

LEWISVILLE 121

BUSINESS PARK



Phase II of Master-Planned Industrial Development
Four Buildings Delivering 735,584 SF located at Spinks Road & S. Valley Parkway



THE OPPORTUNITY

Lewisville 121 Business Park is a cutting-edge logistics development featuring three Class A industrial buildings with direct access to HWY 121. Located just six miles north of DFW International Airport's North entrance, this project is perfectly positioned to capitalize on the region's rapid northward growth. With versatile configurations and an array of nearby amenities, labor and customers, Lewisville 121 Business Park offers an exceptional opportunity to address the rising logistics demands of the area.



Strategic Location:
at north end of DFW airport



Growing Population,
Deep Labor Pool



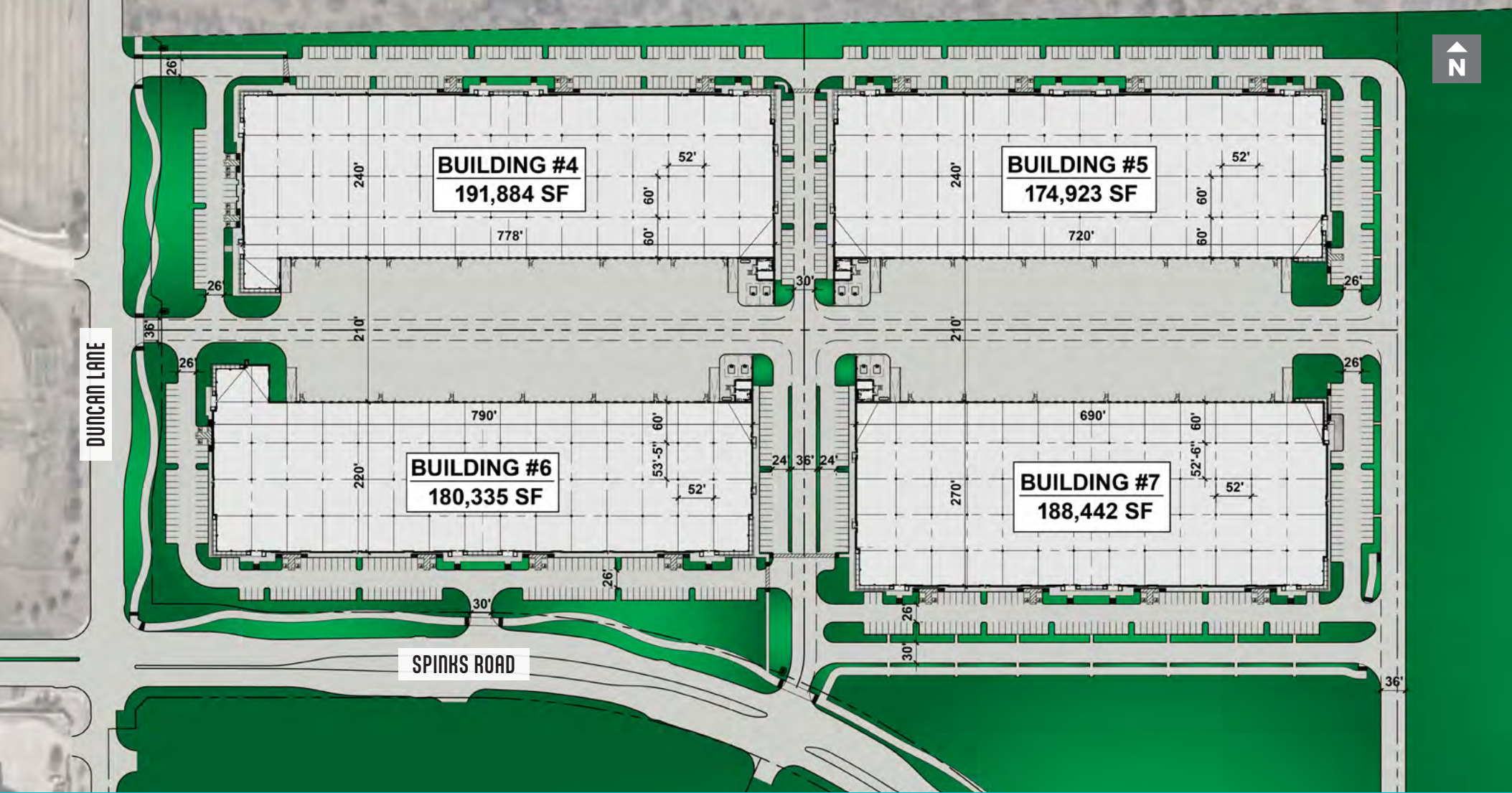
Robust Transportation
Infrastructure



A++ Logistics Submarket,
Prestigious Corporate Neighbors

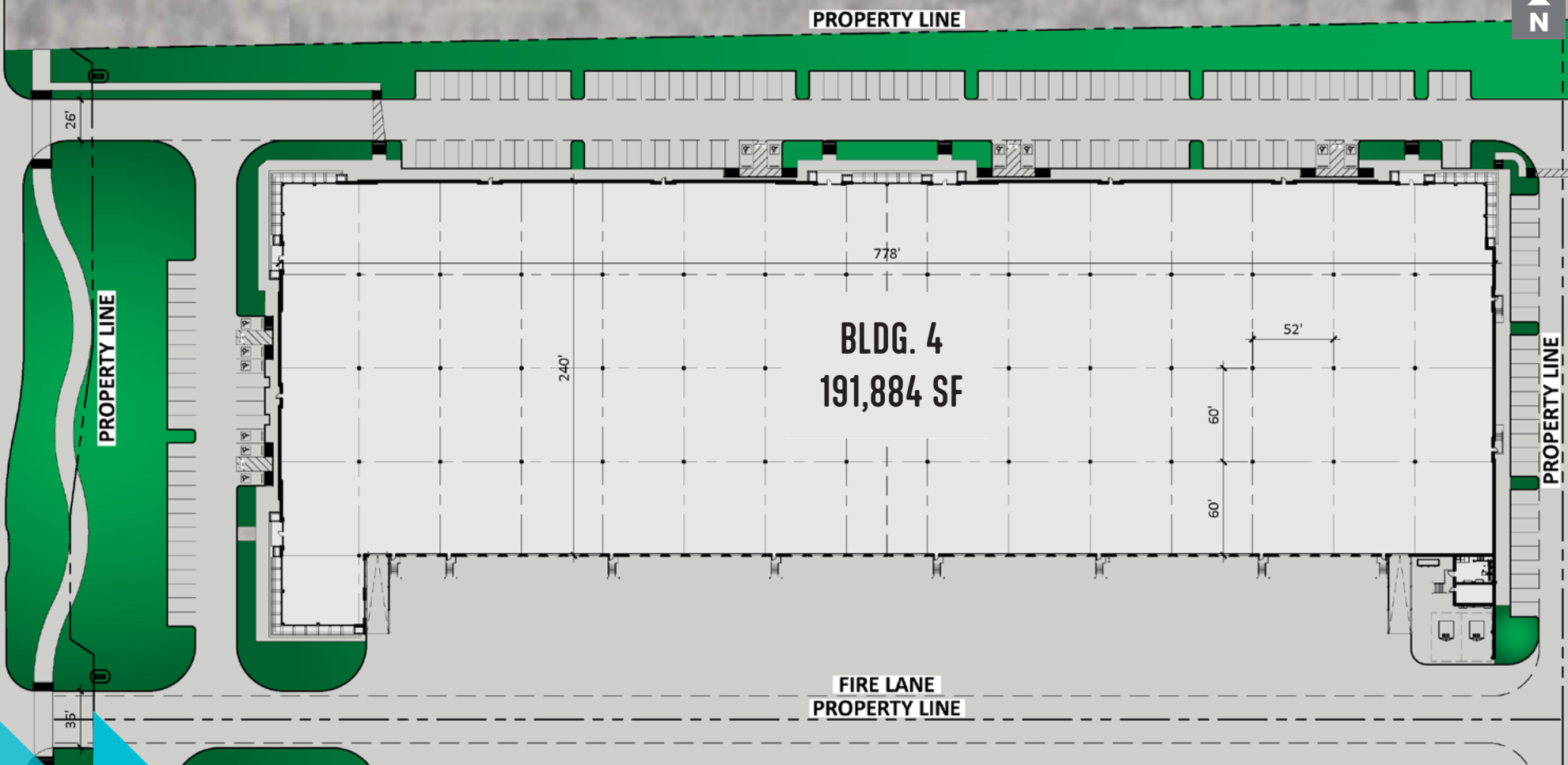


Configurable space for regional distribution,
e-commerce fulfillment and light assembly



	Building Area	Divisible To	Loading Type	Building Depth	Clear Height	Sprinklers	Column Spacing	Shared Truck Courts	Dock Doors	Ramped Doors	Car Spaces
Building 4	191,884 SF	49,920 SF	Rear Load	240'	36'	ESFR	52'w x 60'd	210'	42	(2) - 12' x 14'	187
Building 5	174,923 SF	49,920 SF	Rear Load	240'	36'	ESFR	52'w x 60'd	210'	37	(2) - 12' x 14'	200
Building 6	180,335 SF	34,320 SF	Rear Load	220'	32'	ESFR	52'w x 53'5"d, 60' staging bays	210'	39	(2) - 12' x 14'	195
Building 7	188,442 SF	70,200SF	Rear Load	270'	36'	ESFR	52'w x 52'6"d, 60' staging bays	210'	36	(2) - 12' x 14'	190

DUNCAN LANE



PROPERTY LINE



26'

PROPERTY LINE

778'

BLDG. 4
191,884 SF

240'

52'

60'

60'

PROPERTY LINE

FIRE LANE
PROPERTY LINE

BUILDING 4



191,884 SF
size

49,920 SF
divisible to

210'
shared truck court

36'
clear height

240'
depth

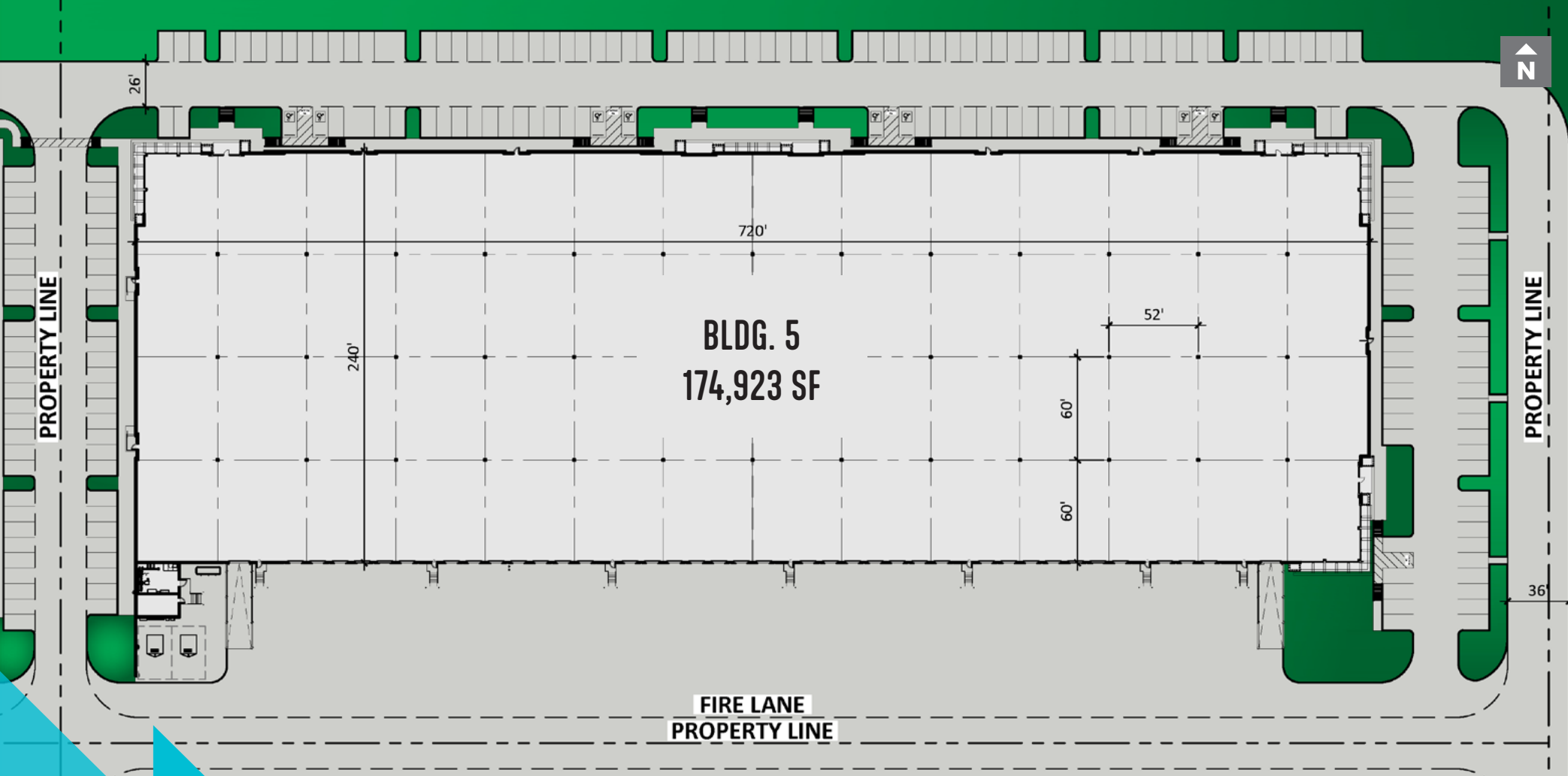
2 - 12' x 14'
ramped doors

52'w x 60'd
column spacing

ESFR
sprinklers

42
dock doors

187
car parks



BUILDING 5



174,923 SF
size

49,920 SF
divisible to

210'
shared truck court

36'
clear height

240'
depth

2 - 12' x 14'
ramped doors

52'w x 60'd
column spacing

ESFR
sprinklers

37
dock doors

200
car parks

DUNCAN LANE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



BLDG. 6
180,335 SF

790'

220'

60'

53'-4"

52'

35'

SPINKS ROAD

BUILDING 6



180,335 SF
size

34,320 SF
divisible to

210'
shared truck court

32'
clear height

220'
depth

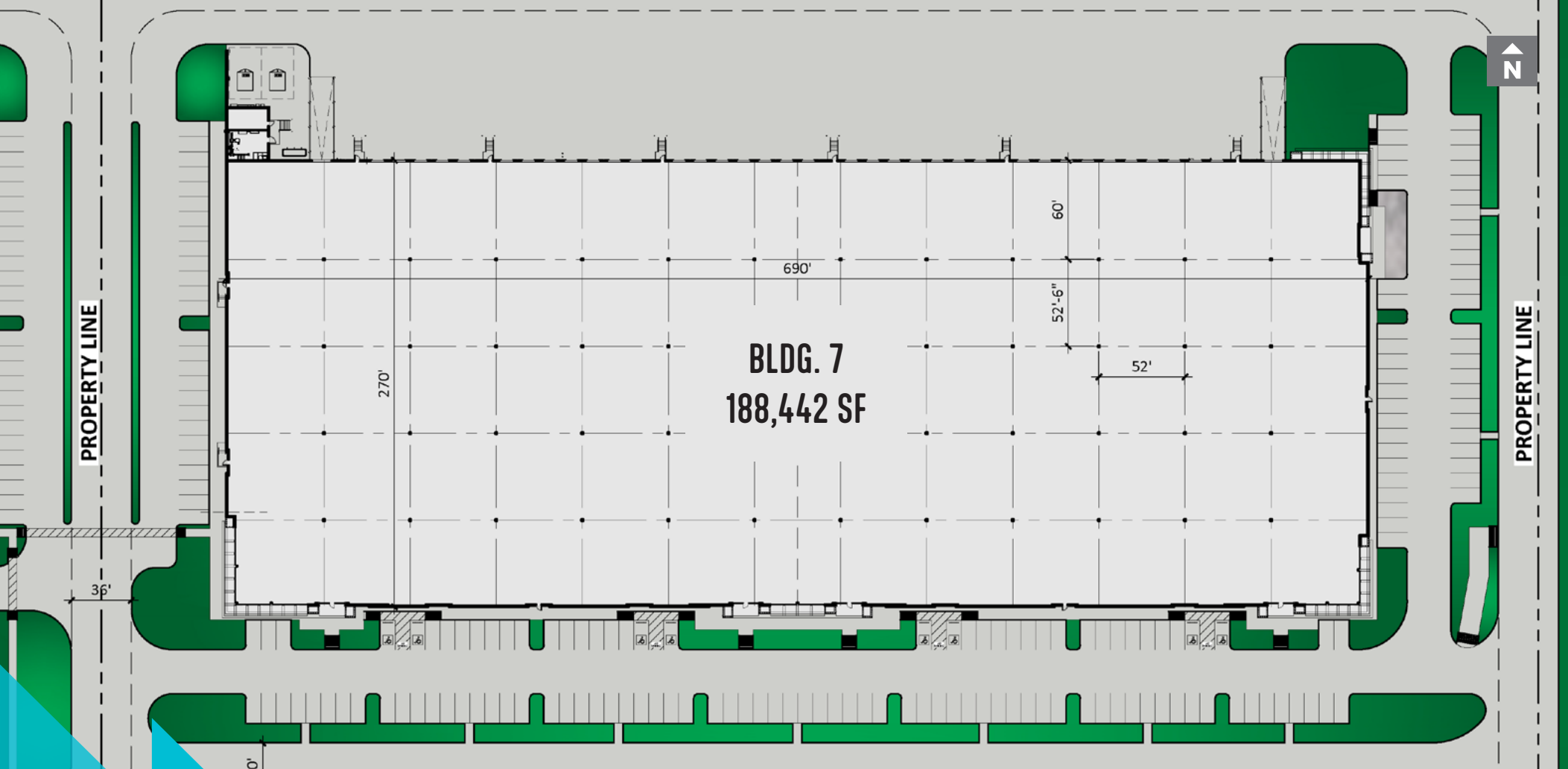
2 - 12' x 14'
ramped doors

52'w x 53'5"d
column spacing

ESFR
sprinklers

39
dock doors

195
car parks



BUILDING 7



188,442 SF
size

70,200 SF
divisible to

210'
shared truck court

36'
clear height

270'
depth

2 - 12' x 14'
ramped doors

52'w x 52'6"d
column spacing

ESFR
sprinklers

36
dock doors

190
car parks



LEWISVILLE 121
BUSINESS PARK

TO IH-35E

121

121

↑↓ EASY INGRESS & EGRESS

Situated just north of DFW International Airport along Highway 121, Lewisville 121 Business Park enables users to efficiently distribute products throughout an area of 8 million residents while accessing a vast labor pool. With rapid access to Highway 121 (Sam Rayburn Tollway), users can easily reach nearby Interstate 35 and the broader Metroplex.



TRANSWESTERN[®]

STREAM

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PREMIER METROPLEX LOCATION

Lewisville, Texas is a vibrant community offering the best in education, recreation and infrastructure just minutes away from central Dallas. This thriving economic hub has a strong and dynamic business community, with a robust blend of businesses from Fortune 500 companies to innovative start-ups.

DALLAS CBD	25 minutes
FORT WORTH CBD	35 minutes
DFW AIRPORT	8 minutes
DALLAS LOVE FIELD AIRPORT	20 minutes
FORT WORTH ALLIANCE AIRPORT	30 minutes