

AVAILABLE OCTOBER 1, 2024



Owned by: 

3817 IRVING BOULEVARD, DALLAS, TX 75247
CROSS-DOCK TERMINAL FOR LEASE
107 DOORS ON ± 5.9 ACRES

PROPERTY HIGHLIGHTS

- ± 47,000 SF
- ± 6 Acres
- 105 Dock Doors
- 1 Ramp
- Electric Fence
- Security Guard Booth
- Multiple Access Points
- Industrial Research (IR) Zoning

“Renovated” Office

- ± 5,000 SF office
 - » White-box condition
 - » New building systems – including electrical, HVAC and restrooms

“Renovated” Cross Dock Terminal

- New dock doors and bumpers
- LED lighting throughout warehouse



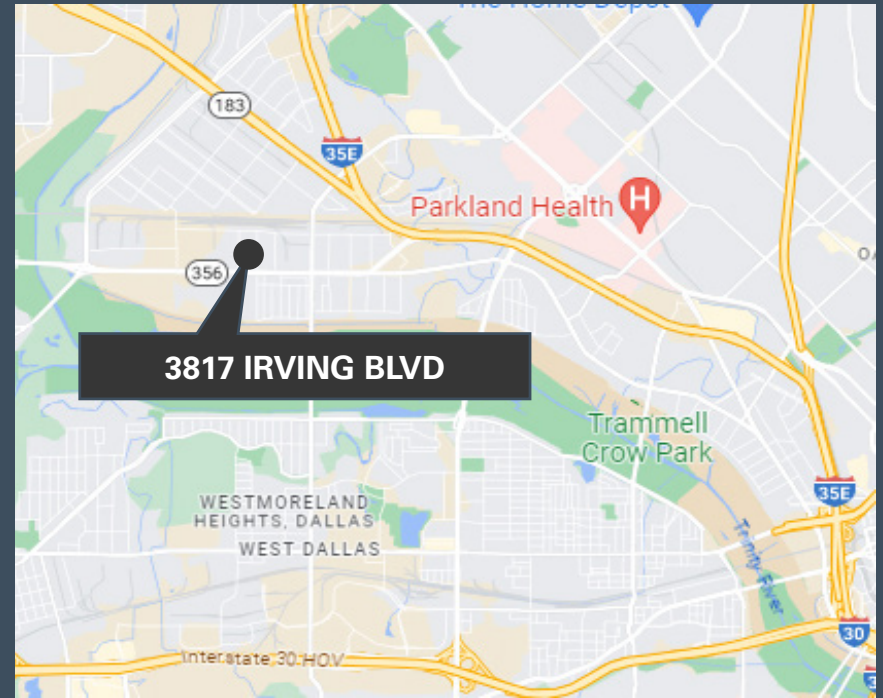
1.14 MILES



2.32 MILES



3.25 MILES





In the heart of one of the most infill IOS locations in the DFW metropolitan area, the Property sits on Irving Blvd (± 16,400 VPD) with excellent visibility and access to major thoroughfares including I-35, SH-183, SH-114 and I-30. The Property is within close proximity to the airports, downtown, and intermodal, and sits on the same block as many of the national LTL carriers and trucking companies.



16 MILES
TO DFW AIRPORT



21 MILES
TO DALLAS INTERMODAL TERMINAL



4.6 MILES
TO LOVE FIELD AIRPORT



PROPERTY ZONING

IR - INDUSTRIAL RESEARCH

Purpose:

To provide for research and development, light industrial, office, and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development.

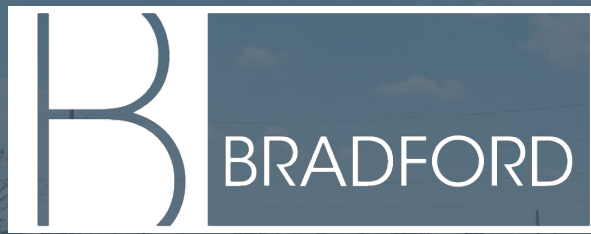
Permitted Uses (not exhausted list):

- Auto service center [RAR]
- Building repair and maintenance shop [RAR]
- Bus or rail transit vehicle maintenance or storage facility [RAR]
- Commercial bus station and terminal [RAR]
- Commercial motor vehicle parking
- Commercial parking lot or garage [RAR]
- Freight terminal [RAR]
- Industrial (inside) for light manufacturing
- Industrial (outside)
- Machine or welding shop [RAR]
- Machinery, heavy equipment, or truck sales and services [RAR]
- Office showroom/warehouse
- Outside storage [RAR]
- Tool or equipment rental
- Truck stop [SUP]
- Vehicle or engine repair or maintenance
- Vehicle display, sales, and service [RAR]
- Warehouse [RAR]



The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

FOR QUESTIONS ABOUT THE PROPERTY



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