

VALLEY RIDGE 35

TWO BUILDINGS | DIRECT I-35 ACCESS | LEWISVILLE, TEXAS

329,651 SF AVAILABLE | DELIVERING JUNE 2027



LEASED BY:



FOR LEASING INFORMATION CONTACT:

Sarah Ozanne

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Mac Hall

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214.560.2371

DEVELOPED BY:



CROW HOLDINGS
INDUSTRIAL

in partnership with Lewisville Development, L.P.

BUILDING 1 BUILDING SPECIFICATIONS

- Size: 226,680 SF
- Divisible to 54,860 SF
- Clear Height: 36'
- Depth: 260'
- Truck Court: 130'
- Parking Spaces: 206
- Trailer Positions: 48
- Dock Doors: 51 dock-high
- Drive-Ins:
Two (2) 12'x14' Ramps
- Rear Load Configuration



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STREAM

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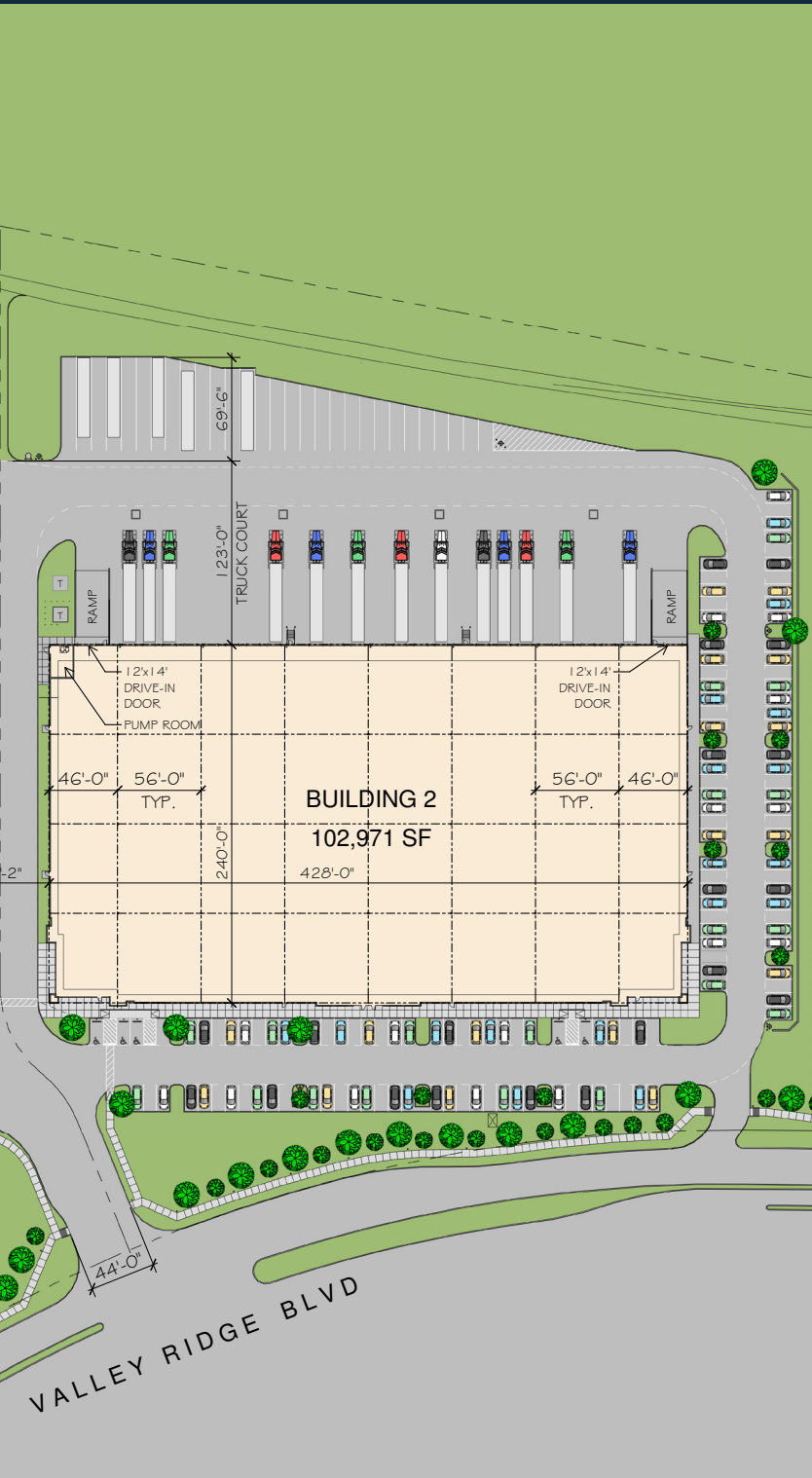
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BUILDING 2 BUILDING SPECIFICATIONS

- Size: 102,971 SF
- Divisible to 51,485 SF
- Clear Height: 36'
- Depth: 240'
- Truck Court: 130'
- Parking Spaces: 134
- Trailer Positions: 13
- Dock Doors: 23 dock-high
- Drive-Ins:
Two (2) 12'x14' Ramps
- Rear-Load configuration

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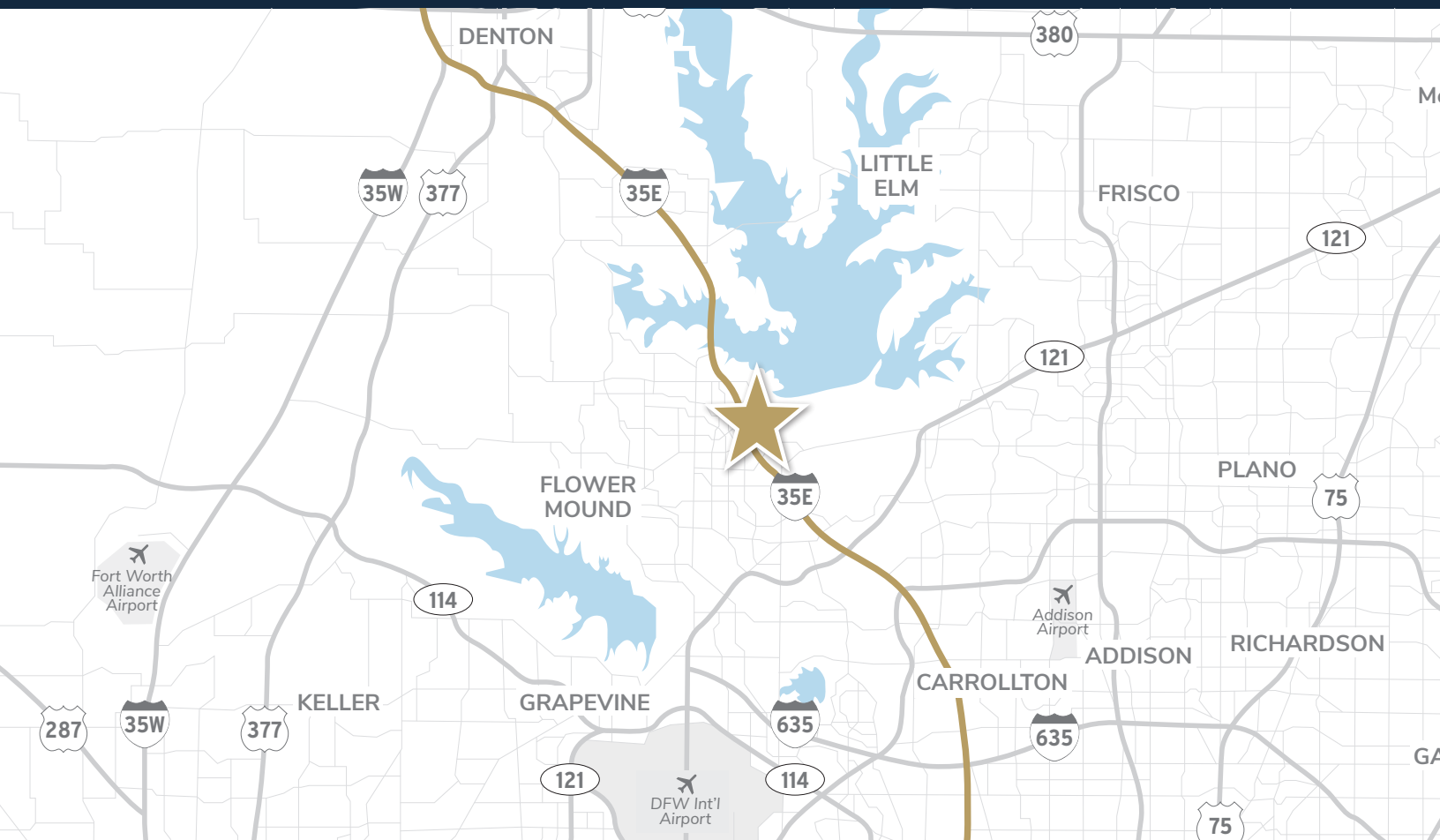
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THE RIGHT LOCATION. THE REAL ADVANTAGE.

VALLEY RIDGE

- Direct access to I-35 and Valley Ridge Blvd
- Located in the DFW Airport / Lewisville industrial hub
- Positioned in a top-performing DFW submarket:
Convenient access to Dallas, Denton, Plano, and Frisco
- ~10 minutes to DFW International Airport
- ~25–30 minutes to Dallas Love Field



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