

FOR SALE OR LEASE

6001 Campus Circle Drive W | Irving, TX 75063



113,406 SF | (DIVISIBLE TO 31,652 SF)

Building Size	113,406 SF
Office	±30,000 SF
Warehouse	±31,632 SF
Open Work Area	±55,863 SF
Year Built	1981
Land Size	4.69 Acres
Column Spacing	35' x 40'
Clear Height	21' - 23'
Sprinklered	Yes
Loading	Dock High & Grade Level Loading Available
Car Parks	±175
Power	8.5 MW Service Available
Location	Excellent Location Adjacent to DFW Airport



ADDITIONAL COMMENTS:

- 55,863 SF of Open Work Area; can be Partially Converted to Warehouse
- Former Data Center Building
- Additional Loading Doors can be Added
- Dual Feed Electrical Servers

FOR MORE INFORMATION:

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BRETT LEWIS, SIOR

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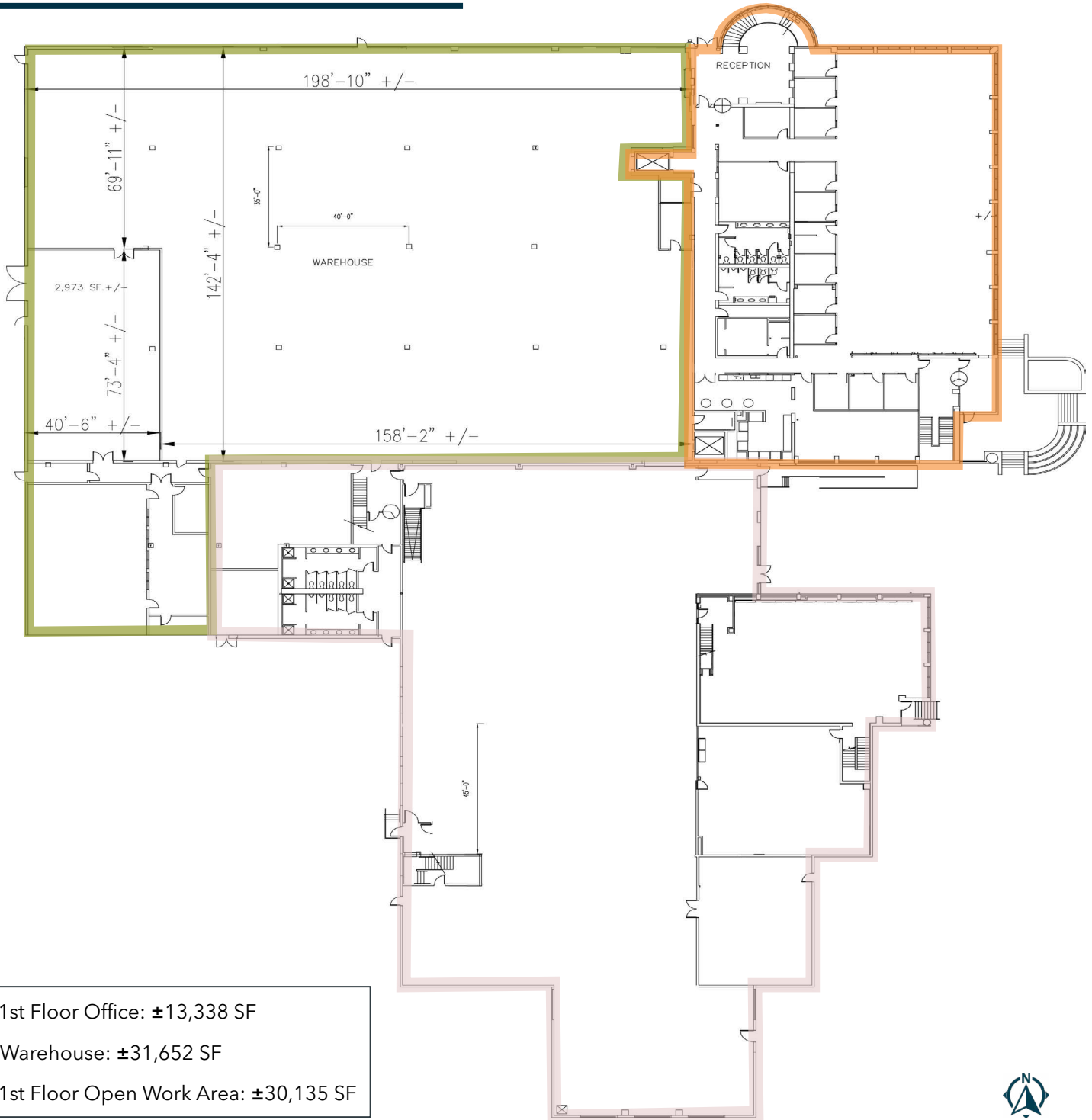
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leadallas.com

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FLOOR PLAN - 1ST FLOOR



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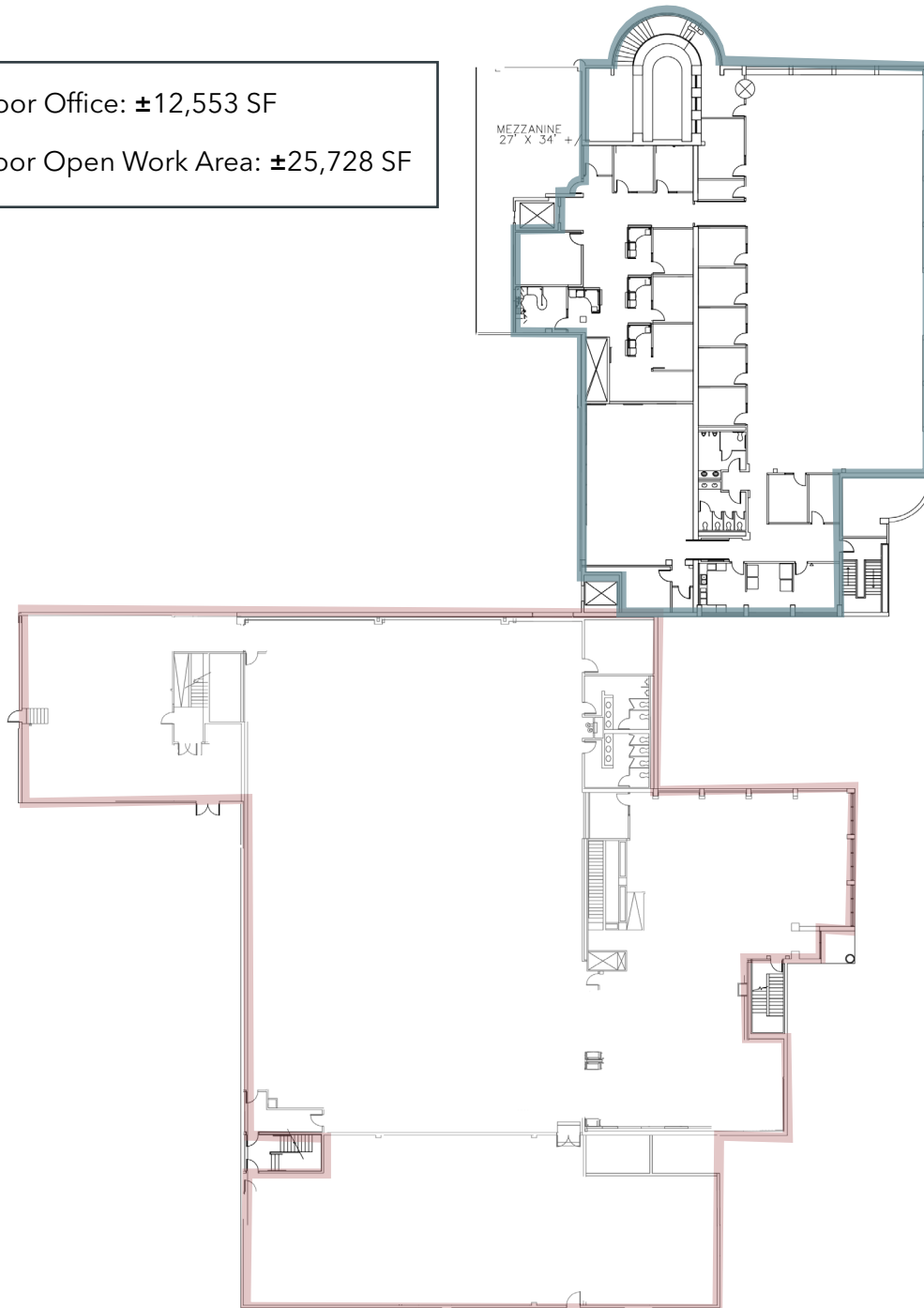
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FLOOR PLAN - 2ND FLOOR

	2nd Floor Office: ±12,553 SF
	2nd Floor Open Work Area: ±25,728 SF



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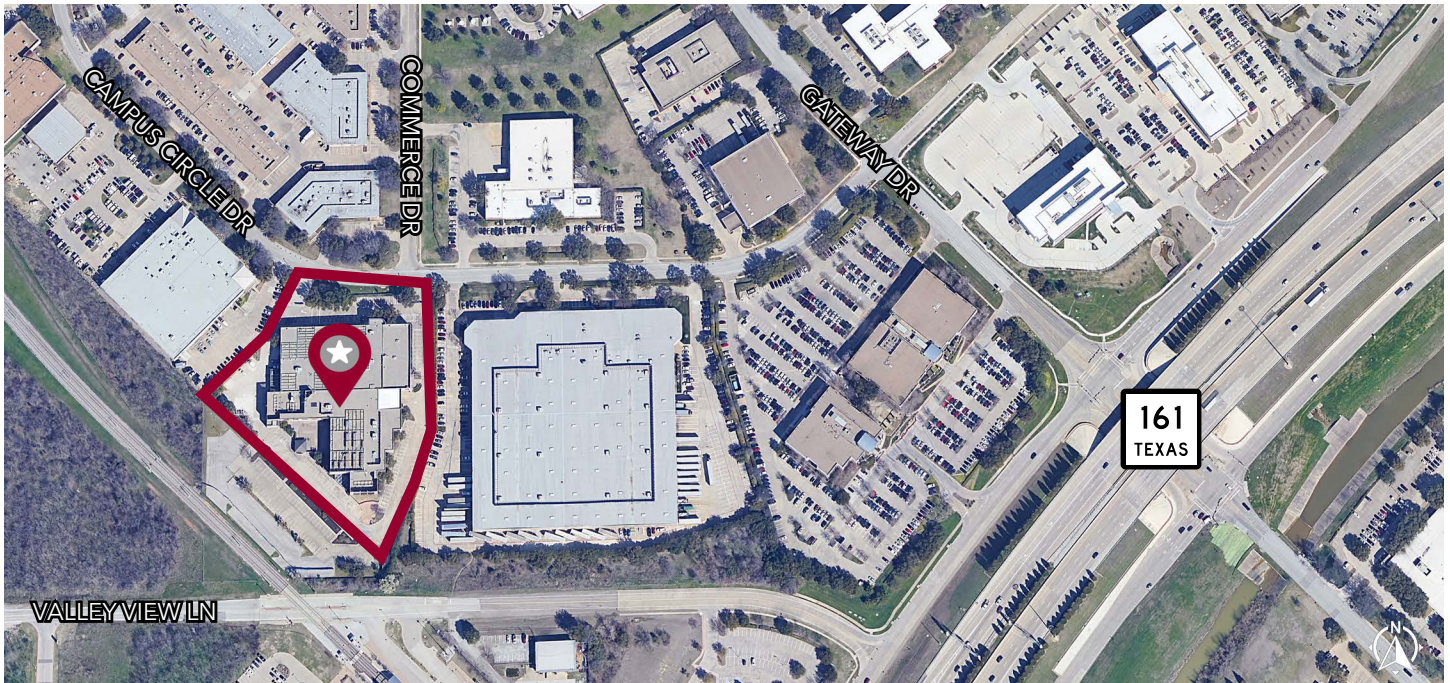
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LOCATION HIGHLIGHTS



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PROPERTY PHOTOS



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