

FOR LEASE 5,754 SF



→ OVERVIEW

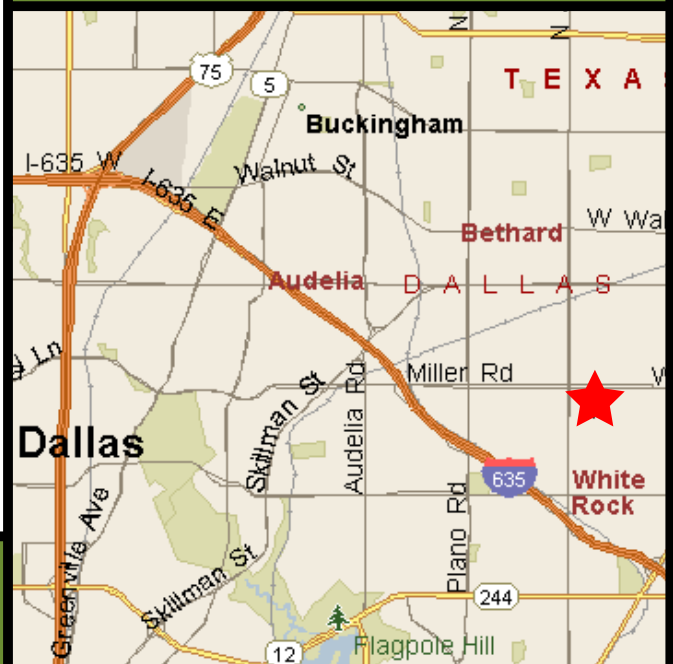
2447 Merritt Drive, Suite 100 offers 5,754 square feet of flex space:

- Newly renovated office
- Located within the Northgate Business Park IV in Garland

→ PROPERTY STATISTICS

Available SF	5,754 square feet
Office SF	2,002 square feet
Clear Height	14 feet
Dock Doors	2 Grade level
Building	Professionally owned and managed, with mature landscaping
Location	Convenient access to I-635 and Hwy 75

2447 Merritt Drive, Suite 100 Garland, TX



FIRST INDUSTRIAL REALTY TRUST

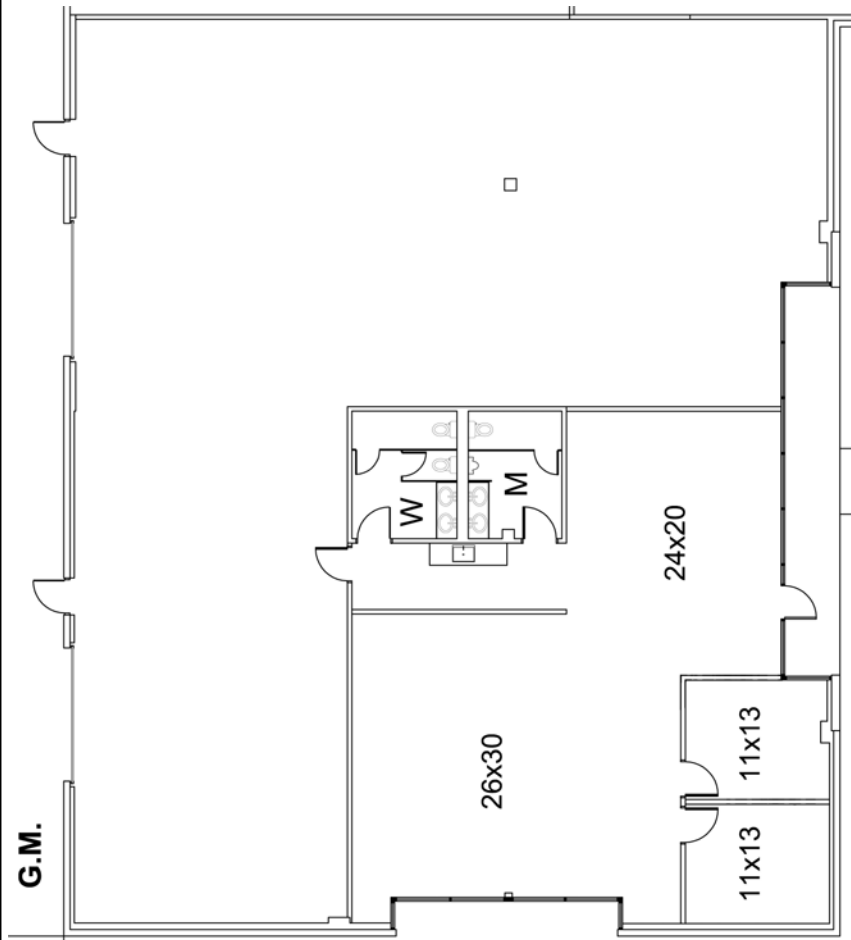
4505 Excel Parkway Suite 600 Addison, TX 75001

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2447 Merritt Drive, Suite 100
Garland, TX

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