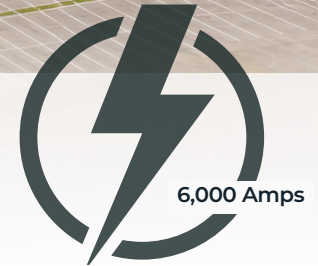




3191 COMMONWEALTH DRIVE
Dallas, Texas 75247

FOR LEASE
199,958 SF
AVAILABLE NOW

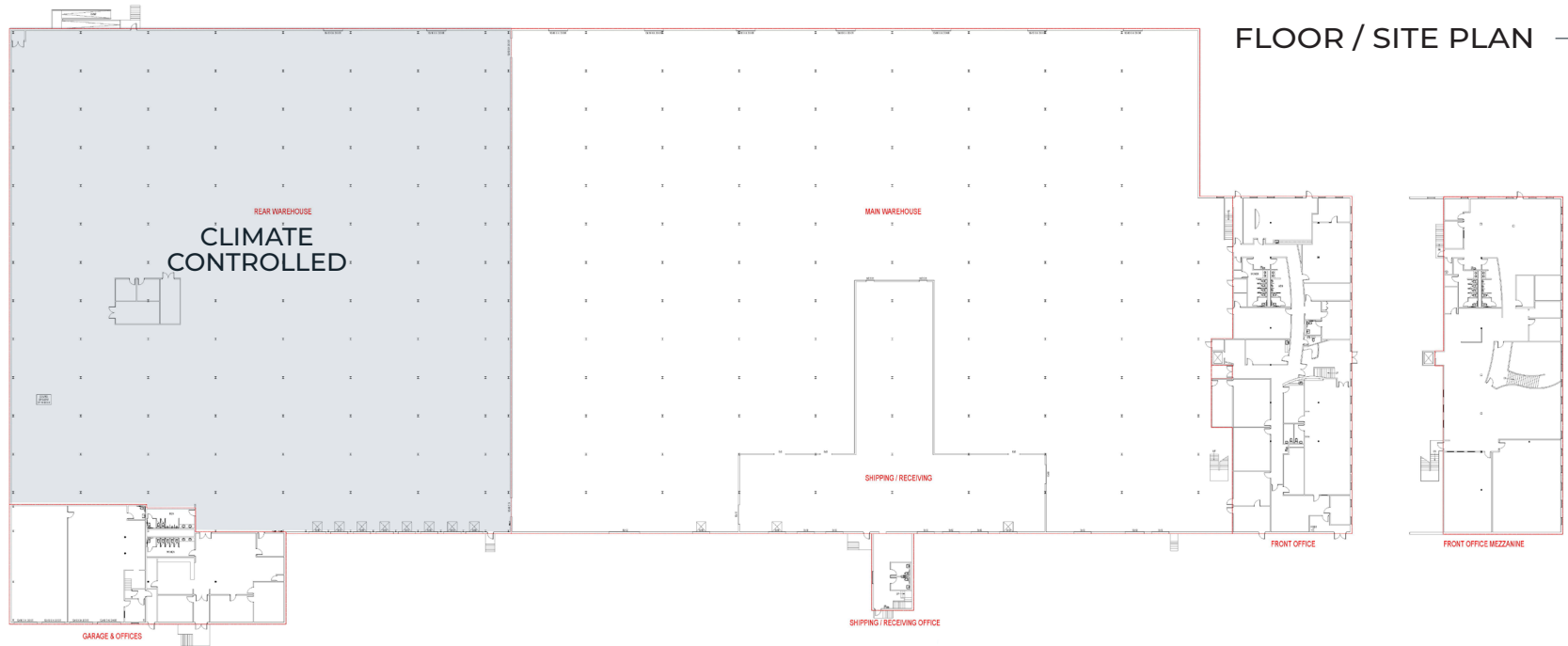


LEASED BY

NAIR Robert Lynn

- 199,958 SF Available Immediately
- 20' Clear Height
- Heavy Power via Two (2) Services:
3,000 Amp Each at 277/480 V

- 20 Dock Doors, 4 Drive-In Doors
- 67,615 SF Climate-Controlled Warehouse
- +/- 153 Parking Spaces
- Fully Sprinklered



PROPERTY FEATURES

	BUILDING SIZE	199,958 SF		DOCK DOORS	20		WAREHOUSE LIGHTING	LED
	OFFICE	24,888 SF (12%)		DRIVE-IN DOORS	4		SPRINKLER SYSTEM	Fully Sprinklered
	CLEAR HEIGHT	20'		POWER	Heavy Power - Two (2) Services 3,000 Amp each at 277/480V		CAR PARKS	153
	LOADING	Front Load		HVAC WAREHOUSE	67,615 SF HVAC		LOCATION	Visible from Irving Blvd (19,077 VPD) 0.25 miles to I-35E & 1.5 miles to TX-183/TX-114

3191 COMMONWEALTH DRIVE

Dallas, Texas 75247

UNPARALLELED LOCATION

Positioned at the southern gateway to the Brookhollow Industrial District, 3191 Commonwealth sits at the confluence of I-35E, TX-114/183, and Irving Boulevard - one of the most strategically connected infill locations in Dallas. The property sits at the crossroads of Brookhollow's established industrial base and the energy driving the neighboring Dallas Design District, Medical District, and Pegasus Park. With Love Field minutes away and the Dallas CBD skyline visible from the site, 3191 Commonwealth offers the rare combination of urban infill access and true last-mile positioning that the market demands.



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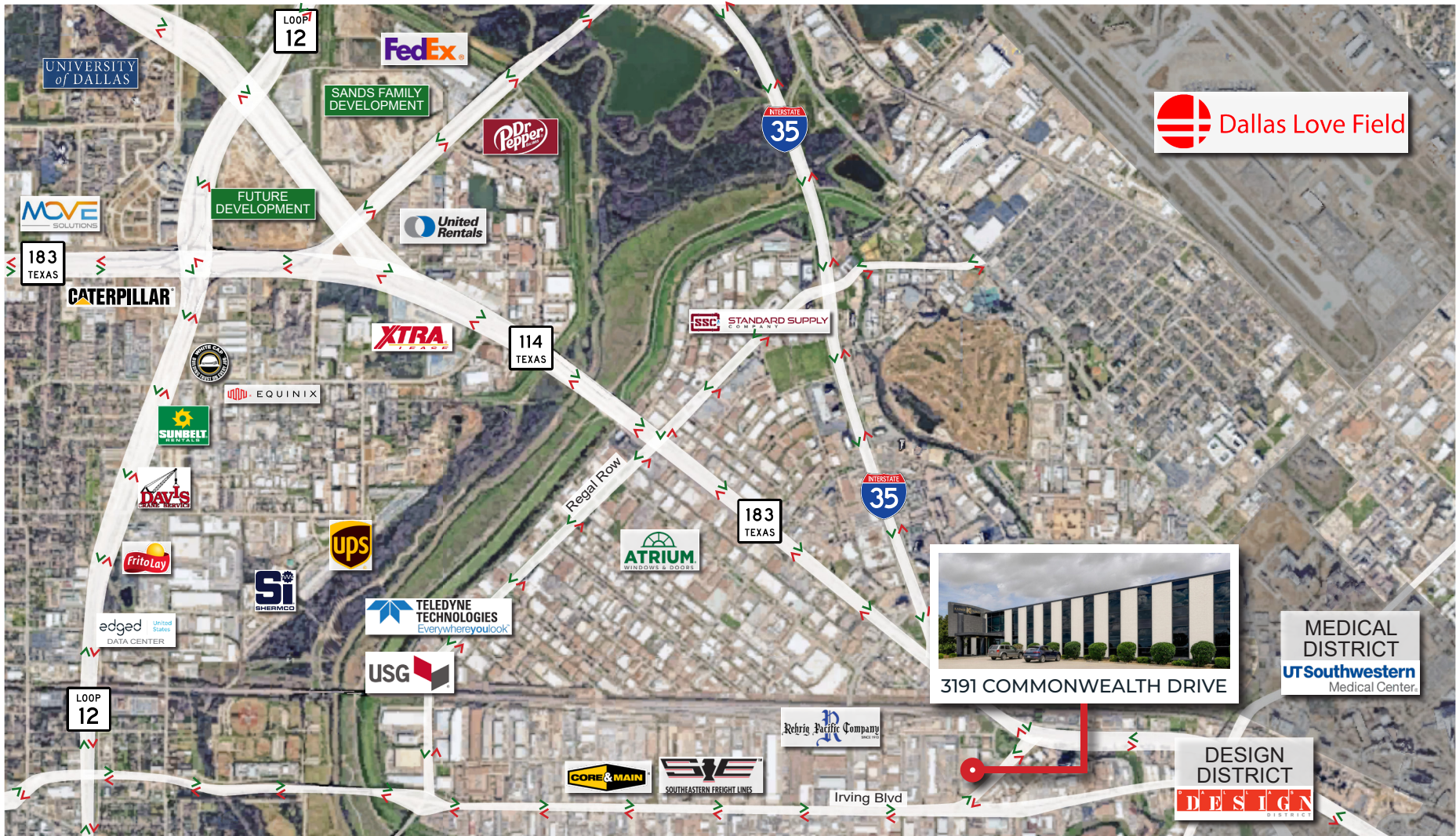
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 Dallas Love Field



MEDICAL DISTRICT
UT Southwestern
 Medical Center.

DESIGN DISTRICT
DESIGN
 DISTRICT

DRIVING DISTANCES

I-35 E
 0.25 miles

TX-183/TX-114
 1.5 miles

DALLAS LOVE FIELD AIRPORT
 3 miles

DALLAS CBD
 4 miles

LOOP 12
 4 miles

DFW AIRPORT
 11 miles

