

# 3242 Garden Brook Dr

FOR LEASE  
**3,735 SF**

3242 Garden Brook Drive  
Farmers Branch, TX 75234



## BUILDING SPECIFICATIONS

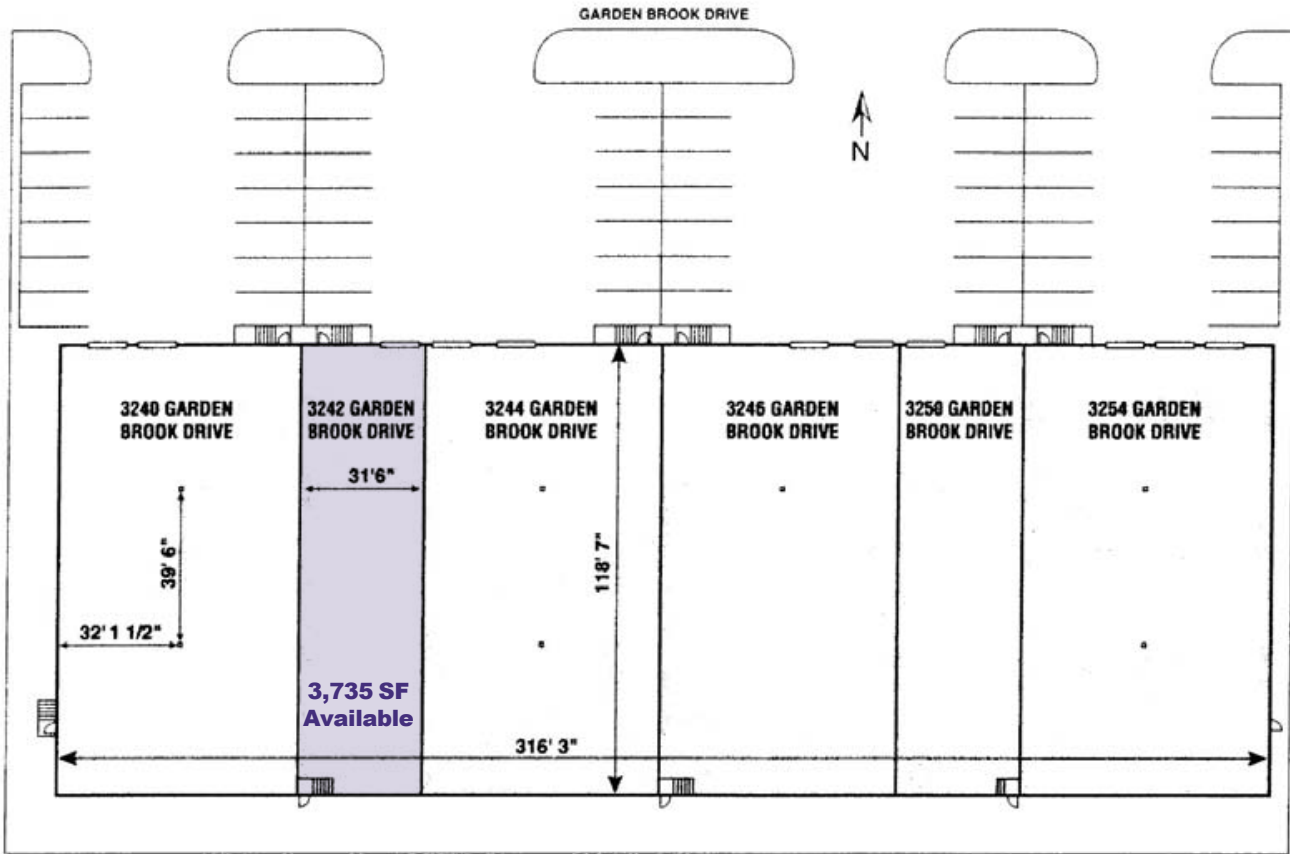
Address:	3242 Garden Brook Drive
Size Available:	3,735 SF
Office:	553 SF
Clear Height:	18'
Truck Loading:	One (1) Dock High Door

FOR MORE INFORMATION,  
PLEASE CONTACT:

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# For Lease





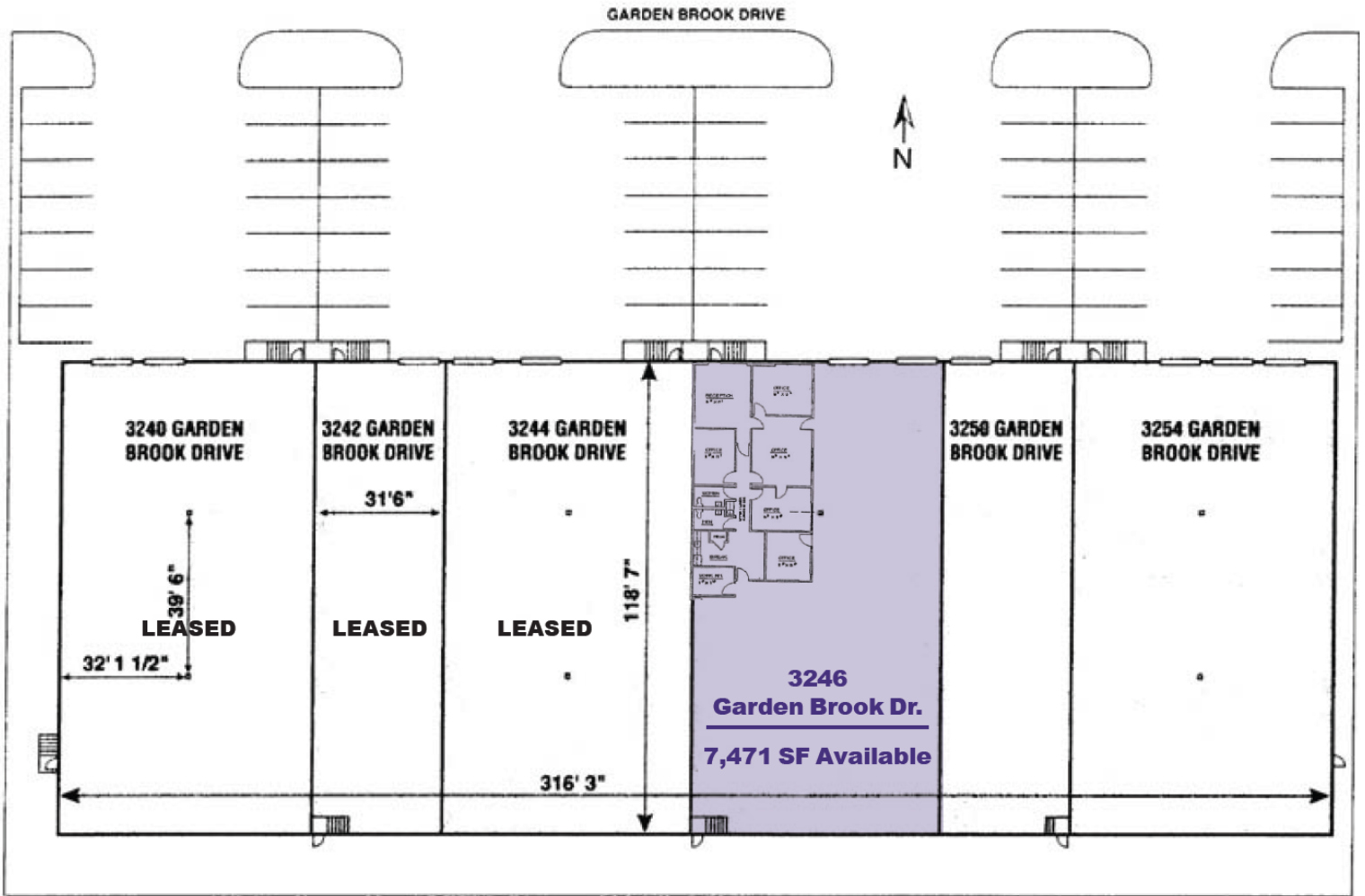
FOR LEASE

# 3246 Garden Brook Drive

Farmers Branch, TX 75234

7,471 SF





## PROPERTY FEATURES

**Address:** 3246 Garden Brook Drive

**Building size:** 7,471 SF

**Office:** +/- 1,904 SF

**Clear Height:** +/- 14' with Dropped Ceiling

**Truck Loading:** 2 Dock High Doors

**Column Spacing:** 31' x 39'

**Truck Court:** +/- 90' Truck Court Depth

**HVAC:** 100%