

**221 Austin St**  
Garland, TX 75040

- Industrial
- Office
- Flex
- Warehouse



**PROPERTY OVERVIEW**

Forward Storage Business Park – Garland is a 39,236 SF industrial flex campus providing efficient warehouse, flex, office, and storage space ideal for small businesses, light manufacturing, and service operations. Located near I-30, US-78, and President George Bush Turnpike (SH-190), the property offers outstanding access to Garland and the greater Dallas–Fort Worth metro. Tenants benefit from move-in-ready units, flexible short- and long-term lease terms, professional management, drive-in access, and a prime DFW location that supports streamlined logistics and business growth.

**CONNECTIVITY & TRANSPORTATION**

- **Highway:** Easy access to I-30 and President George Bush Turnpike from Austin Street.

**PROPERTY FACTS**

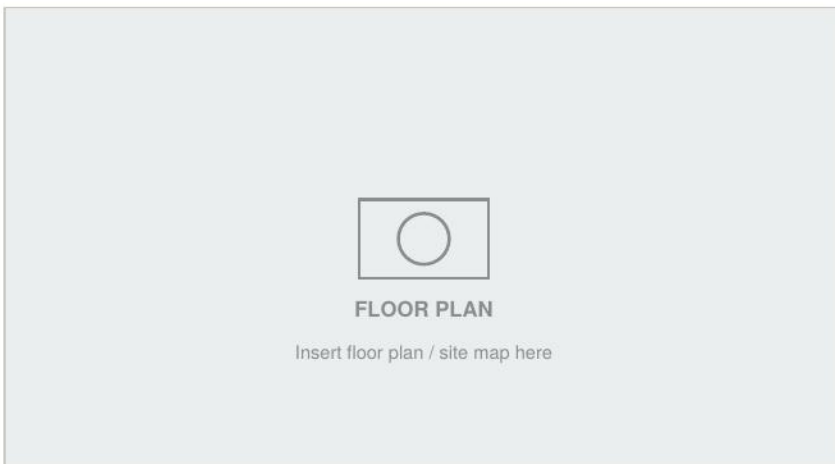
BUILDING TYPE  
**Industrial Flex**

TOTAL BUILDING SIZE  
**39,236 SF**

CLEAR HEIGHT  
**TBD**

BUILDING CLASS  
**C**

**FLOOR PLAN**



**AVAILABLE SPACES**

Unit 108	5,200 SF
205 B	2,610 SF

**CONTACT US**

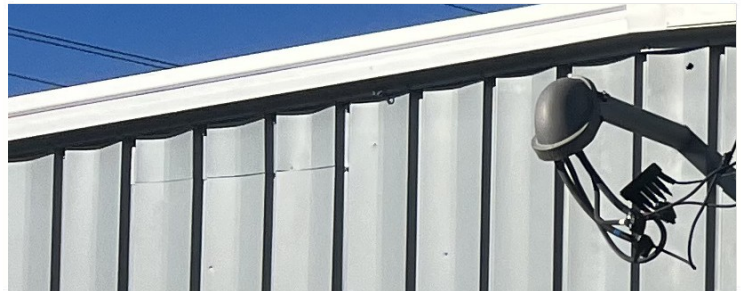
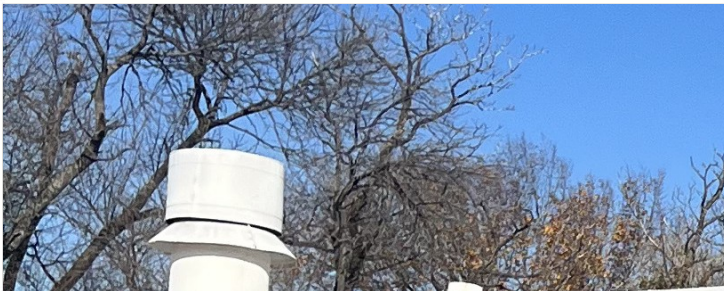
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## PROPERTY GALLERY



### EXTERIOR VIEWS



### AMENITIES & KEY FEATURES

- Flexible short & long-term lease options
- 24/7 secure tenant access
- Professional on-site management
- Truck-court maneuvering space
- Drive-in & dock-high door access
- Ample on-site parking
- High-speed internet ready
- ADA compliant facilities

### ABOUT FORWARD STORAGE BUSINESS PARK

Forward Storage Business Park operates a growing network of commercial and industrial properties across the United States. We provide flexible, professionally managed spaces for businesses of all sizes — from single-suite offices to large-format warehouses — all strategically located for seamless logistics and day-to-day operations.

### CONTACT US

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