

# 161 AIRPORT CENTER

NWC of State Highway 161 & Northgate  
Irving, Texas 75038



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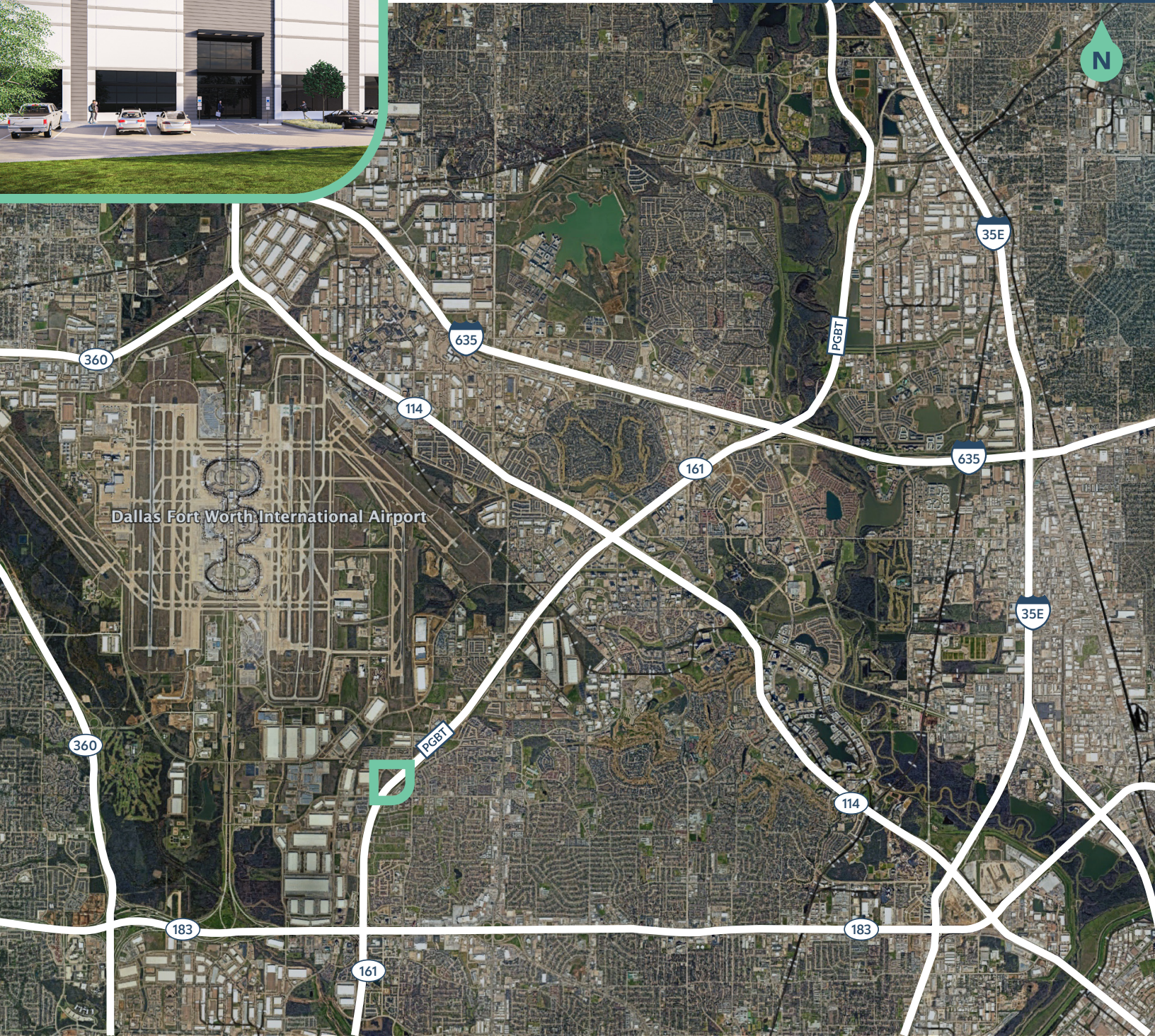
**STREAM**





## DETAILS

<b>TOTAL RENTABLE AREA:</b>	118,178 SF	<b>LOADING:</b>	Rear-load - 30 (9'x10') Dock High Doors - 1 (12'x14') Ramped Door
<b>DIVISIBLE TO:</b>	31,200 SF	<b>TRUCK COURT:</b>	130' - 185' deep
<b>OFFICE:</b>	Built to Suit (3,000 SF Planned)	<b>TRAILER PARKS:</b>	19 (Expandable to 28)
<b>TOTAL LAND AREA:</b>	10.78 Acres	<b>STAGING BAY:</b>	60'
<b>CLEAR HEIGHT:</b>	32'	<b>CAR PARKS:</b>	124
<b>COLUMN SPACING:</b>	52' x 46'-8"	<b>SPRINKLER:</b>	ESFR
		<b>POWER:</b>	1500A / 480V / 3-Phase



Frontage On

**HWY  
161**

Immediate Access To

**DFW  
AIRPORT**

16 Miles To

**DALLAS  
CBD**

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