

UNDER CONSTRUCTION

**FOR SALE
OR LEASE**



Rendering of Flex Building 1

FLEX OFFICE WAREHOUSE

BUILDING AREA:

- Footprint \pm 500' wide x 76'-80' deep
- \pm 50% Partial 2nd floor/mezzanines with windows
- Gross rentable area - 57,933 SF
- 20 Drive-in doors
- Parking - 153

SUITE MINIMUM DIMENSIONS:

- 10 Suites (3 Size Options)
- **Option 1** - Suite footprint - \pm 50' wide x 76' deep plus \pm 50% partial 2nd floor/mezzanine with windows. Gross rentable area 5,840 SF
- **Option 2** - Suite footprint - \pm 50' wide x 78' deep plus \pm 50% partial 2nd floor/mezzanine with windows. Gross rentable area 5,642 SF
- **Option 3** - Suite footprint - \pm 50' wide x 80' deep plus \pm 50% partial 2nd floor/mezzanine with windows. Gross rentable area 6,043 SF

Each suite delivered as shell flex space with \pm 22' clear height, 100% HVAC, 200A 3-phase electrical service, two 18' wide x 14' tall overhead doors, plumbing, and more

Building signage available

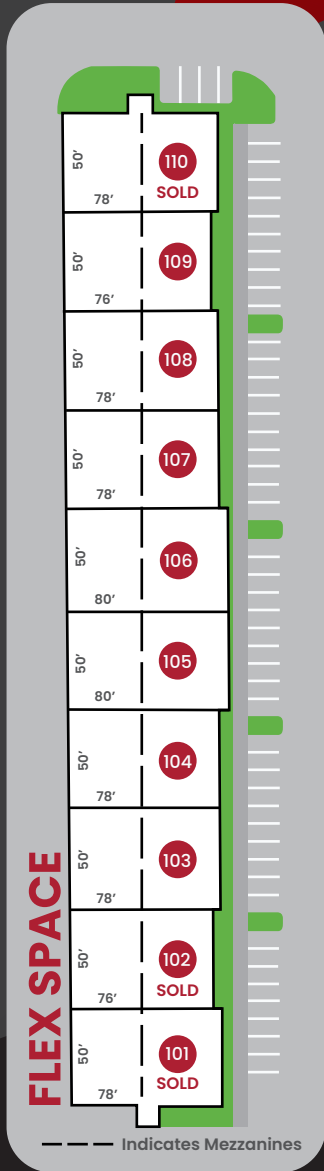
Adjacent to the Garages of America Luxury Garages community of car enthusiasts

President George Bush Turnpike Visibility

Zoned PD with Minor Automotive Repair and Contractors Office Warehouse Uses Allowed

Location: 4625 N President George Bush Hwy, Garland, TX 75040 (South Corner of PGBT and Ranger Drive)

FALL OF 2026
ESTIMATED COMPLETION



4625 N President George Bush Hwy, Garland, TX 75040
(South Corner of PGBT and Ranger Drive)



FOR MORE INFORMATION & PRICING:

972.737.7046 | GaragesofAmerica.com

Sales@GaragesofAmerica.com

Scan the QR code for details

