



# VALLEY PARKWAY DISTRIBUTION CENTER

340,172 SF AVAILABLE

2555 S. Valley Parkway, Lewisville, TX 75067



Valley Parkway Distribution Center is a Class A, infill warehouse and logistics facility in the North DFW Airport submarket. As one of the only available bulk distribution facilities in Lewisville, it is an ideal location for both local and regional distribution. The location provides quick and efficient access to DFW Airport, US Highway 121, I-35E, I-635, and Highway 114.



## ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



# 340,172

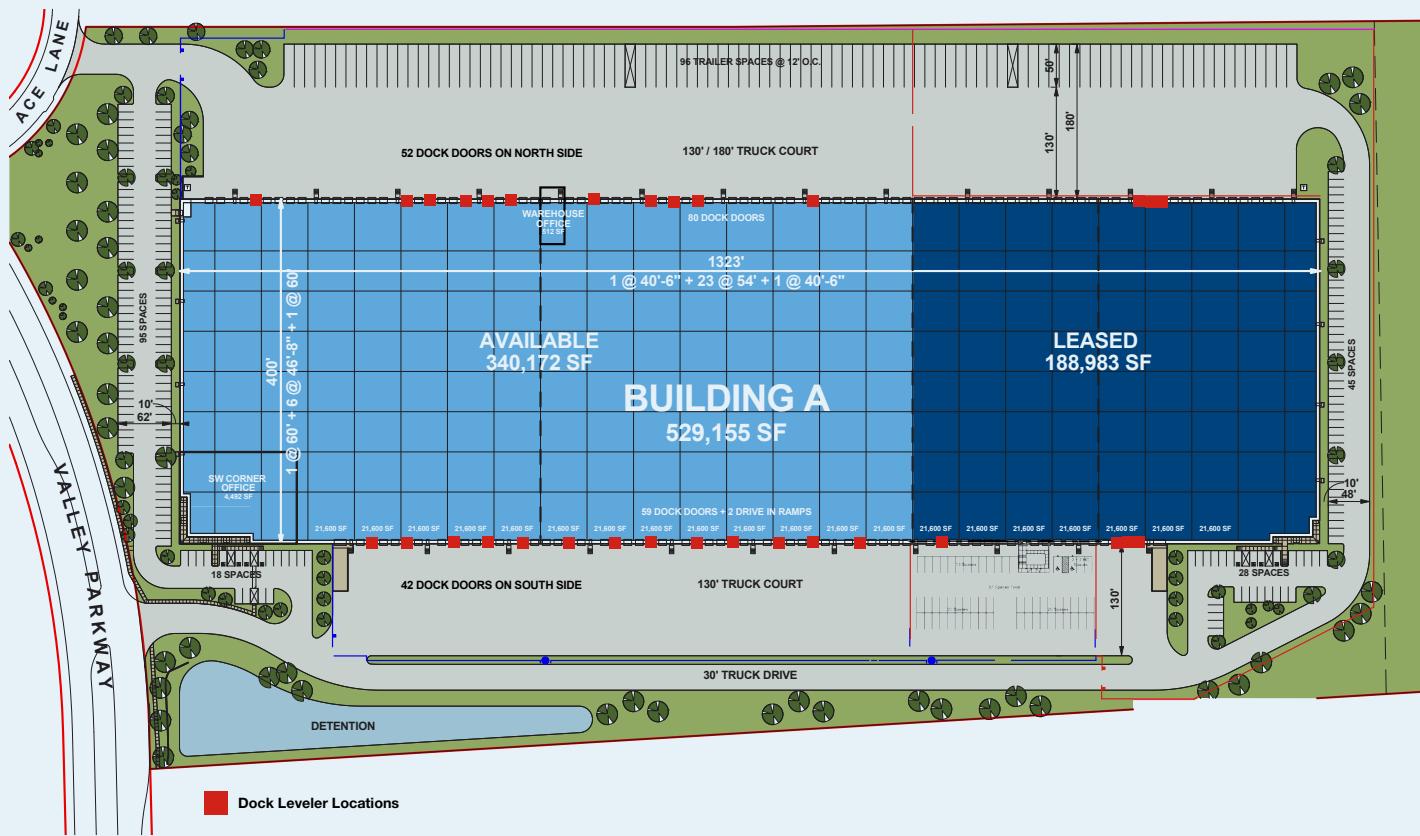
available  
square  
feet

TOTAL BUILDING:	529,155 SF
CLEAR HEIGHT:	36'
MAIN OFFICE:	4,492 SF
SHIPPING OFFICE:	512 SF

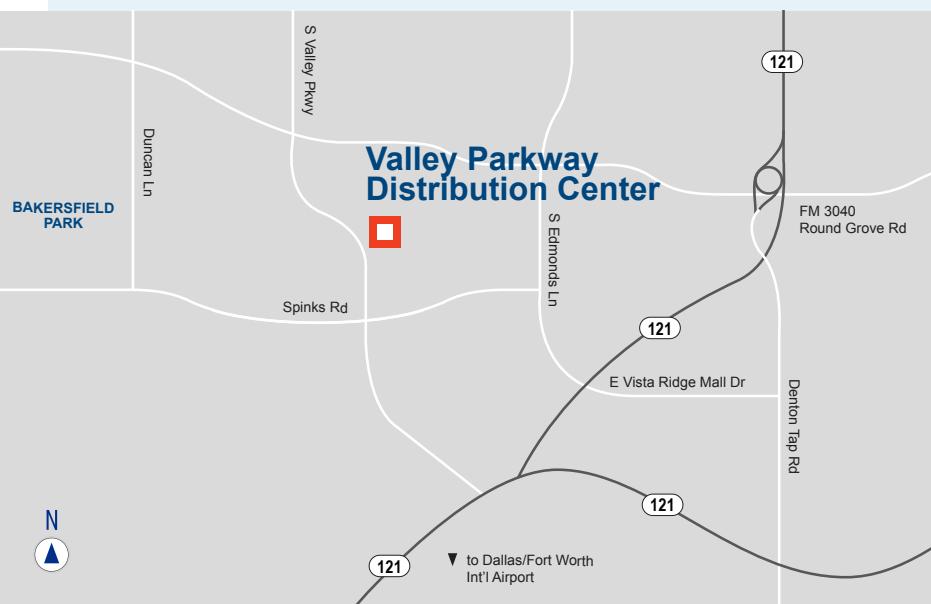


## One of DFW's Most Desirable Distribution Locations

DOCKS:	94 (9' x 10')
DRIVE-IN DOORS:	1 (14' x 16')
TRUCK COURT:	130'/180'
AUTO PARKING:	113 spaces
TRAILER PARKING:	60 stalls
BUILDING DIMENSIONS:	1323' x 400'
COLUMN SPACING:	54' x 46'-8"
CONFIGURATION:	Cross-dock
LEVELERS:	24
POWERED LOUVERS:	24
DEMISING WALLS:	1
HVLS FANS:	4
LIGHTING:	LED
ELECTRICAL:	3200 amps
FIRE SPRINKLER:	ESFR



## DRIVING DISTANCES



## METRO AREAS

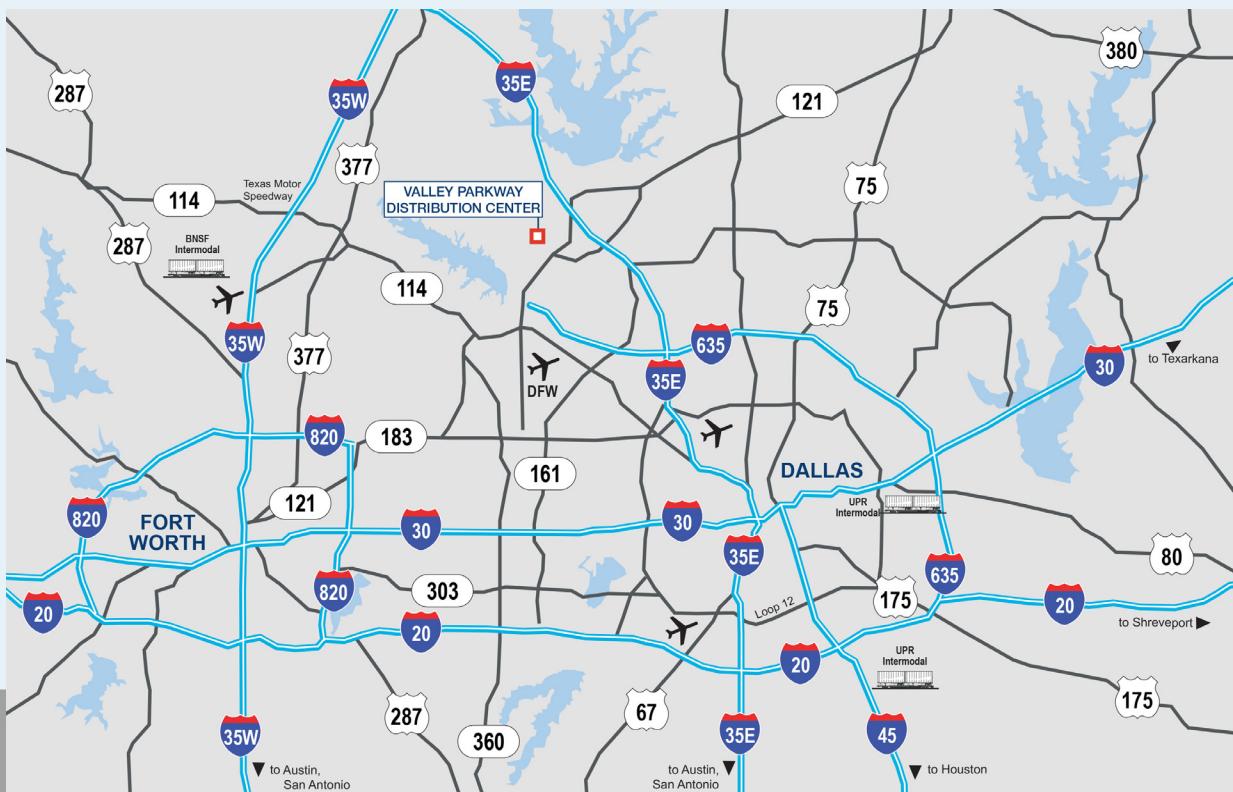
Downtown Dallas.....	24 miles
Arlington.....	26 miles
Fort Worth.....	30 miles
Oklahoma City .....	185 miles
Austin .....	226 miles
Houston .....	277 miles

## MAJOR ROADS

Hwy 121	1.5 miles
I-35E	3 miles
I-635	4.5 miles
I-30	20 miles
I-820	20 miles
I-20	25 miles

AIR

DFW Airport ..... 7 miles  
Dallas Love Field Airport ..... 20 miles



For more information, or to set up a tour, please contact:



**Canon Shoultz, SIOR, CCIM**  
+1.972.280.8328  
cshoultz@holtlunsford.com

**Keaton Brice**  
+1.972.421.1956  
kbrice@holtlunsford.com

**Andrew Gilbert**  
+1.972.280.8312  
agilbert@holtlunsford.com

**Jon Harmon**  
+1.972.560.7001  
jon.harmon@idilogistics.com

**Tony Maclin**  
+1.972.560.7009  
tony.maclin@idilogistics.com

[www.idilogistics.com](http://www.idilogistics.com)