CITADEL PARTNERS
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# 1800-1820 N Glenville Drive

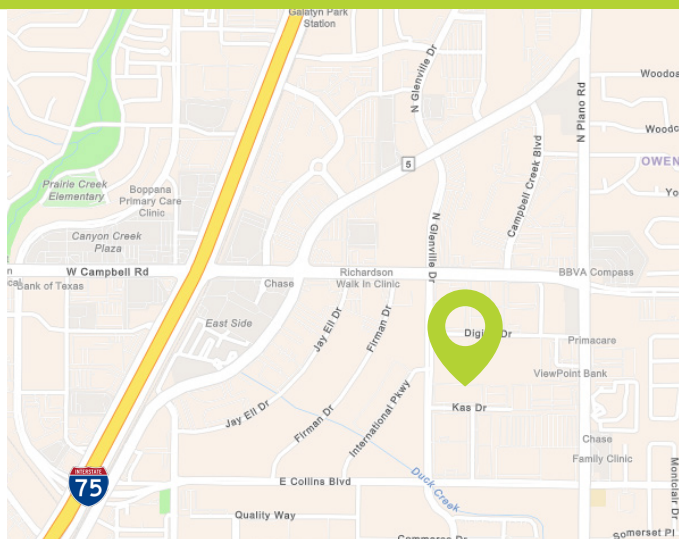
## Richardson, Texas 75081

**NORTHEAST DALLAS SUBMARKET**

## For Lease

### PROPERTY HIGHLIGHTS

- 3 Buildings Totaling 79,725 SF
- Dock, Grade & Van-Height Loading
- 14′–18′ Clear Height
- 1.62/1,000 SF Parking Ratio
- 60′ Truck Court Depth
- Move-In Ready
- **Suite 114: 7,355 SF**
- 100% HVAC
- Office Portion: 2,308 SF
- Warehouse Portion: 5,047 SF
- 4 Semi-Dock Doors
- 16′ Clear Height in Warehouse

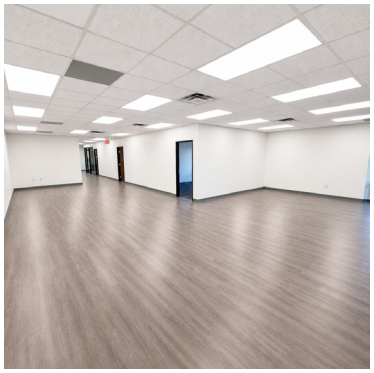


# 1820 N Glenville Drive, Suite 114

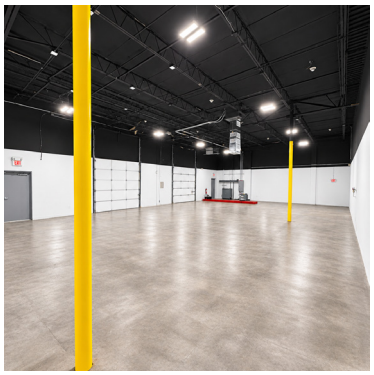
## Richardson, Texas 75087

**NORTHEAST DALLAS SUBMARKET**

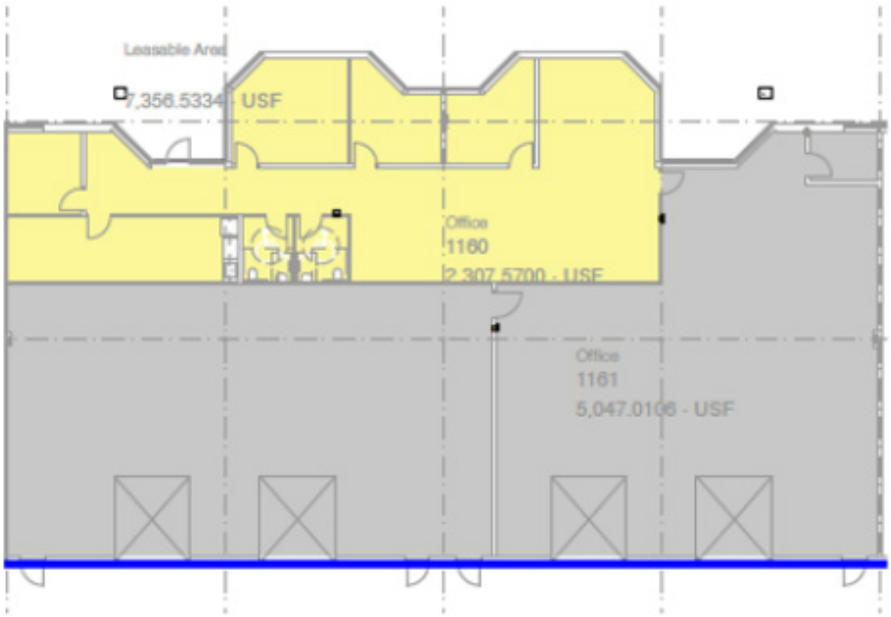








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# 1800-1820 N Glenville Drive

## Richardson, Texas 75081

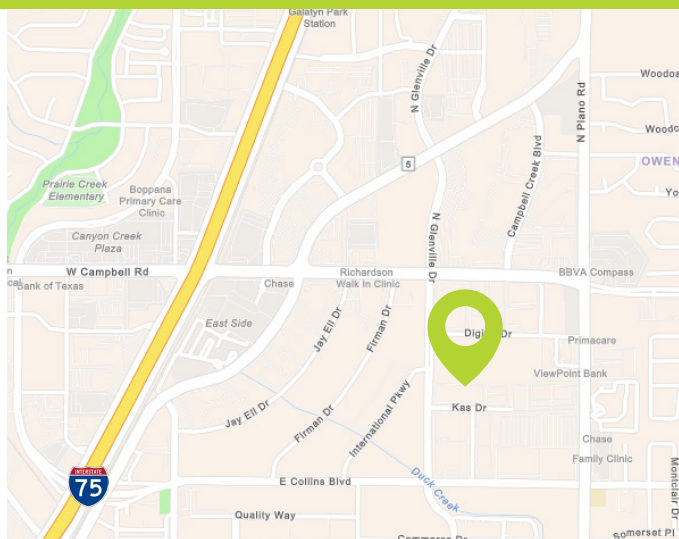
**NORTHEAST DALLAS SUBMARKET**

## For Lease

### PROPERTY HIGHLIGHTS

- 3 Buildings Totaling 79,725 SF
- Dock, Grade & Van-Height Loading
- 14′–18′ Clear Height
- 1.62/1,000 SF Parking Ratio
- 60′ Truck Court Depth
- Move-In Ready

- **Suite 116: 7,141 SF**
- 95% HVAC
- Majority Office
- Small Warehouse
- 1 Grade Level Overhead Door
- 12′ Clear Height in Warehouse
- Move-In Ready
- 9 Private Offices
- 2 Restrooms



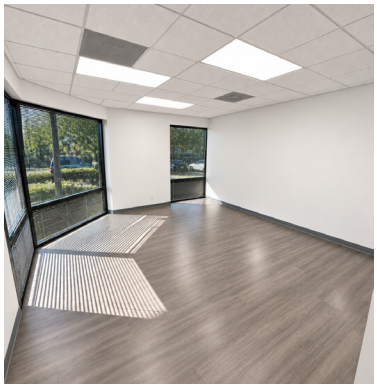
# 1820 N Glenville Drive, Suite 116

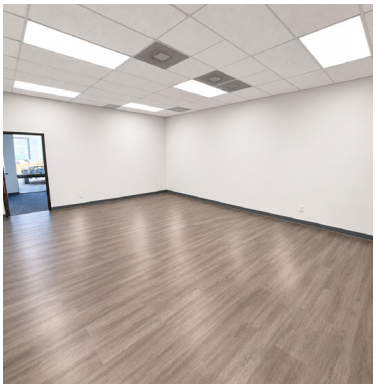
## Richardson, Texas 75087

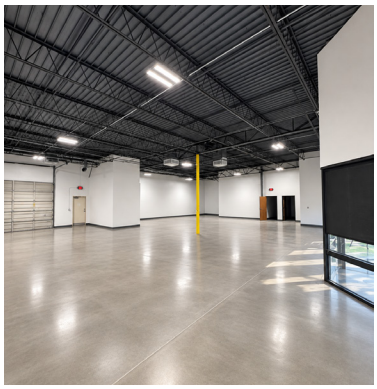
**NORTHEAST DALLAS SUBMARKET**

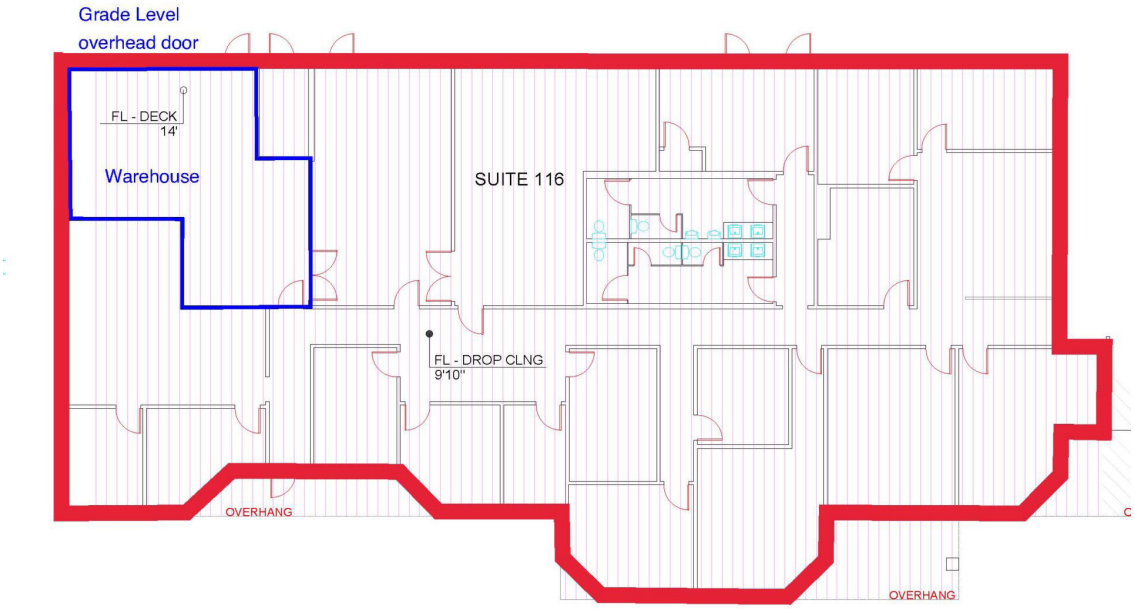








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# 1800-1820 N Glenville Drive

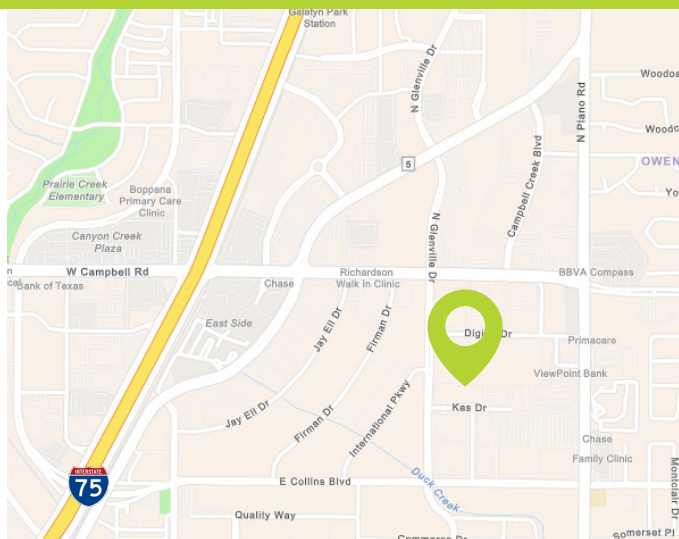
## Richardson, Texas 75081

**NORTHEAST DALLAS SUBMARKET**

## For Lease

### PROPERTY HIGHLIGHTS

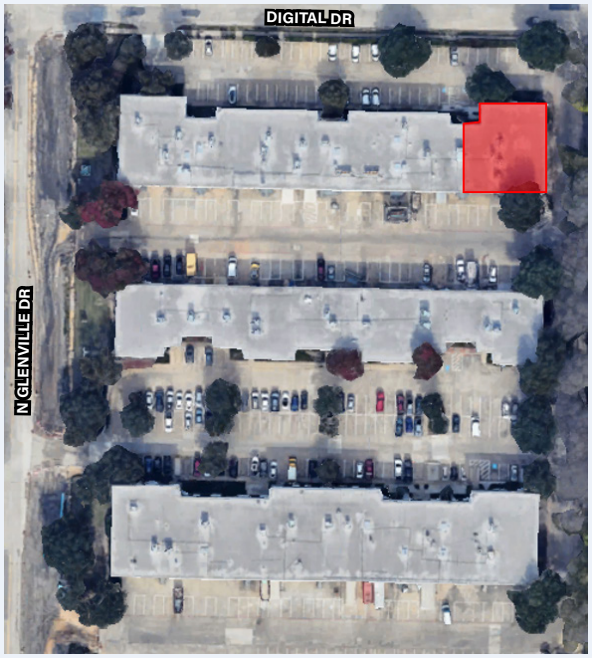
- 3 Buildings Totaling 79,725 SF
- Dock, Grade & Van-Height Loading
- 14'–18' Clear Height
- 1.62/1,000 SF Parking Ratio
- 60' Truck Court Depth
- Move-In Ready
- **Suite 124: 5,582 SF**
- 100% HVAC
- Office Portion: 2,600 SF
- Warehouse Portion: 2,982 SF
- 4 Semi-Dock Doors
- 16' Clear Height in Warehouse



# 1820 N Glenville Drive, Suite 124

## Richardson, Texas 75087

**NORTHEAST DALLAS SUBMARKET**

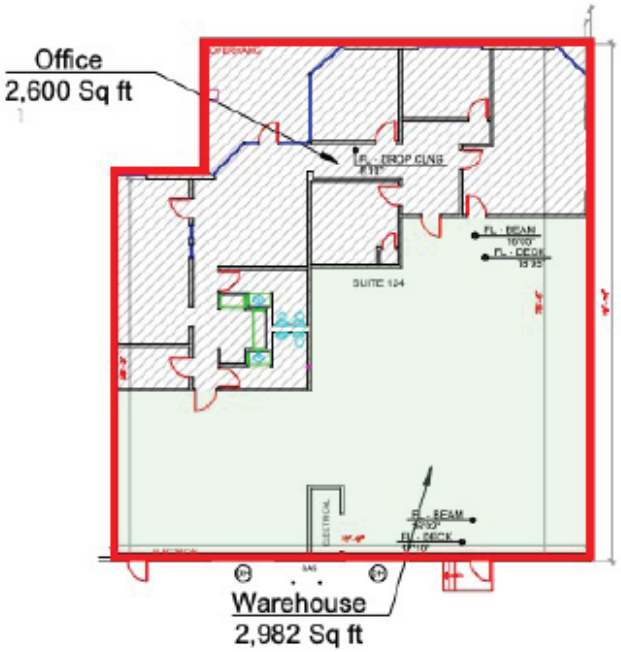








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# 1820 N Glenville Drive

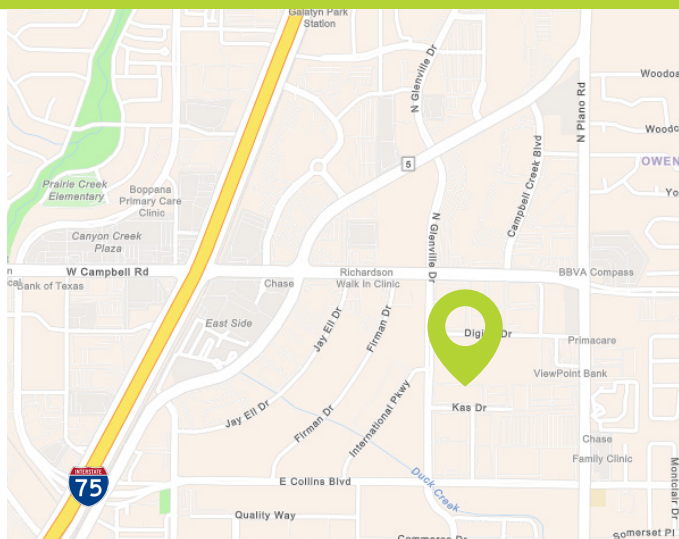
## Richardson, Texas 75081

**NORTHEAST DALLAS SUBMARKET**

## For Lease

### PROPERTY HIGHLIGHTS

- 3 Buildings Totaling 79,725 SF
- Dock, Grade & Van-Height Loading
- 14'–18' Clear Height
- 1.62/1,000 SF Parking Ratio
- 60' Truck Court Depth
- Call for Pricing



# 1820 N Glenville Drive

## Richardson, Texas 75087

**NORTHEAST DALLAS SUBMARKET**

### Space Features

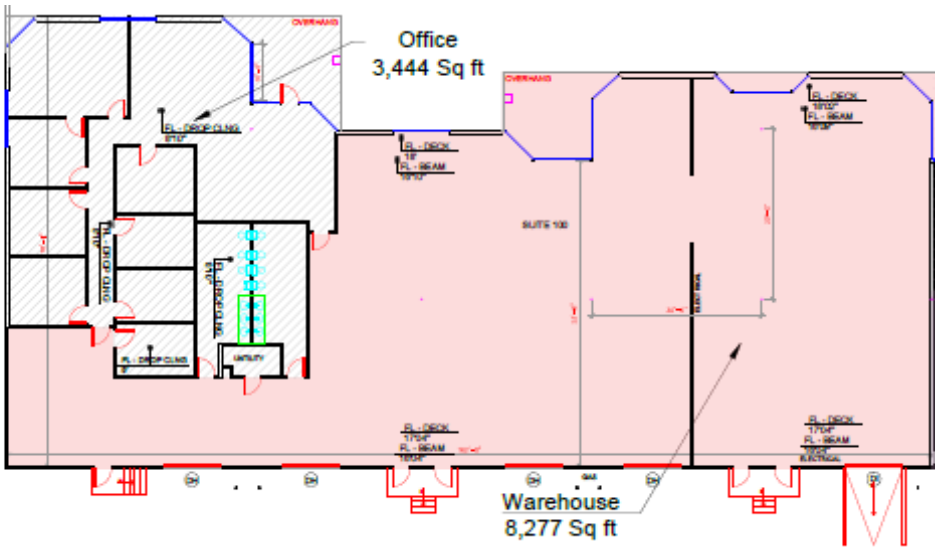
- Suite 100: 11,720 SF
- 90% HVAC
- Office: 3,444 SF
- Warehouse: 8,277 SF
- 4 Semi-Docks & 1 Ramp
- Power: 3 Phase 600 Amps @ 120/240V
- 16' Clear Height
- Available: March 1, 2027









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