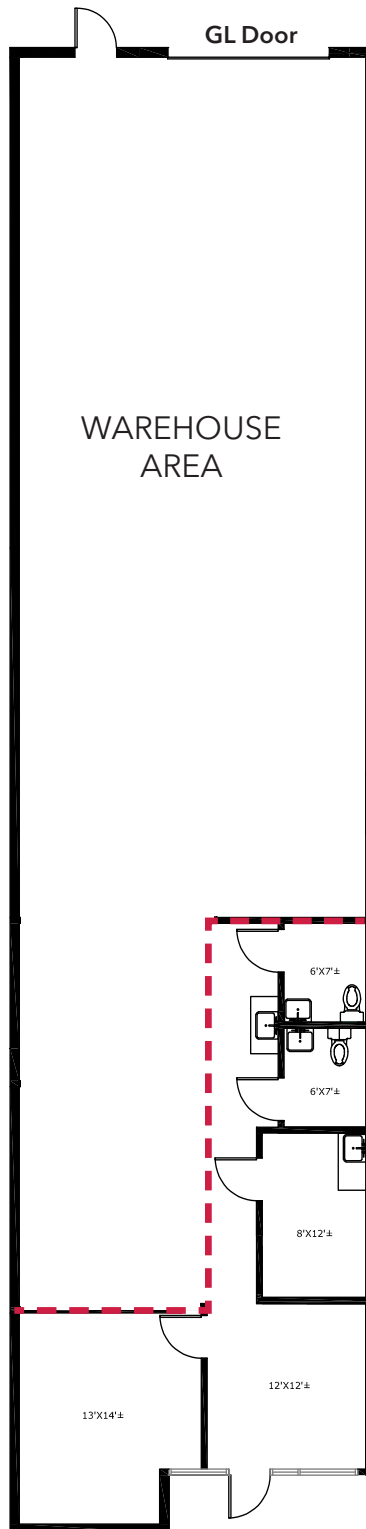
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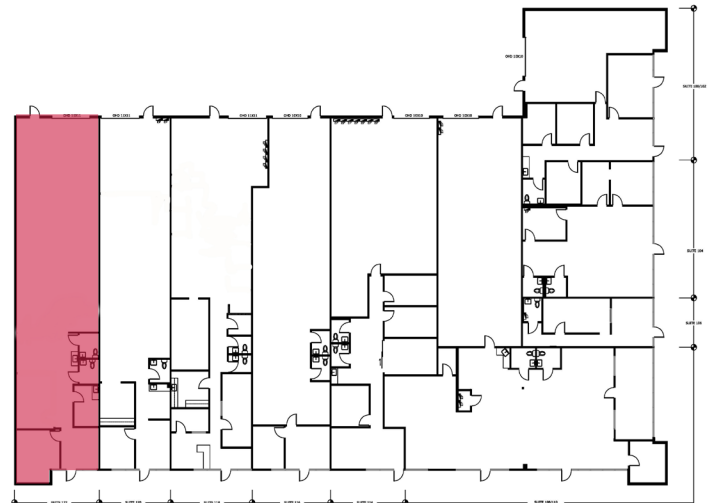
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- **Suite 122**
- 2,698 SF
- 1,174 SF Office
- 1 Grade level door
- 100% HVAC
- New Flooring



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