



**URBAN
DISTRICT
30**

Urban District 30 is a 5-building, 977,013-square-foot Class A industrial development strategically located directly off Interstate 30 in the Northeast Dallas-Garland-Mesquite submarket. Located 12-miles from Dallas' CBD, the project has access to one of the strongest labor sources in the Dallas/Fort Worth metroplex.

URBAN DISTRICT 30 | 5-BUILDINGS

386,794 SF AVAILABLE | SPEC OFFICE DELIVERED!

Interstate 30 & Columbia Parkway | Urban District 30



MATT DORNAK, SIOR
mdornak@streamrealty.com
214-267-0461

RYAN WOLCOTT, SIOR
rwolcott@streamrealty.com
214-267-0412



**ALPHA
INDUSTRIAL
PROPERTIES**



DETAILS

BUILDING 1 - LEASED

Available SF (Divisible):	380,513 SF
Dimensions:	470' d x 810' w
Office SF:	BTS
Loading:	Cross Dock
Clear Height:	36'
Sprinkler:	ESFR
Dock Doors:	79 (9' x 10')
Ramp Doors:	4
Trailer Parking:	77
Car Parking:	257
Column Spacing:	54' x 50'
Staging Bay:	60'
Warehouse Lighting:	LED
Dock Levelers:	BTS
Truck Court:	185'

BUILDING 2 - LEASED

Available SF (Divisible):	129,473 SF
Dimensions:	240' d x 540' w
Office SF:	BTS
Loading:	Rear Load
Clear Height:	28'
Sprinkler:	ESFR
Dock Doors:	23 (9' x 10')
Ramp Doors:	3
Trailer Parking:	17
Car Parking:	189
Column Spacing:	55' x 60'
Staging Bay:	60'
Warehouse Lighting:	LED
Dock Levelers:	BTS
Truck Court:	185'

BUILDING 3

Available SF (Divisible):	169,924 SF
Dimensions:	210' d x 810' w
Office SF:	2,512 SF
Loading:	Front Load
Clear Height:	32'
Sprinkler:	ESFR
Dock Doors:	39 (9' x 10')
Ramp Doors:	2
Trailer Parking:	0
Car Parking:	102
Column Spacing:	54' x 50'
Staging Bay:	60'
Warehouse Lighting:	LED
Dock Levelers:	BTS
Truck Court:	140'

BUILDING 4

Available SF (Divisible):	138,402 SF
Dimensions:	260' d x 540' w
Office SF:	3,042 SF
Loading:	Rear Load
Clear Height:	28'
Sprinkler:	ESFR
Dock Doors:	27 (9' x 10')
Ramp Doors:	2
Trailer Parking:	0
Car Parking:	173
Column Spacing:	54' x 50'
Staging Bay:	60'
Warehouse Lighting:	LED
Dock Levelers:	BTS
Truck Court:	140'

BUILDING 5

Available SF (Divisible):	78,468 SF
Dimensions:	210' d x 756' w
Office SF:	3,078 SF
Loading:	Rear Load
Clear Height:	28'
Sprinkler:	ESFR
Dock Doors:	42 (9' x 10')
Ramp Doors:	2
Trailer Parking:	0
Car Parking:	204
Column Spacing:	54' x 50'
Staging Bay:	60'
Warehouse Lighting:	LED
Dock Levelers:	BTS
Truck Court:	140'

CONTACTS

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 rwolcott@streamrealty.com
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LOCATION AND PROXIMITY

INTERSTATE 635: 1.1 MILE

INTERSTATE 30: 0.1 MILES

UPS GROUND: 5.1 MILES

FEDEX GROUND: 5.0 MILES

DALLAS CBD: 12 MILES

FOR MORE INFORMATION

MATT DORNAK, SIOR

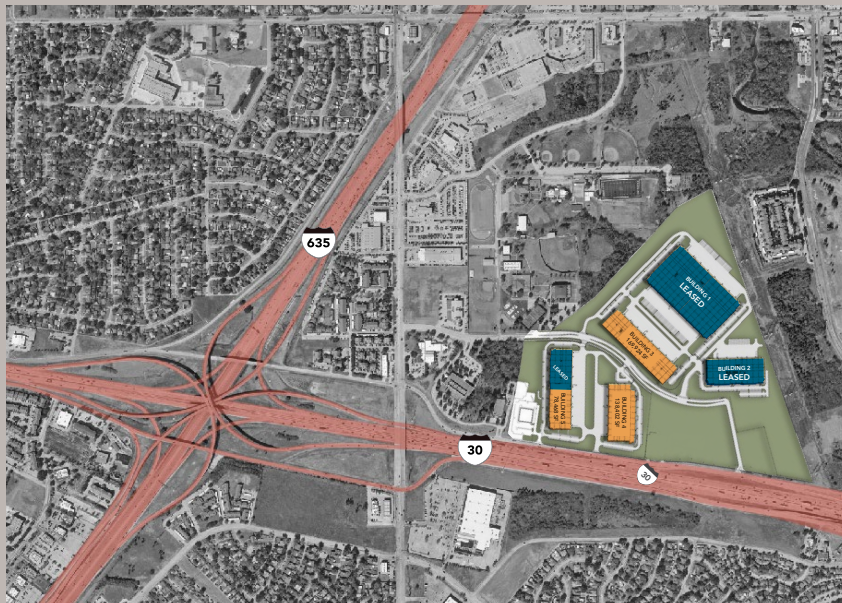
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5

773,973 SF TOTAL



STRATEGICALLY LOCATED



IMMEDIATE ACCESS TO I30



ACCESS TO LABOR



GREAT VISIBILITY



CITY INCENTIVES