



CITADEL PARTNERS

Real Estate Advisors

15770 North Dallas Parkway, Suite 800
Dallas, Texas 75248
(972) 980-2800

300 Throckmorton Street, Suite 560
Fort Worth, TX 76102
(817) 840-7200

CitadelPartnersUS.com



1800-1820 N Glenville Drive

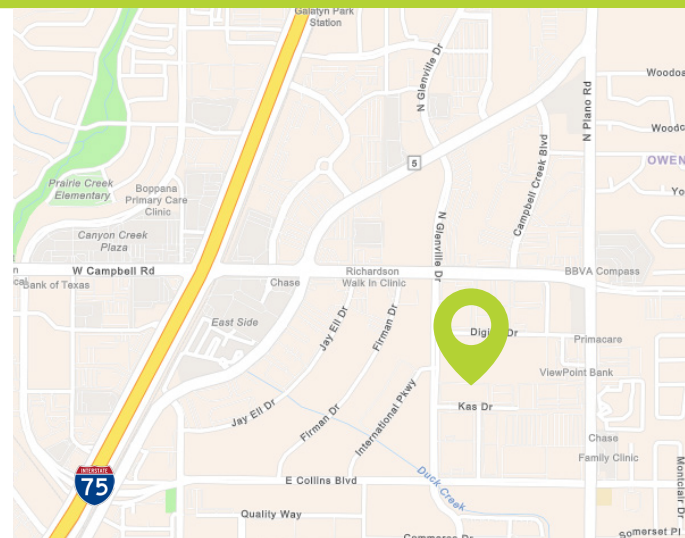
Richardson, Texas 75081

NORTHEAST DALLAS SUBMARKET

For Lease

PROPERTY HIGHLIGHTS

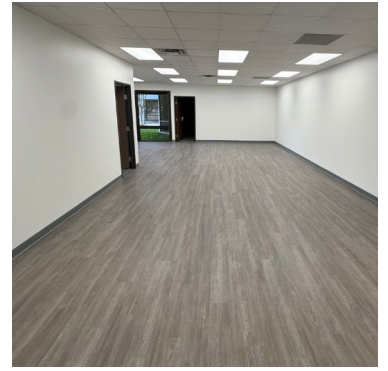
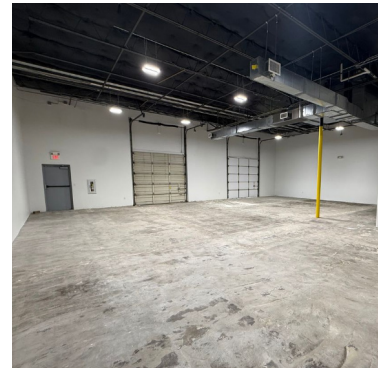
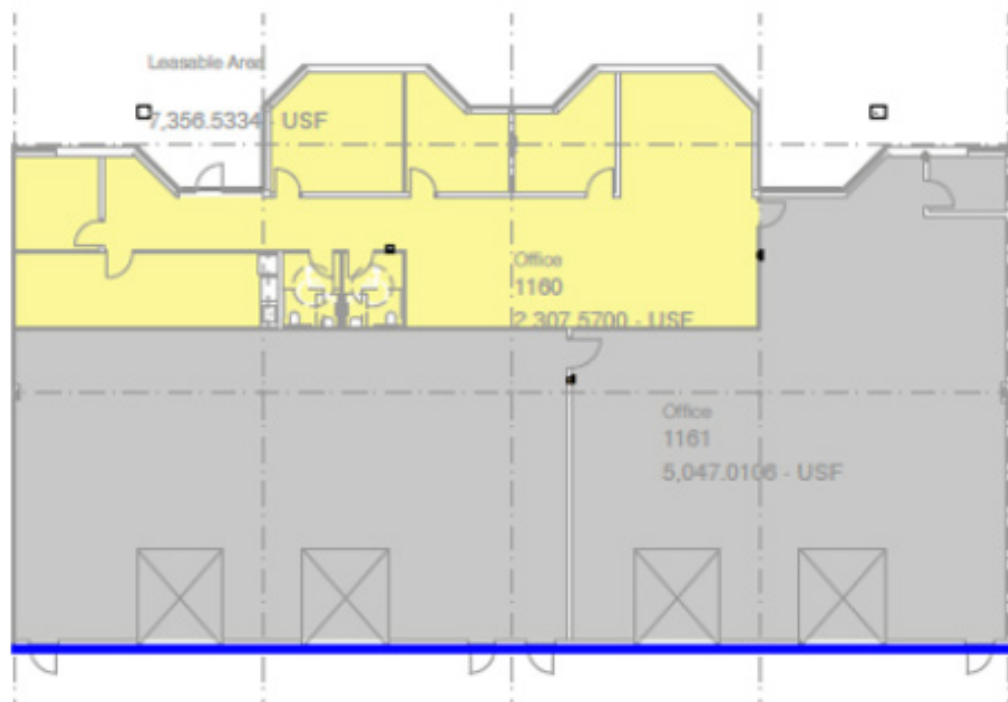
- 3 Buildings Totaling 79,725 SF
- Dock, Grade & Van-Height Loading
- 14'-18' Clear Height
- 1.62/1,000 SF Parking Ratio
- 60' Truck Court Depth
- Move-In Ready
- Suite 114: 7,355 SF
- 100% HVAC
- Office Portion: 2,308 SF
- Warehouse Portion: 5,047 SF
- 4 Semi-Dock Doors
- 16' Clear Height in Warehouse



1820 N Glenville Drive

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NORTHEAST DALLAS SUBMARKET



**CITADEL
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Real Estate Advisors

Mac Morse, SIOR

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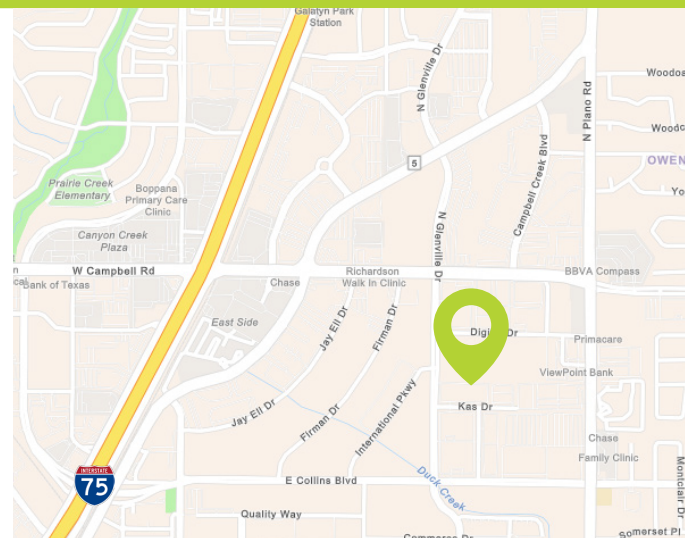
NORTHEAST DALLAS SUBMARKET

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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

[CLICK HERE FOR
VIRTUAL WALKTHROUGH](#)

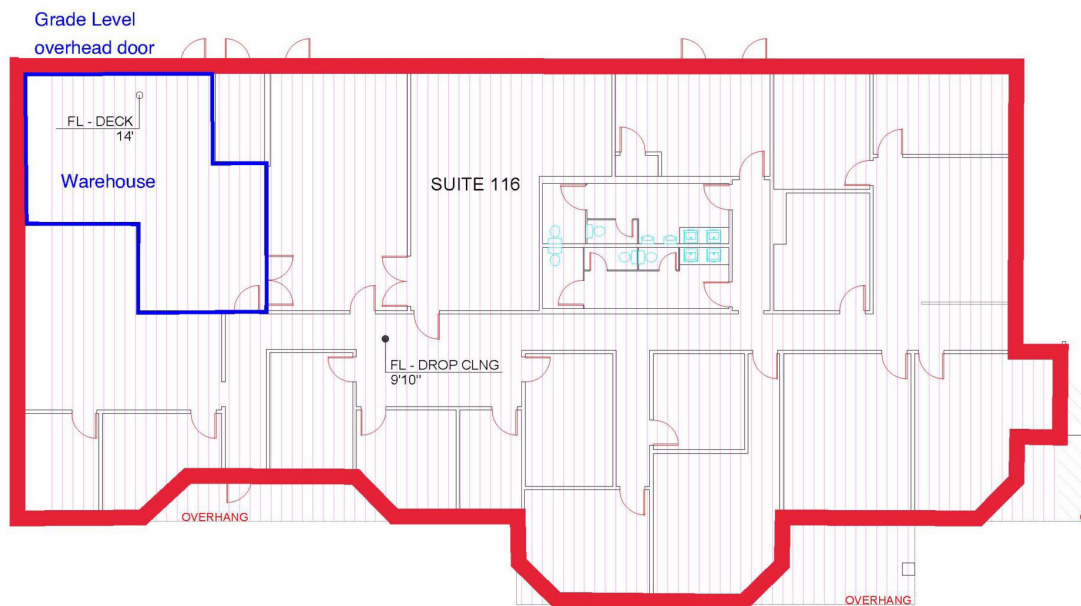


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NORTHEAST DALLAS SUBMARKET

- 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



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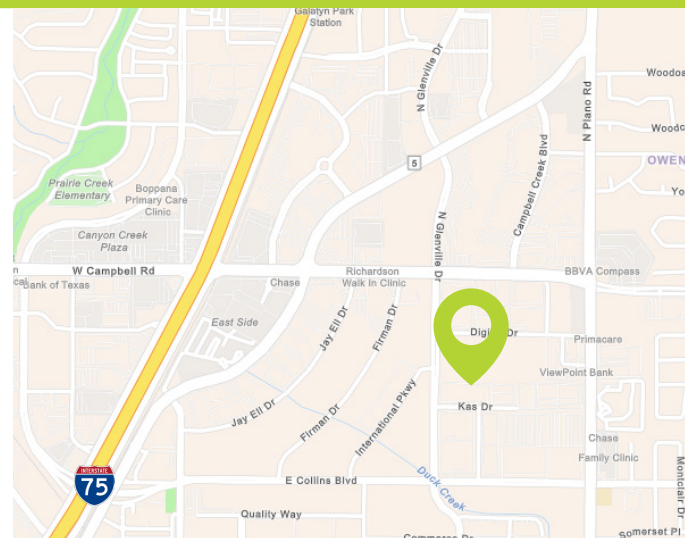
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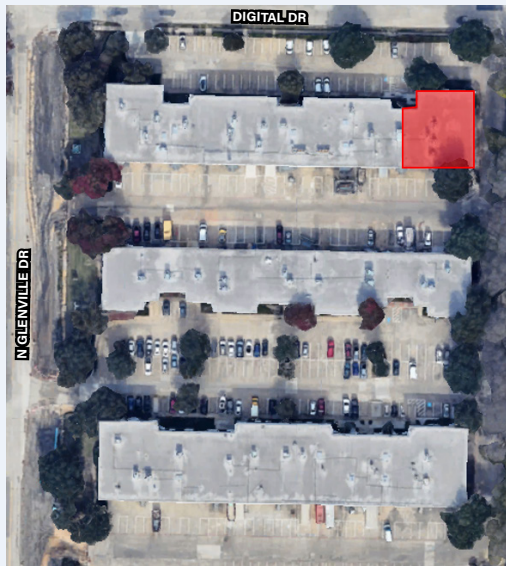
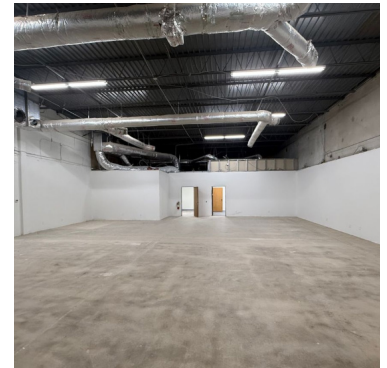
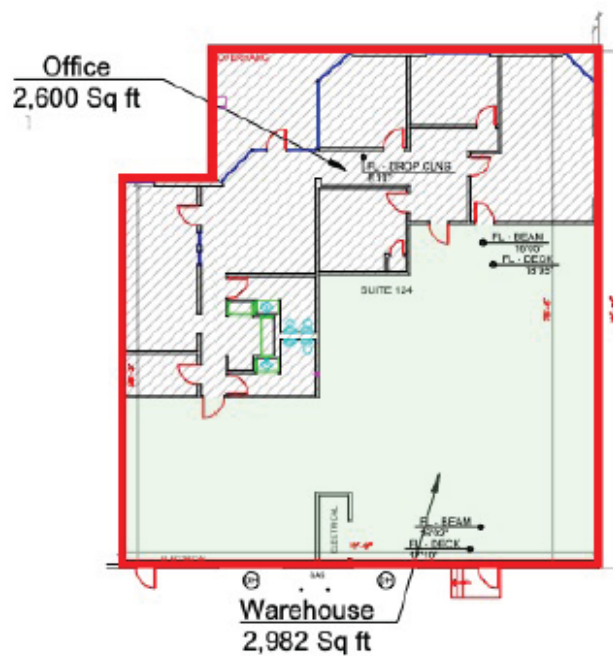
- 3 Buildings Totaling 79,725 SF
- Dock, Grade & Van-Height Loading
- 14'-18' Clear Height
- 1.62/1,000 SF Parking Ratio
- 60' Truck Court Depth
- Move-In Ready
- Suite 124: 5,582 SF
- 100% HVAC
- Office Portion: 2,600 SF
- Warehouse Portion: 2,982 SF
- 4 Semi-Dock Doors
- 16' Clear Height in Warehouse



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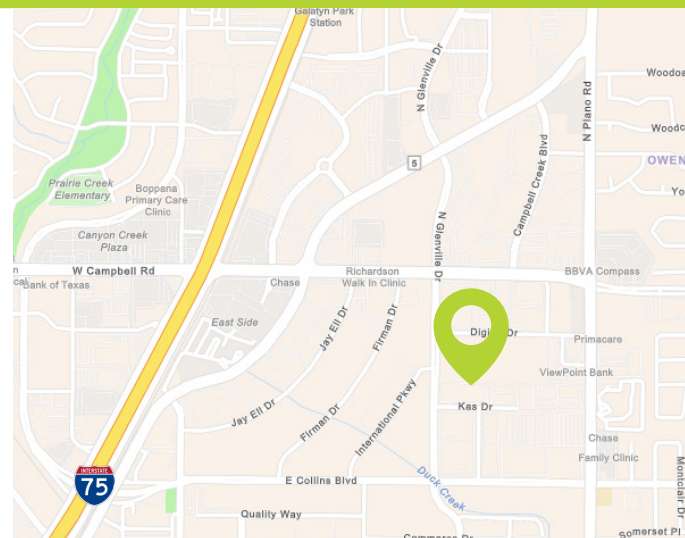
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- Call for Pricing



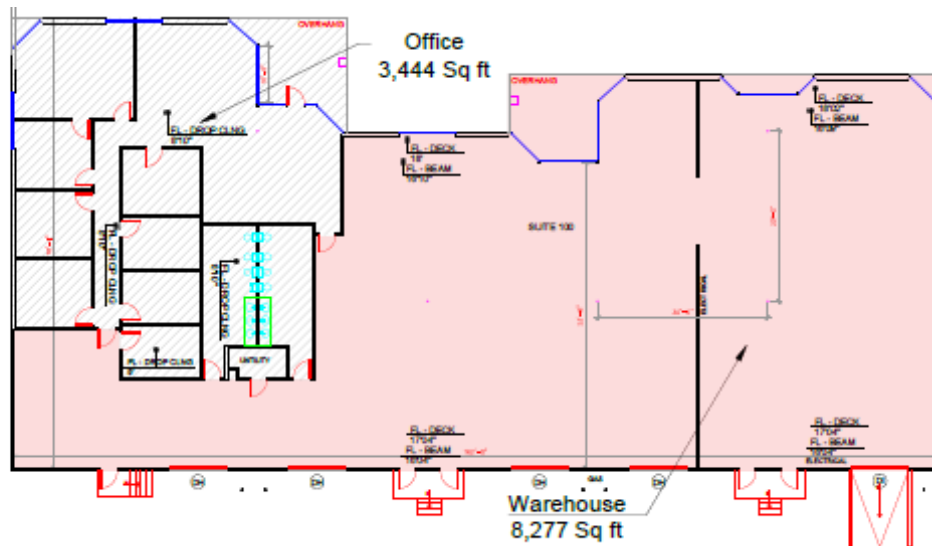
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NORTHEAST DALLAS SUBMARKET

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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