

# FOR LEASE

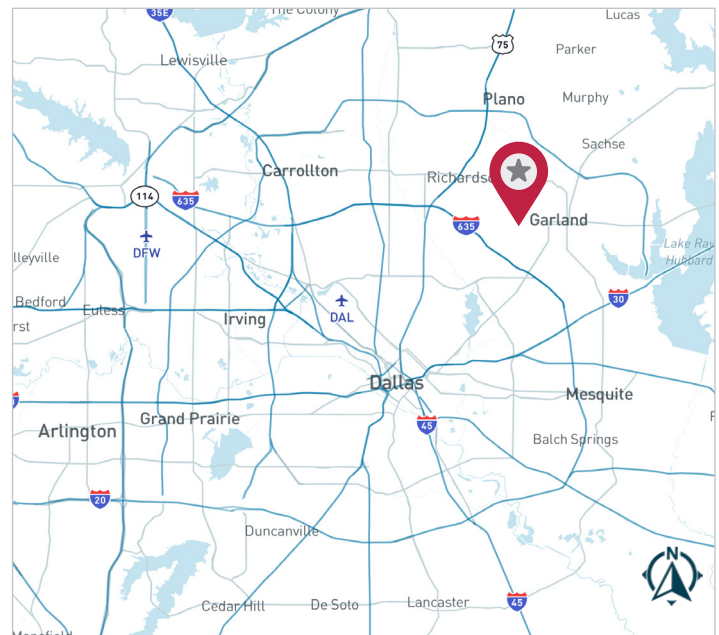
**325 Gold St | Garland, TX 75042**



## AVAILABLE FOR LEASE

### PROPERTY OVERVIEW

<b>TOTAL AVAILABLE SF</b>	7,508 SF
<b>SUITE 108</b>	4,818 SF (100% HVAC)
<b>SUITE 118</b>	2,690 SF
<b>YEAR BUILT</b>	1983
<b>CLEAR HEIGHT</b>	14'
<b>POWER</b>	3 Phase
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• New Motivated Ownership</li><li>• Ability to lease one or multiple spaces</li><li>• Ownership offering TI allowance for each space</li></ul>



FOR MORE INFORMATION:

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**BRETT LEWIS**

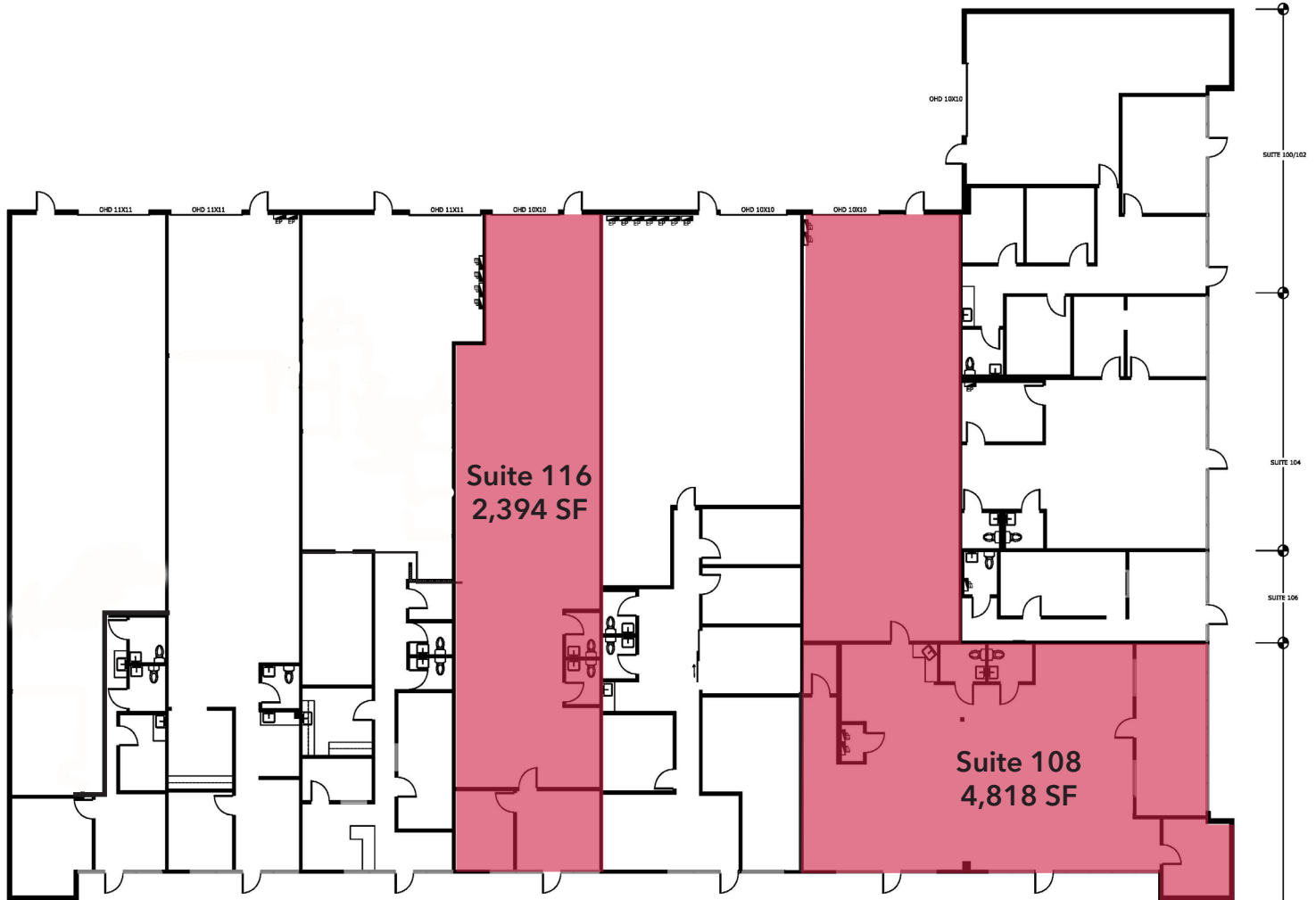
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
leadallas.com

**FOR LEASE**

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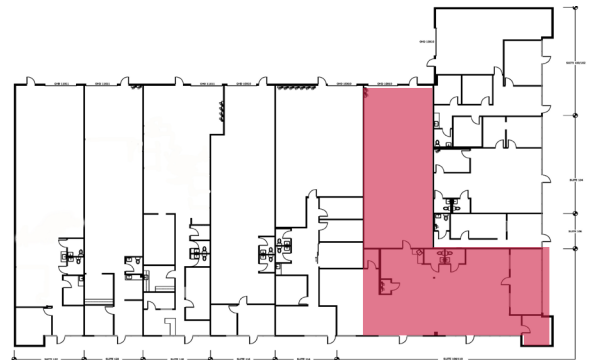
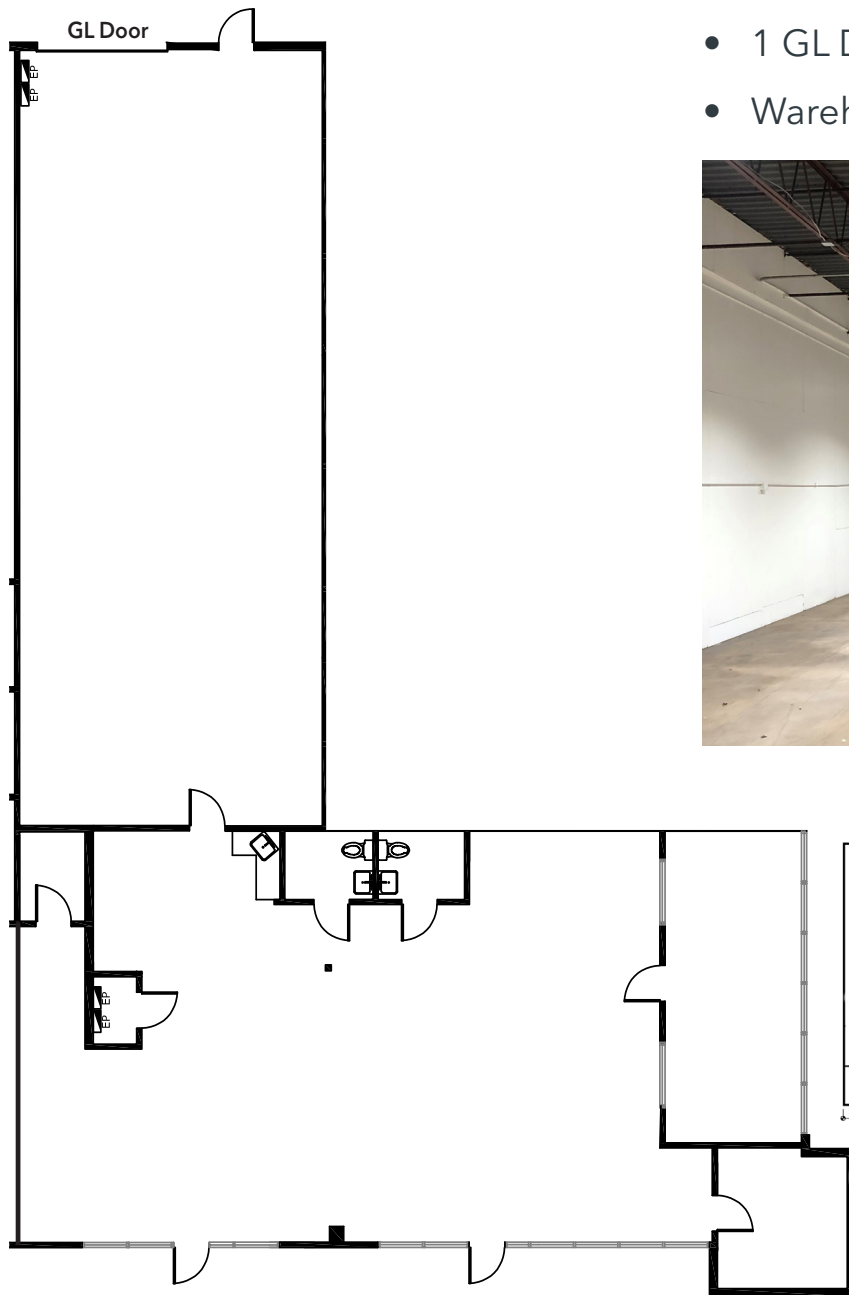
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- **Suite 108**
- 4,818 SF
- ± 2,500 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- Warehouse can be expanded



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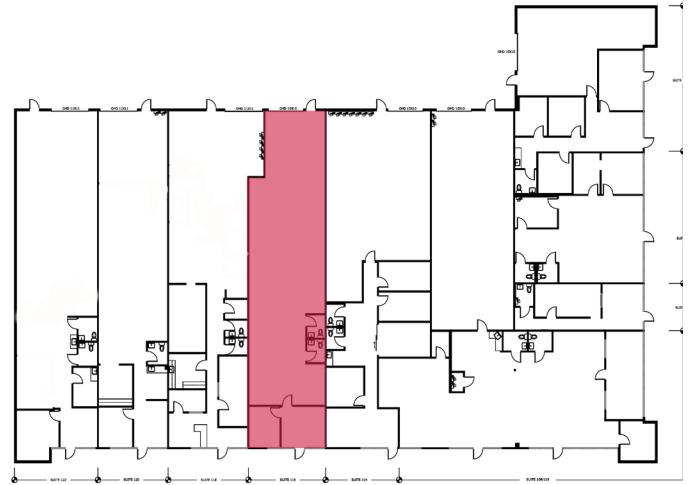
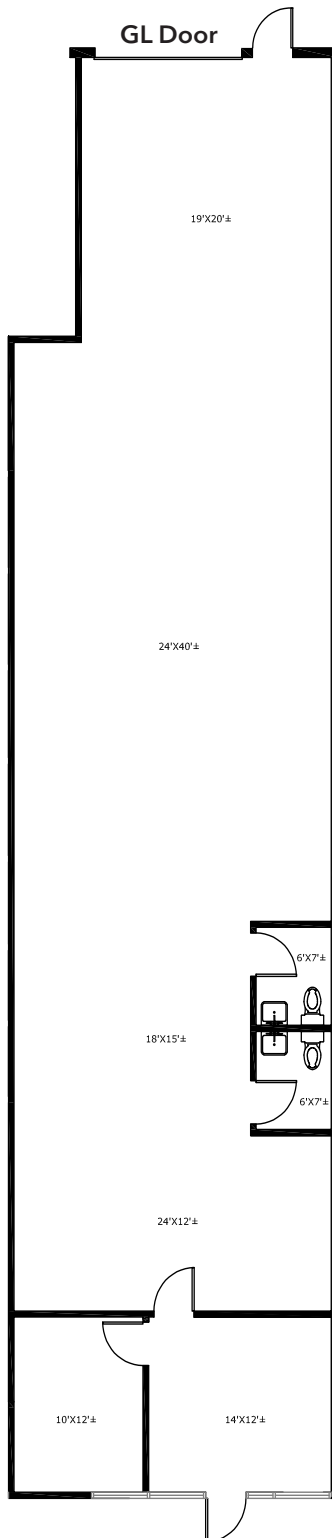
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- **Suite 116**
- 2,394 SF
- ± 407 SF Office
- 100% HVAC
- 1 GL Door (10x10)
- 3 Phase Power



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