



For Lease

120,495 SF Available

804 West Shady Grove Road
Grand Prairie, Texas 75050

Site Strengths

Class A, New Construction
Triple Freeport Tax Exemption

Located in highly desirable
GSW submarket
Highway visibility

Excellent Access

0.15 mile to SH 161
2.5 miles to SH 183
3.3 miles to I-30
4.1 miles to DFW Airport

8.4 miles to Loop 12
9.3 miles to I-20
15 miles to Dallas CBD
22 miles to Fort Worth CBD



Jones Lang LaSalle Brokerage, Inc.

A Property Of:





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Property Highlights

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3,375 SF Spec Office

32' Clear Height

26 Dock Doors

1 Oversized Ramped Door

180' Truck Courts

25' Candle LED's (4 per bay)

54 Car Parks (Expansion Available)

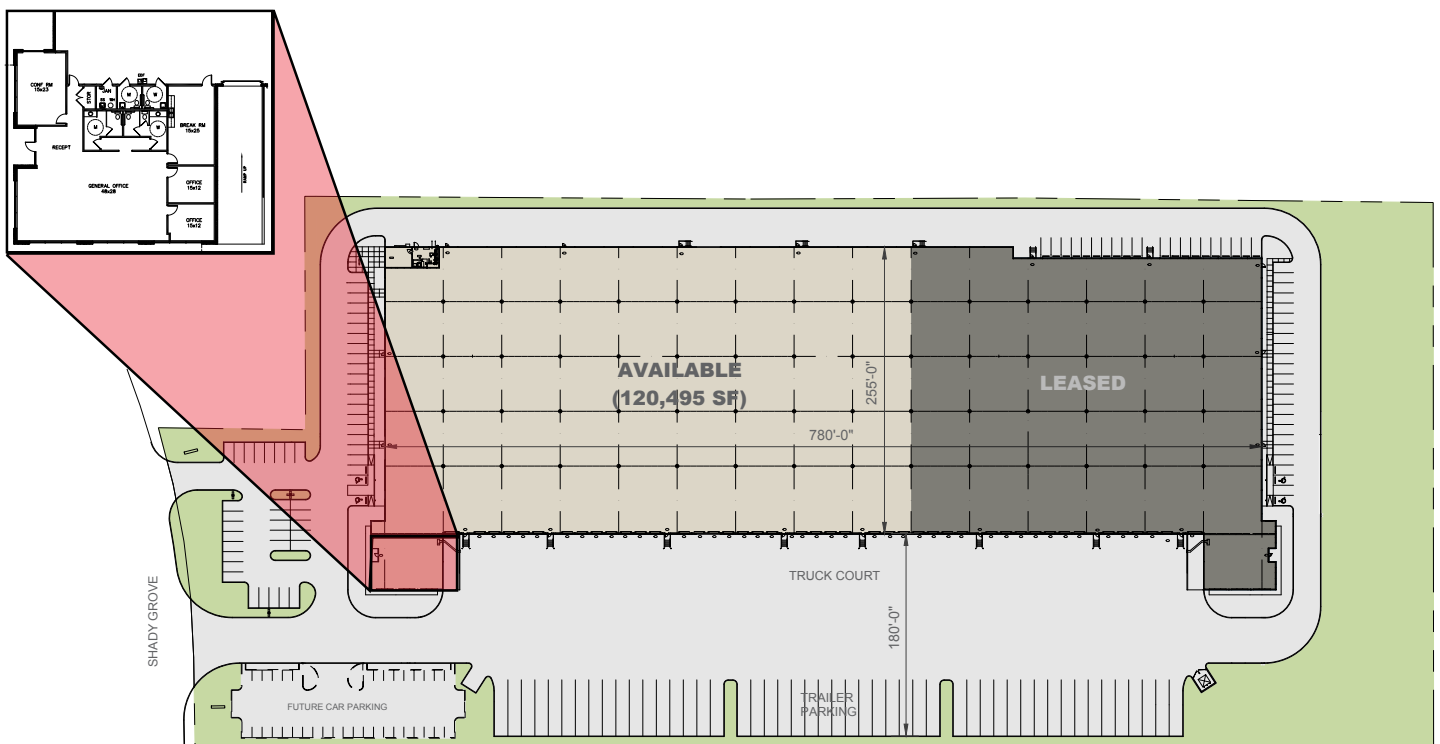
30 Trailer Parks

Front Load Configuration

255' Building Depth

ESFR Sprinkler

13 35K lb levelers and dock shelters





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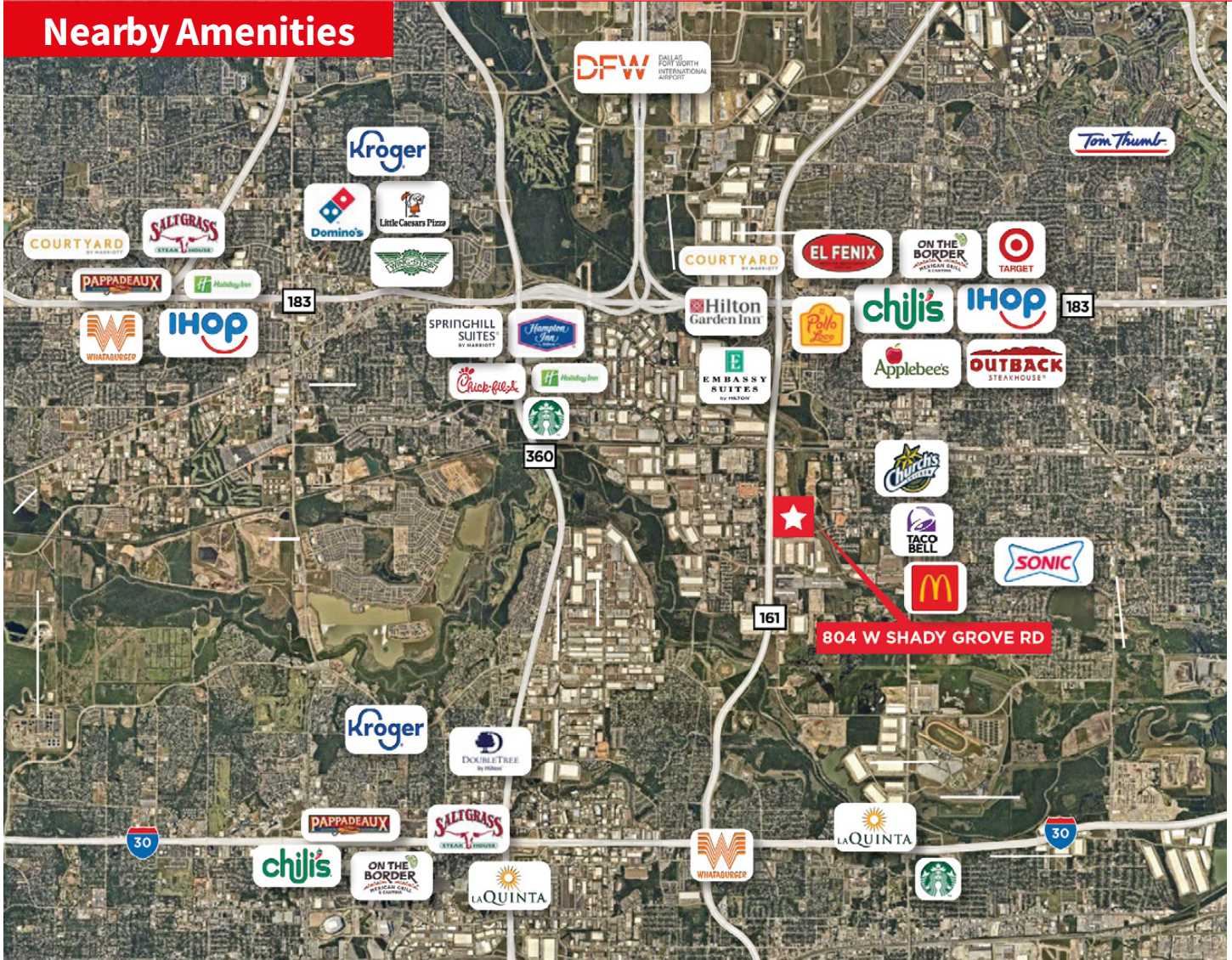


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Nearby Amenities



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