

# First Garland Business Center Phase II

**Location:**

Garland, Texas

**Size:**

435,180 SF

**Owner / Developer:**

First Industrial Realty Trust

**Role:**

Design / Build Contractor

**Building Type:**

Warehouse / Distribution Center / Office



## About This Project:

- Bob Moore Construction was the design / build contractor for First Garland Business Center Phase II.
- This project was Phase II of the project. Phase I was completed in 2001, as was the site mass grading and utility installation for Phase II. The rest of Phase II was put on hold due to 9-11, and was started in 2007.
- Constructed with 242 tiltwall panels, it features 52 overhead doors and smoke exhaust system with fans and louvers. The building paint scheme matches that of Phase I.
- The utilities installed and the building pad in Phase I were designed to serve a building of a different size/configuration. This necessitated many modifications, including relocating some of the building fire service and remote fire department connection, water vaults, fire hydrants, and even man-hole lids.