

**SOLD - \$3,730,000**  
**2955 INDUSTRIAL LANE**  
**GARLAND, TX**



## **PROPERTY DETAILS**

- Investment Sale: Tenant - Sherman Williams
- Approximate 20,125 SF Building
- Approximate 2.0 Acre Lot
- 2,822 SF of Office, 2,374 SF of Product Service Room
- 13,119 SF Warehouse Storage Area, 510 SF Quality Control Room
- 3 Dock Loading Doors and 1 Grade Level Door
- Concrete Drive and Parking Area
- 18' Clear Height
- Cap Rate: 7.25%
- Represented Seller

Built in 2011 as a build-to-suit for Sherman Williams, this is a Sherwin Williams product finishes facility providing finishing solutions for Original Equipment Manufacturer's (OEM's) including liquid and powder coatings for wood, metal, and plastic finishes and military coatings. Sherwin-Williams is a publicly traded (NYSE: SHW) Fortune 500 company with 64,000 employees in 120 countries and \$22.14 Billion in sales in 2022.

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