

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

214,000 Total SF

Four Buildings

Corner Location

Strong Visibility

Easy Access to Miller Road

98% Leased

PROJECT IMPROVEMENTS

Monument and Wayfinding
Signage

Fresh Exterior Paint

Upgraded Landscaping

Improved Exterior Lighting

Updated Parking Lot Striping



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M2GVENTURES





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

10362 Miller Road
Dallas, TX 75238

6,703 SF Suite

4,000 SF Office (can be reduced)

16' Clear Height

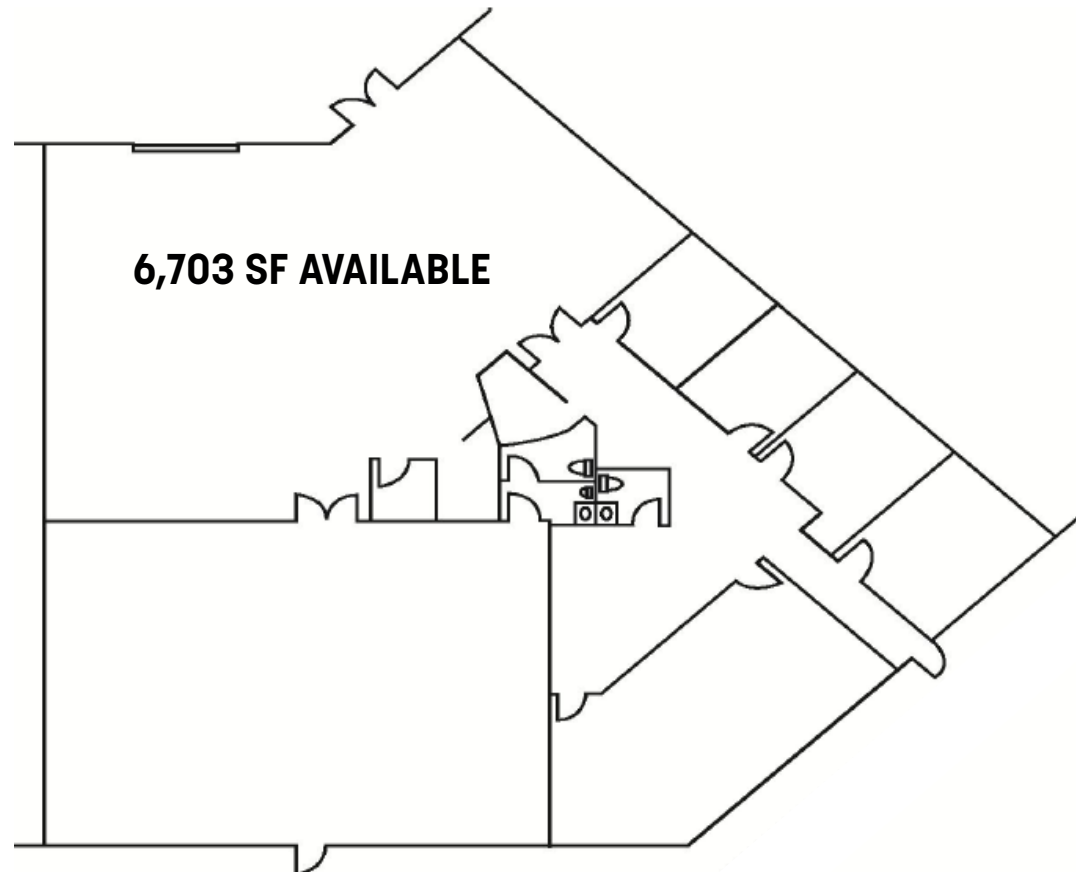
Close Access to 635

Built in 1991

Rear Load Building

1 Grade Level Door

Frontage on Miller Rd



VACANCY INFORMATION

10202 Miller Rd
Dallas, TX 75238

31,500 SF Suite

3,350 SF Office

24' Clear Height

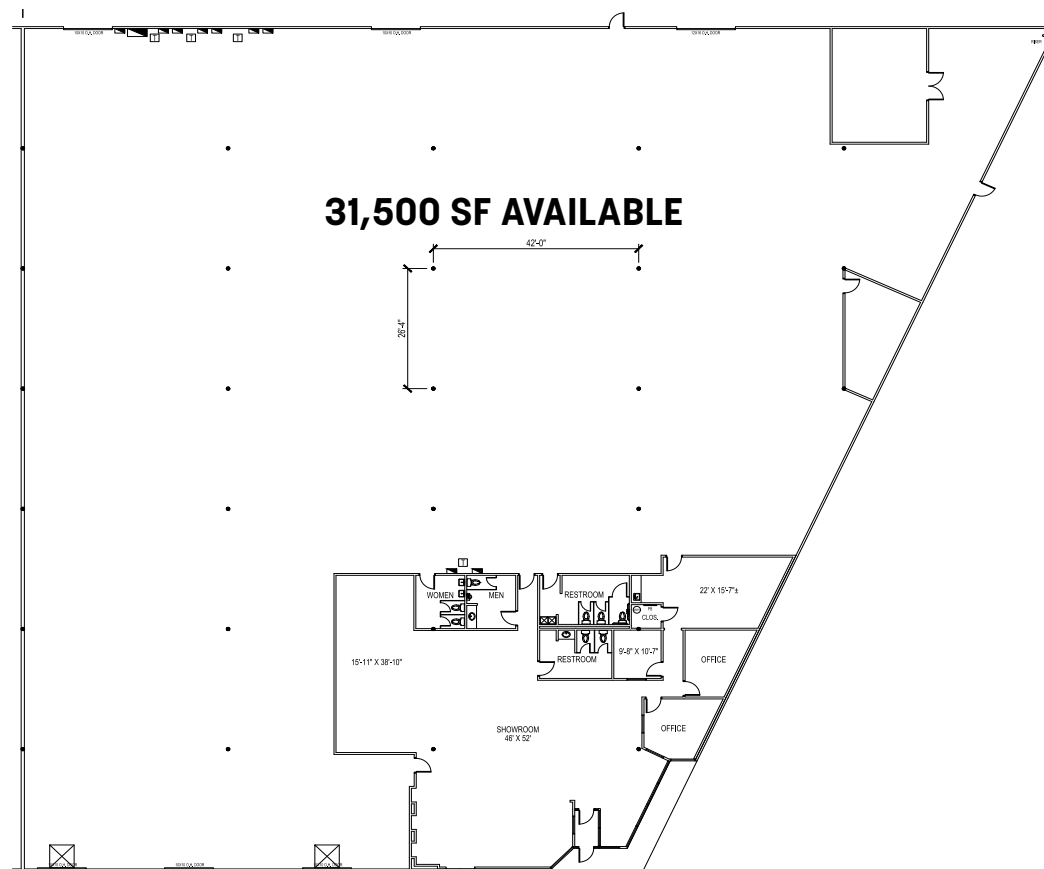
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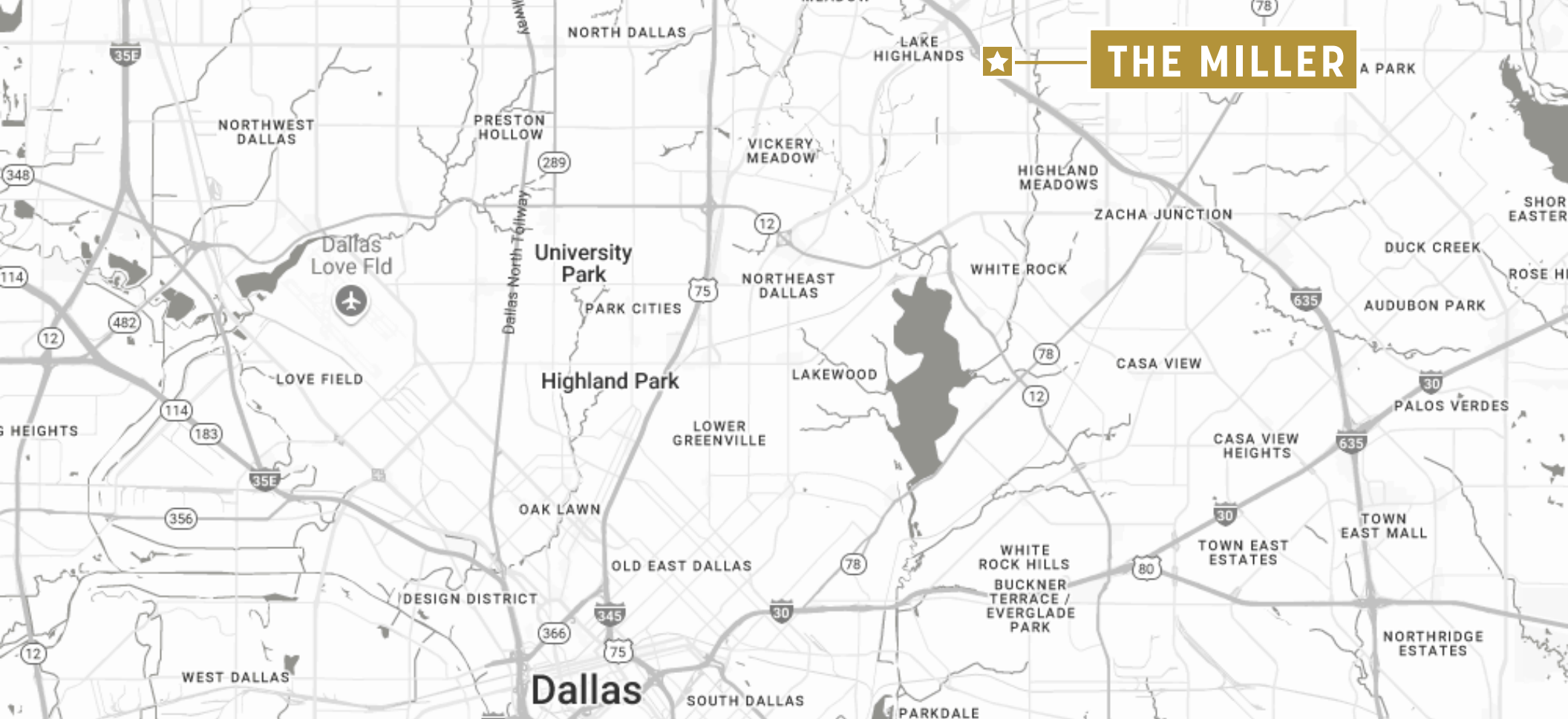
Built in 1991

Immediate Access to I-635

3 Dock High Doors

Frontage on Miller Rd





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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