

For Lease

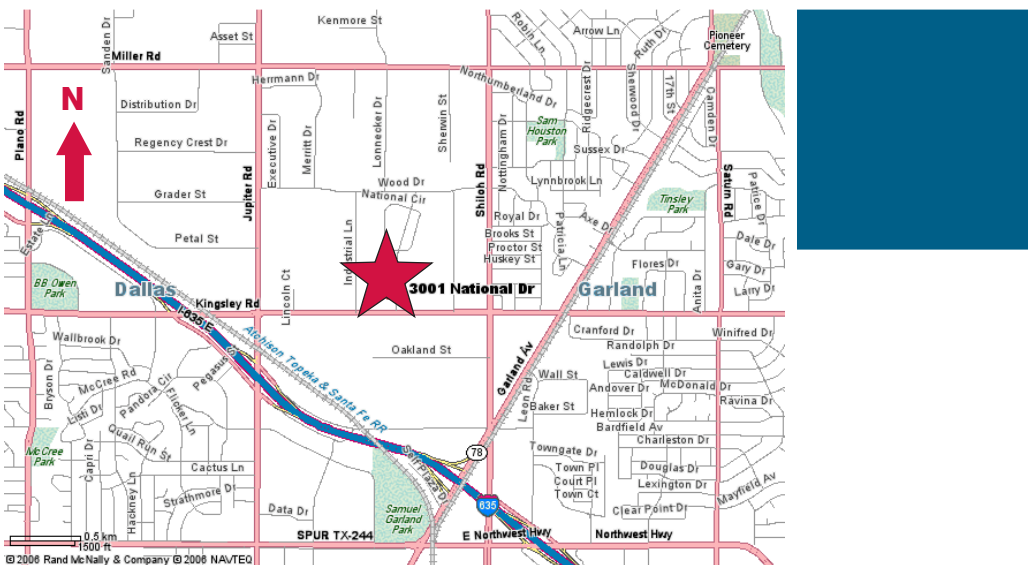
3001 National Drive

Garland, Texas

117,084 Square Feet



- ± 1,049 SF Existing Office
- ± 29' Clear Height
- 16 Dock High Doors
(1 Ramped & All With Levelers)
- Sprinklered
- Rail Served
- Potential Outside Storage
- Divisible to 65,828 SF



Owned by:



contact information:

Stephen Cooper

NAI Robert Lynn

direct 214 256 7160

fax 214 256 7101

email scooper@robertlynn.com

Thomas T. Lynn, SIOR

NAI Robert Lynn

direct 214 256 7123

fax 214 256 7101

email tlynn@robertlynn.com

NAI Robert Lynn

Commercial Real Estate Services, Worldwide.

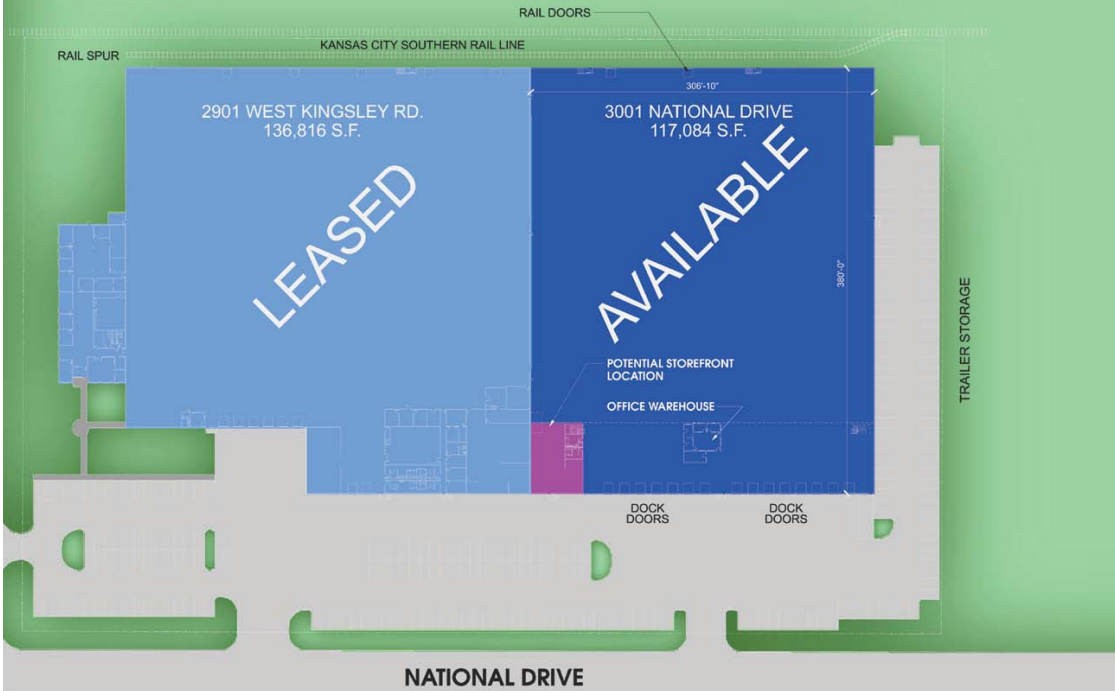


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TABULATIONS:

2901 WEST KINGSLEY RD. - LEASED	136,816 S.F.
WAREHOUSE AVAILABLE	113,612 S.F.
POTENTIAL STOREFRONT	2,423 S.F.
OFFICE WAREHOUSE	1,049 S.F.
3001 NATIONAL DR. - AVAILABLE	117,084 S.F.



Ridge Property Trust (“Ridge”) is a Private Real Estate Investment Trust formed between Ridge Investors, LLC (Management) and Prudential Financial. Ridge is a leading provider of corporate real estate development, investment, and financing services specializing in “state of the art” warehouse, distribution and manufacturing facilities throughout North America. Ridge’s principals have been involved in the development, construction, ownership and management of more than 75 million square feet of investment grade real estate throughout North America and have an average of 21 years experience in the real estate industry. Ridge is based in Chicago with regional offices in Long Beach, California and Dallas, Texas.



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