

# GARDEN BROOK



CONNECTED. CENTRAL. READY.

AVAILABLE | 3109 GARDEN BROOK DR. FARMERS BRANCH, TX 75234  
3,500SF - 6,670FT RANGE

## MOVE-IN READY IN A CENTRAL LOCATION

Move right in to BaySpace Garden Brook, strategically located off I-35E in the Dallas-Fort Worth-Arlington metro area of Farmers Branch, Texas. BaySpace Garden Brook offers premium interior bay space, ramped and dock-high loading capabilities, and suites with dedicated office space. Ideal for transportation, warehousing, light manufacturing, and other industry operations, the park caters to businesses seeking flexible spaces with easy access to the metro's primary transportation arteries.



## PROPERTY BENEFITS

Access to a consumer base with an **average household income of \$102,257 per year within a 5-mile radius.**

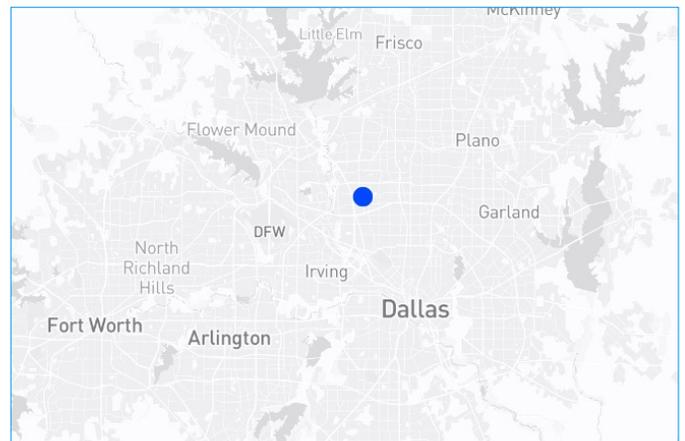
**Within an hour drive** to the Dallas Central Business District, Fort Worth Alliance, DFW International, Dallas Love Field Airport, and the Carrollton Railroad Terminal.

**Located in the N. Stemmons/ Valwood submarket** with a 1-mile labor force of just under 745,000.

## TAP INTO A STRONG LABOR POOL

BaySpace Garden Brook Business Park is surrounded by a strong and industry-diverse workforce that can help your business grow. The trade, transportation, and utilities sectors employ nearly 50,000 people during the day. On the goods-producing side, manufacturing and construction dominate with a combined daytime workforce of more than 37,000. Plus, the Dallas-Fort Worth region has led the country in post-pandemic employment gains, with over 500,000 jobs added since March 2020.

Secure a move-in ready base of operations for your business with a growing workforce right around the corner. Contact us to schedule a viewing today.



LEARN MORE ABOUT THIS PROPERTY AND VIEW MORE PHOTOS HERE >>



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