

MR 3838 Miller RoadSM Garland, Texas 75041



***3838 Miller RoadSM is a Prominent, Functional
Class A Distribution Center Located on Miller
Road in Garland, Texas***

Amenities:

- Class A Facility with Great Corporate Image and Frontage on Miller Road
- Excellent access to I-635, I-75, I-35E, I-30, and I-20
- 1.5 Miles to IH-635 via three main thoroughfares at Miller Road, Plano Road and Jupiter Road
- Excellent Labor Base
- Move-in Condition



Owned and Managed By:



Hillwood Investment Properties
3090 Olive Street, Suite 300
Dallas, Texas 75219
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Bates Arnot
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For Leasing Information:

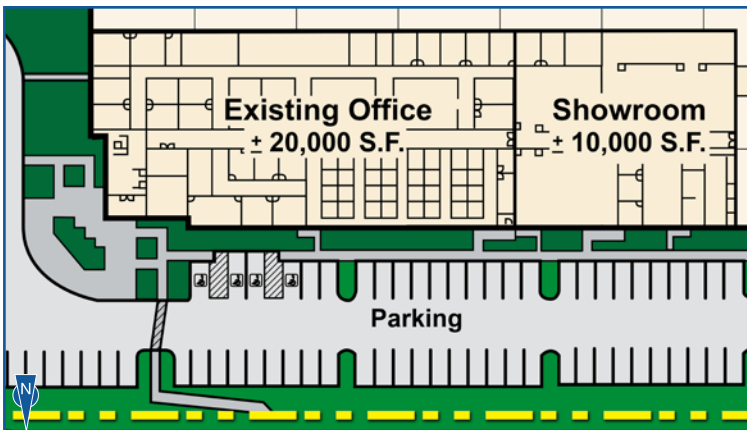


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Building Features:

- ± 200,000 S.F. Available on 10.92 Acres
- ± 20,000 S.F. Office / ± 10,000 S.F. Showroom
- 31' Minimum Clear Height
- T-5 Lights with Motion Sensors
- ESFR Sprinkler System
- 40' Wide x 50' Deep Typical Column Spacing
- 64 – 4' x 8' Skylights; Clerestory Windows in Staging Bays
- Cross Dock Configuration
- 19 – 9' x 10' Dock Doors Including Bumpers and Bollard Protection; Expandable to 24 Dock Doors
- 1 – Drive-In Ramp with 12' x 14' Sectional Door
- 120' Truck Courts
- 260 – Auto Parking Spaces
- 1,600 Amp, 480 Volt, 3-Phase Electrical
- 21 – Forklift Battery Charging Stations

