



# 3320 Matrix Drive

## Richardson, TX

Building Size: 24,330 SF | 24,330 SF of Industrial Space Available

**VISIT EQTEXETER.COM** 

### **Building Specifications**

- Industrial space available
- 24,330 SF total building size
- 24,330 SF available size
- 12,053 SF of production/warehouse space
- 11,596 SF of office space
- 10' to 14' clear height
- 120' truck court depth
- Rear loading
- 1 drive-in doors
- 96 car parking spaces
- T5 lighting
- Wet sprinkler system

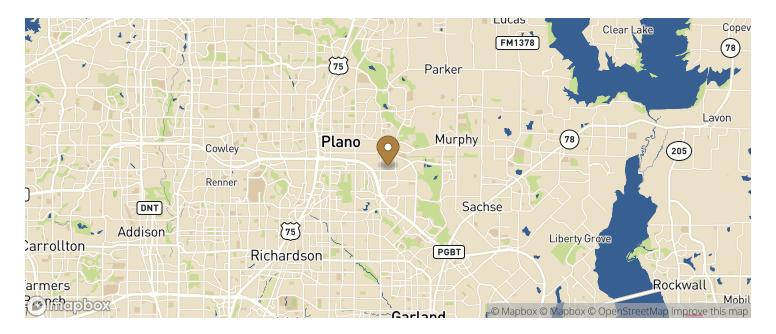
#### **Additional Information**

• Close Proximity to US-75 and George Bush Turnpike





# Location



#### Access

| CITY        | POPULATION | MILES | DRIVE TIME |
|-------------|------------|-------|------------|
| Dallas      | 1,304,379  | 21    | 0 h 33 m   |
| Fort Worth  | 918,915    | 51    | 0 h 56 m   |
| Austin      | 961,855    | 214   | 3 h 41 m   |
| Houston     | 2,304,580  | 259   | 4 h 13 m   |
| San Antonio | 1,492,510  | 313   | 5 h 05 m   |
| Memphis     | 633,104    | 459   | 7 h 21 m   |

# Population

| ACCESS AND LABOR FORCE          | 10 MILES  |
|---------------------------------|-----------|
| Total Population                | 1,112,929 |
| Total Labor Force               | 635,372   |
| Unemployment Rate               | 3.46%     |
| Median Household Income         | 85,053    |
| Warehouse Employees             | 3,875     |
| High School Education Or Higher | 64.89%    |