

DFW DISTRIBUTION CENTER

1717 W. AIRFIELD DRIVE | DFW AIRPORT, TX



UP TO 252,400 SF AVAILABLE FOR LEASE

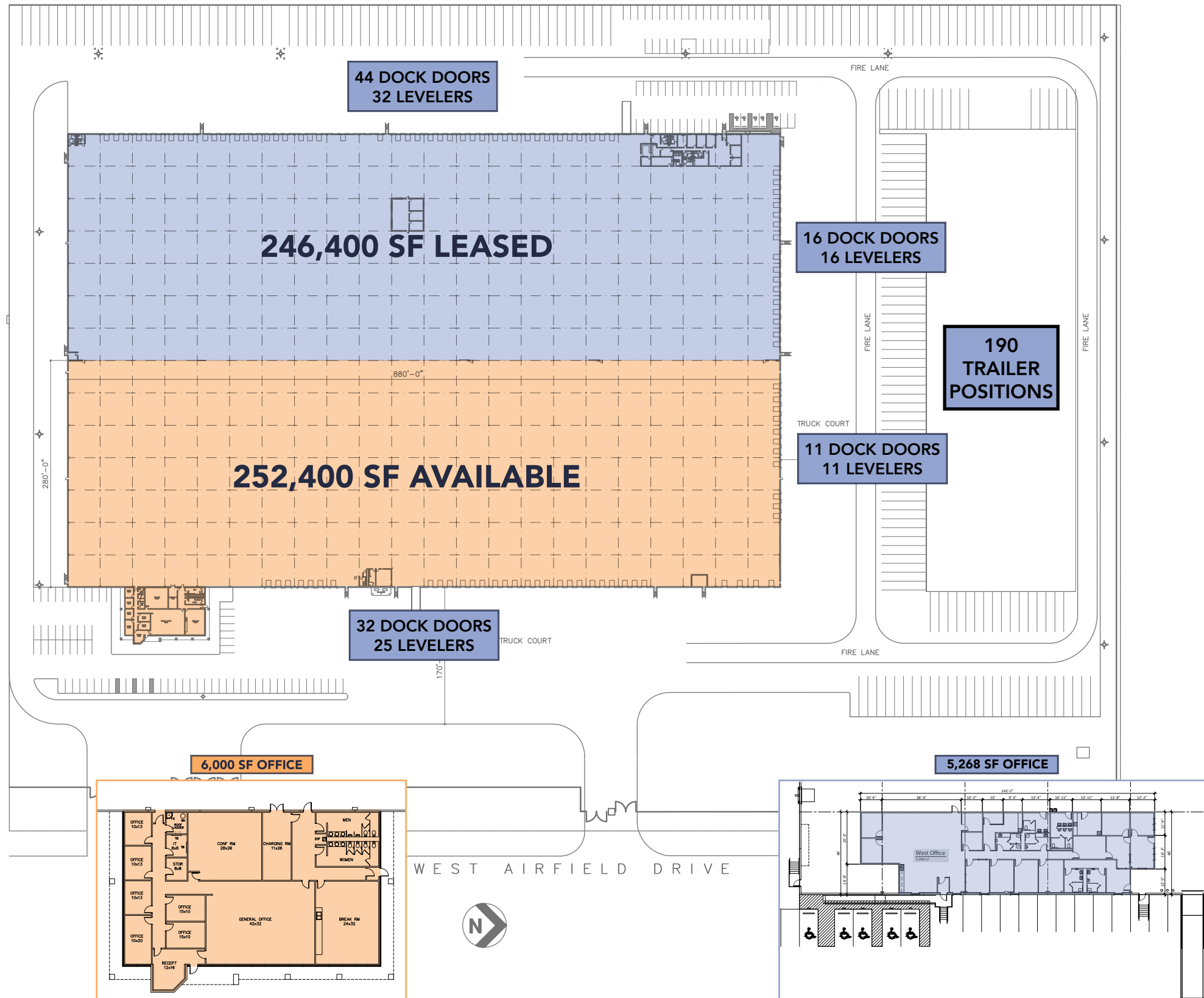
Owned by:



CLARION
PARTNERS

Professionally Leased &
Managed by:

STREAM



BUILDING FEATURES

- Fully secured (fenced) site on 32.18 acres with guard shack
- Two (2) primary office pods - 6,000 sf (east side) 4,800 sf (west side) with shipping offices on both sides
- Tri-load configuration with 40' x 40' column spacing
- 560' overall building depth - 280' to the spine
- 103 dock high doors; 84 levelers
- 190 trailer storage positions
- 2 concrete drive-in ramps
- 170+ truck courts
- Fully sprinklered
- 24' clear height

PROPERTY FEATURES

- On DFW Airport property - 32.18 acres
- FOREIGN TRADE ZONE tax exemption (FTZ #39)
- Triple Freeport tax exemption
- No property taxes - ground lease payments only
- Superior transportation infrastructure
- Excellent ingress/egress with expandable ingress points
- Proximity to all major air carriers
- UPS and Fed Ex within minutes

