

400 Union Bower Court, Irving, TX - Suite 422



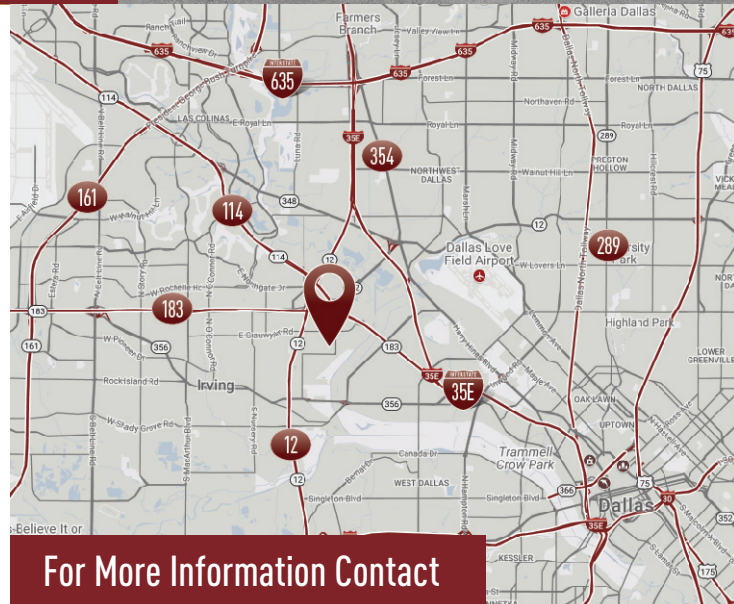
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# 13,945 SF AVAILABLE

## Building Specifications

Building Size:	58,540 SF
Total Available:	13,945 SF
Office:	995 SF
Clear Height:	19' Clear
Loading:	2 Dock High Door; 3 Grade Level Docks
Electric:	400 Amps, 208 Volts, 3-Phase
Car Parking:	Ample
Column Spacing:	32' x 37'
Sprinkler System:	Yes



For More Information Contact



**CANON SHOULTS**  
972-280-8328  
cshoults@hldallas.com

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

## Building Features

- › Strategically located in the South Stemmons Corridor offering first-class image and environment
- › Easy access to major thoroughfares
- › Professionally landscaped

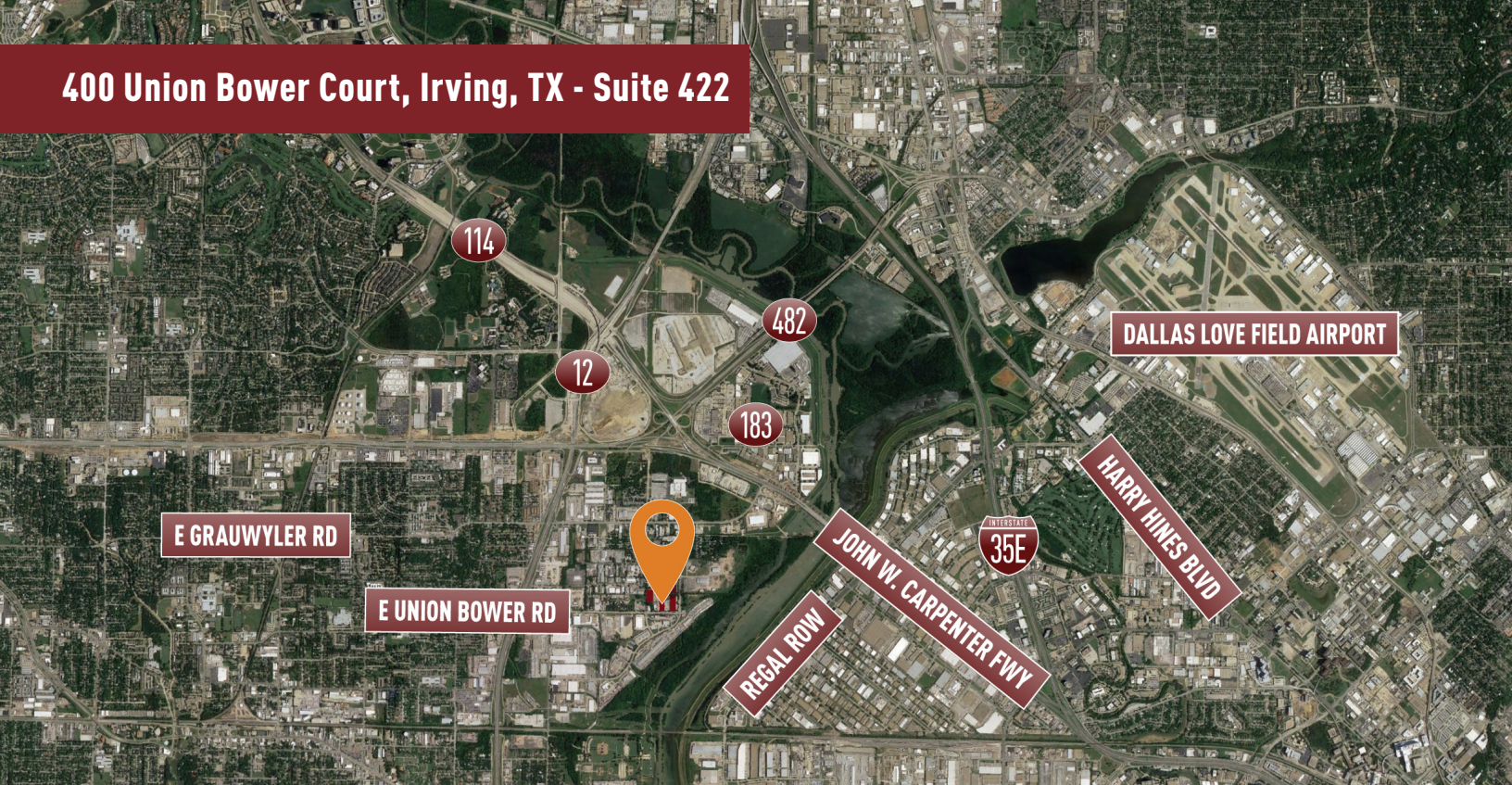
Owner:

ML Realty Partners \ 8150 N Central Expy, Suite M-2030, Dallas, TX 75206 \ 214-389-1155

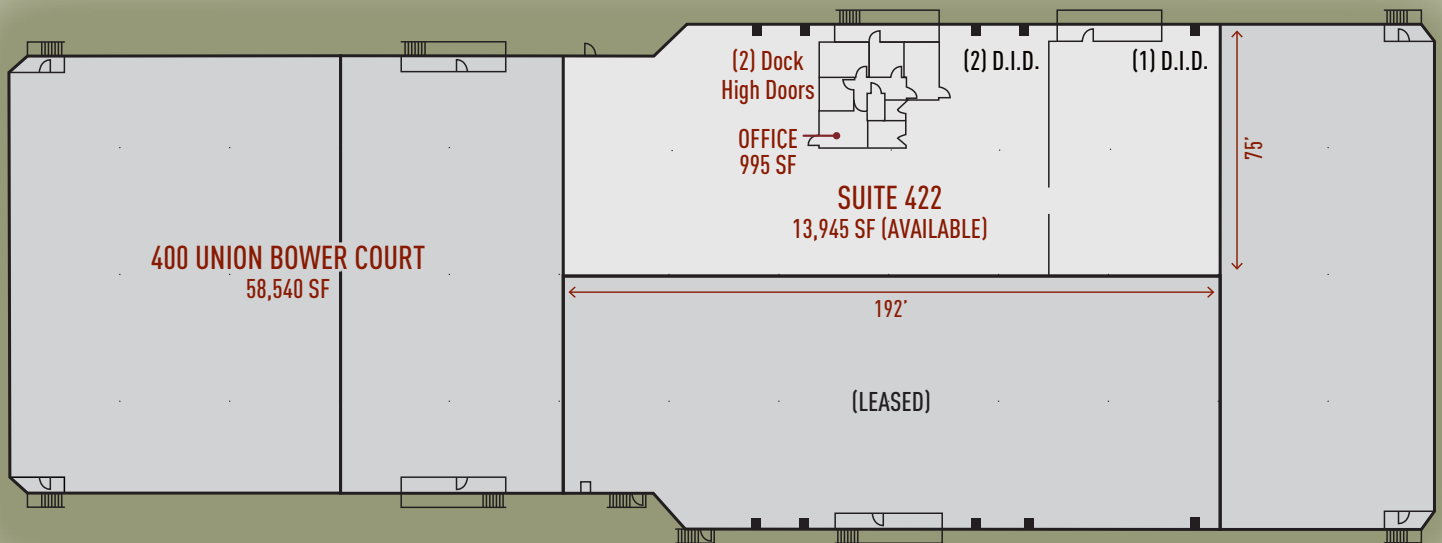
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## Master Plan Rendering



NORTH →



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