

# East Side Village

1820 & 1840 N. GREENVILLE AVENUE • RICHARDSON, TEXAS 75081

2-BUILDING PORTFOLIO • SINGLE-STORY OFFICE/TECH • OWNER/USER OR INVESTOR OPPORTUNITY



## Property Details

- Owner/User or Investor Opportunity
- Sale-Leaseback Opportunity with Strong Credit Tenant
- Currently 60% Leased
- High Density Parking, Recently Re-Striped
- 100% HVAC
- New Roof & HVAC Units with Copper Security System
- Grade-Level Loading
- New Low Maintenance Landscaping
- Walking Distance to the Eastside Center Development



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PARTNERS

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BUILDING PHOTOS

## 1820 N. Greenville Avenue



### BUILDING SPECIFICATIONS:

Building Size	13,206 SF
Land Size	1.14 Acres (49,551 SF)
Year Built	1983
Occupancy	100% (Owner Occupied)
Zoning	IP-M(1) Industrial Park District
Clear Height	14'
Drive-In Doors	1
Parking Spaces	30

### Notes

- Sale-Leaseback Opportunity with Strong Credit Tenant
- New Roof & HVAC Units with Copper Security System
- 100% HVAC
- Grade-Level Loading
- Fully Sprinklered
- New Low Maintenance Landscaping
- Shared Courtyard
- Monument Signage
- Walking Distance to the Eastside Center Development

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BUILDING PHOTOS

## 1840 N. Greenville Avenue



### BUILDING SPECIFICATIONS:

Building Size	43,561 SF
Land Size	3.07 Acres (133,837 SF)
Year Built	1983
Occupancy	48% Leased
Zoning	IP-M(1) Industrial Park District
Clear Height	14'
Drive-In Doors	3
Parking Spaces	159

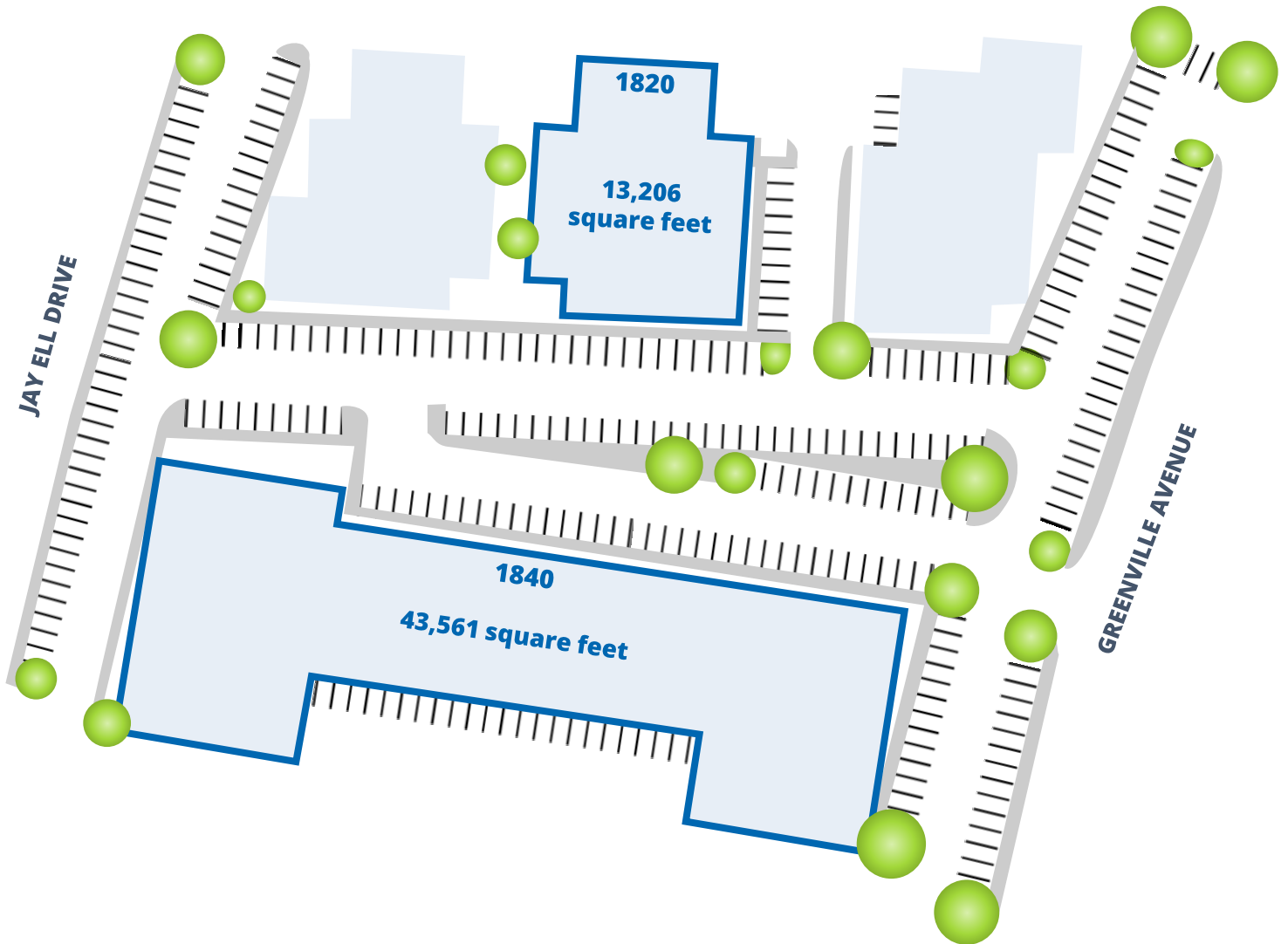
### Notes

- Owner/User Opportunity
- 61 Months Average Remaining Lease Term (As of September 1, 2018)
- New Roof & HVAC Units with Copper Security System
- 100% HVAC
- Grade-Level Loading
- Fully Sprinklered
- New Low Maintenance Landscaping
- Monument Signage
- Walking Distance to the Eastside Center Development

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## SITE PLAN



## FOR MORE INFORMATION:



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