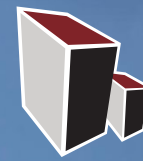


300 Union Bower Court, Irving, TX - Suite 320



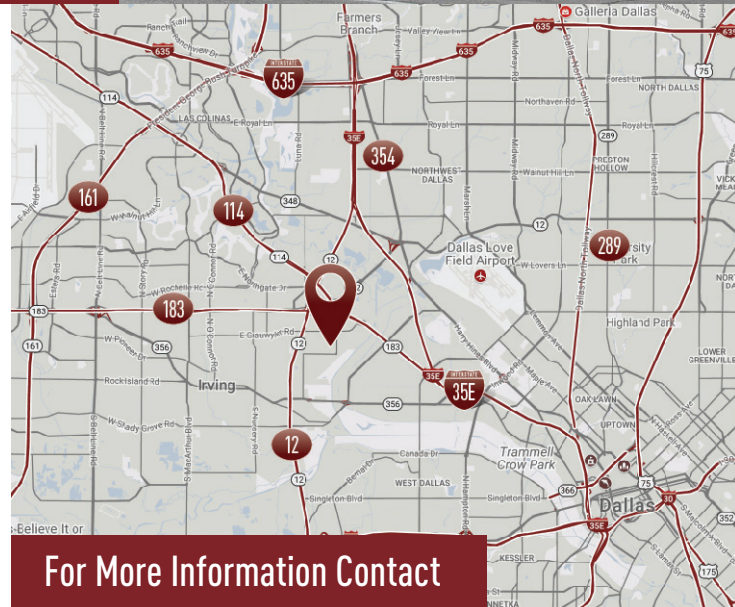
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**23,760 SF AVAILABLE**

### Building Specifications

Building Size:	54,000 SF
Total Available:	23,760 SF
Office:	760 SF
Clear Height:	21' Clear
Column Spacing:	40' X 45'
Loading:	4 Dock High Doors
Drive-In Door:	1
Electric:	200 Amps, 240 Volts
Lighting:	LED
Sprinkler System:	Yes



For More Information Contact



**ANDREW GILBERT**  
972-280-8312  
agilbert@hldallas.com

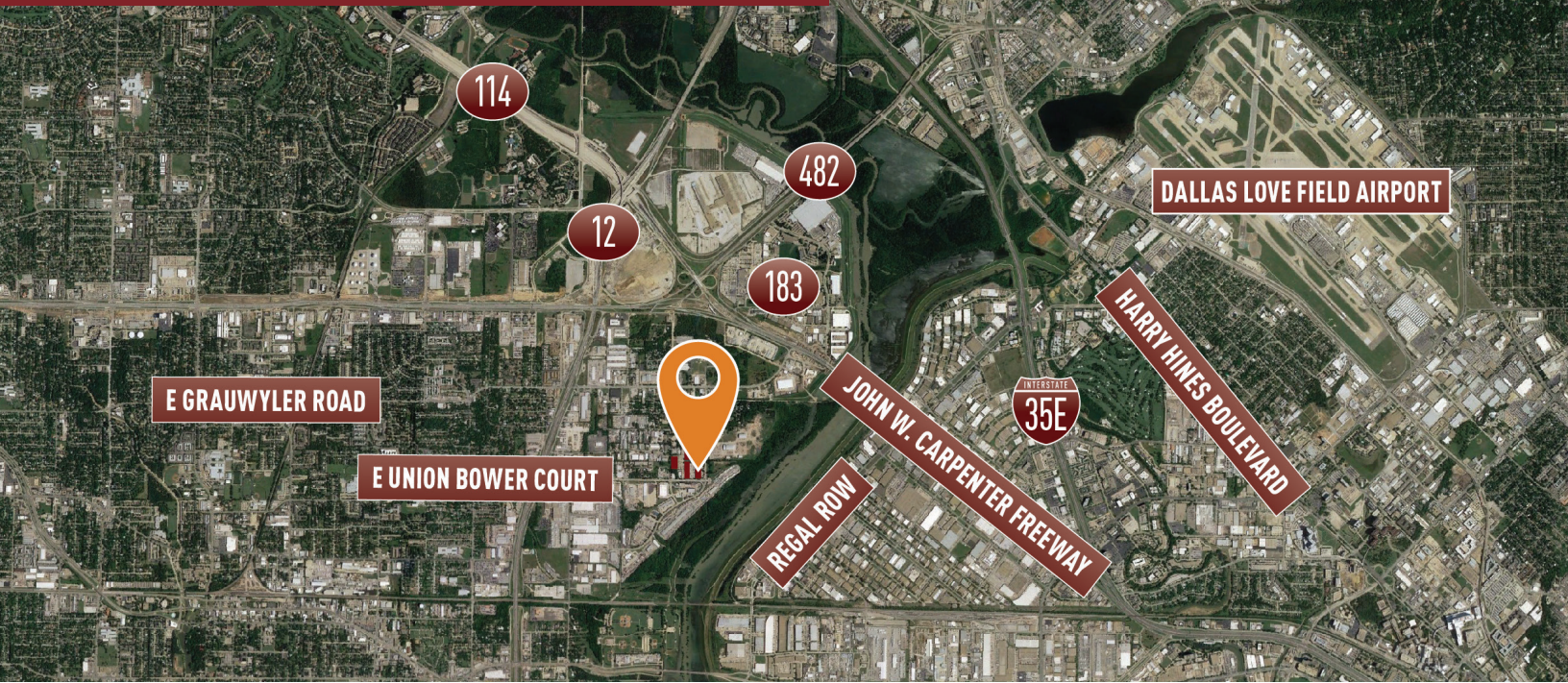
**KEATON BRICE**  
972-421-1956  
kbrice@hldallas.com

### Building Features

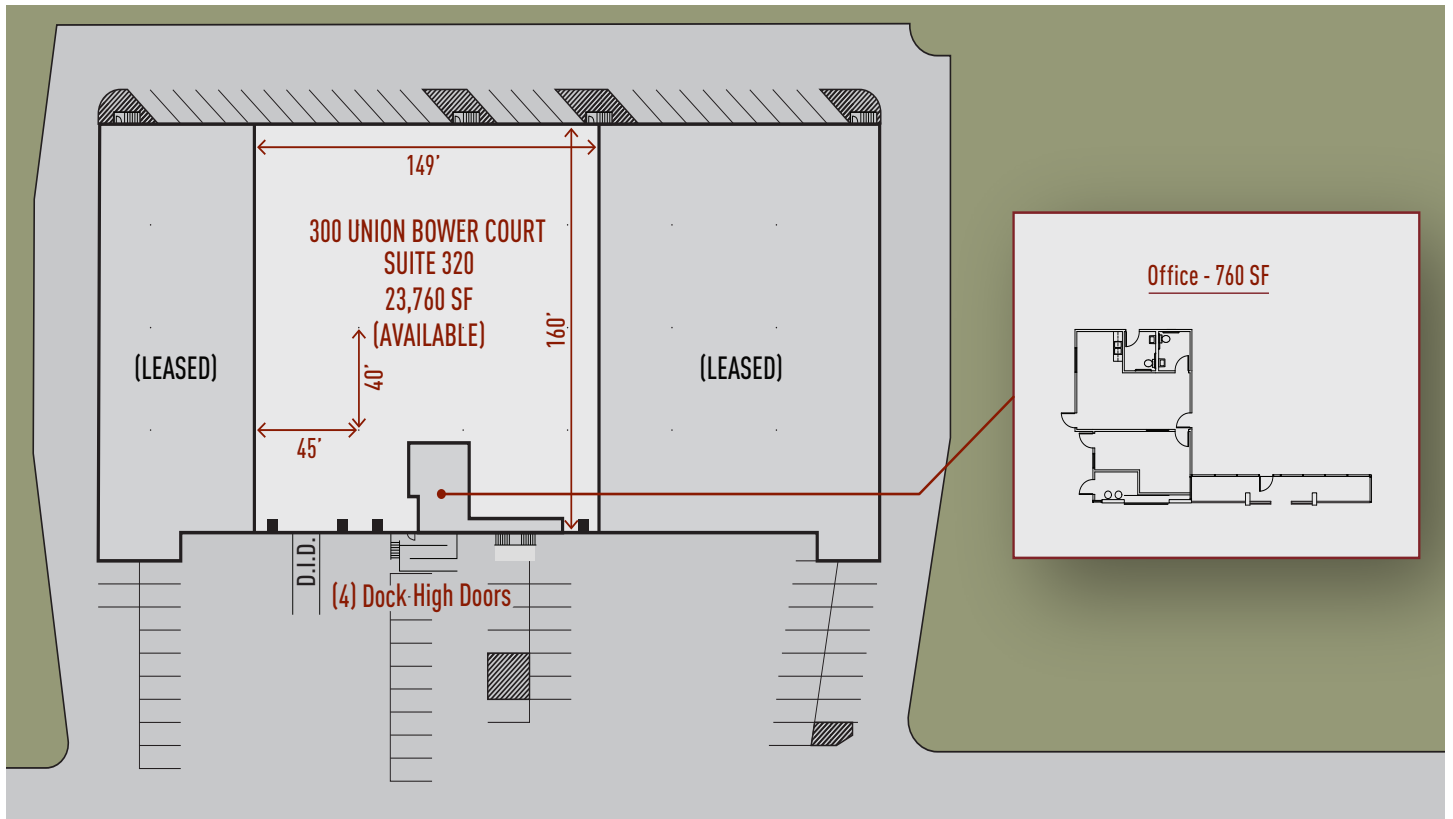
- › Strategically located in the South Stemmons Corridor offering first-class image and environment
- › Easy access to Interstate 35E
- › Minutes from Loop 12 and Hwy 183

Owner:  
ML Realty Partners \ \ 8150 N Central Expy, Suite M-2030, Dallas, TX 75206 \ \ 214-389-1155  
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## Master Plan Rendering



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