

RIDGE POINT

*Logistics
Center*

8201 RIDGEPOINT DR, IRVING, TX

FOUNDRY
COMMERCIAL

 CUSHMAN &
WAKEFIELD



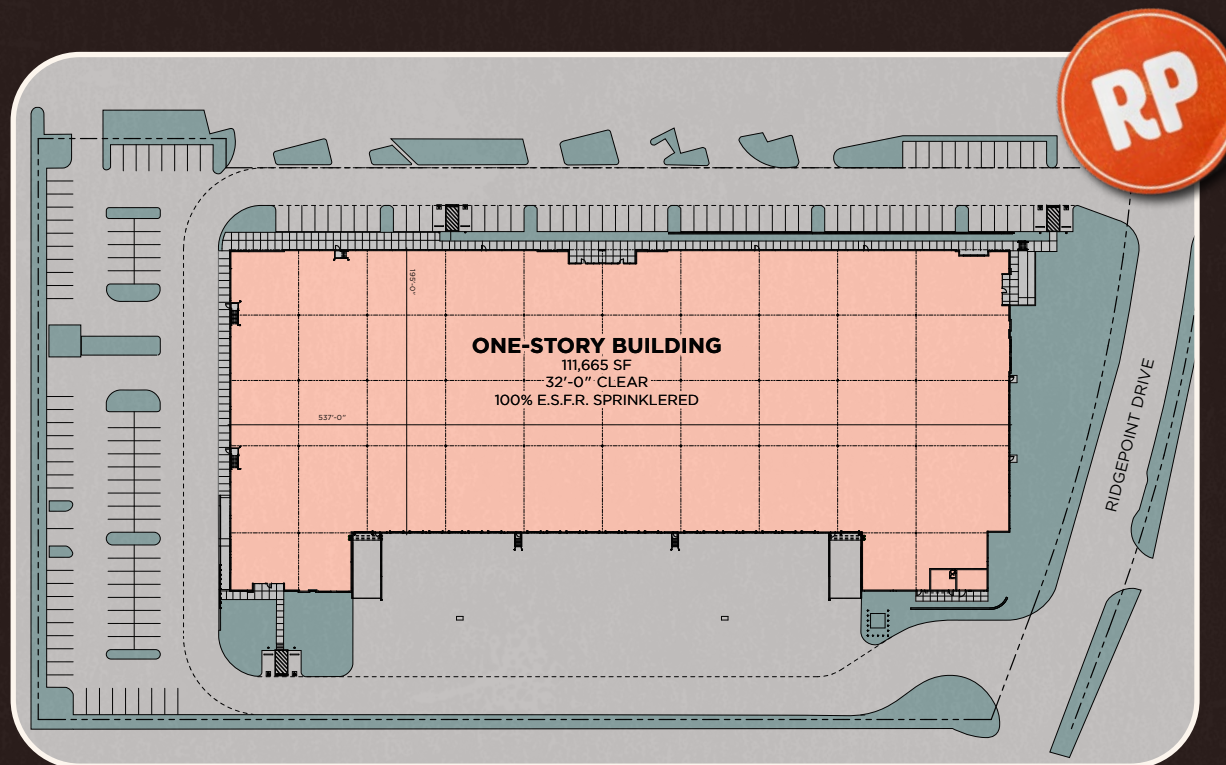
WHERE

DFW CONNECTS



Ridgepoint Logistics Center offers approximately 112,000 SF of freestanding industrial space in the DFW Airport Submarket, with flexible demising options designed to support a range of users. Set in one of DFW's most connected business environments, with easy access to I-635, State Hwy 114, proximity to DFW Airport and strong connectivity across North Texas, Ridgepoint provides a strategic operating base for companies looking to take advantage of the region's robust labor pool and customer base.

Demisable Options Available for Single-Tenant & Multi-Tenant Floorplans



Building Specs

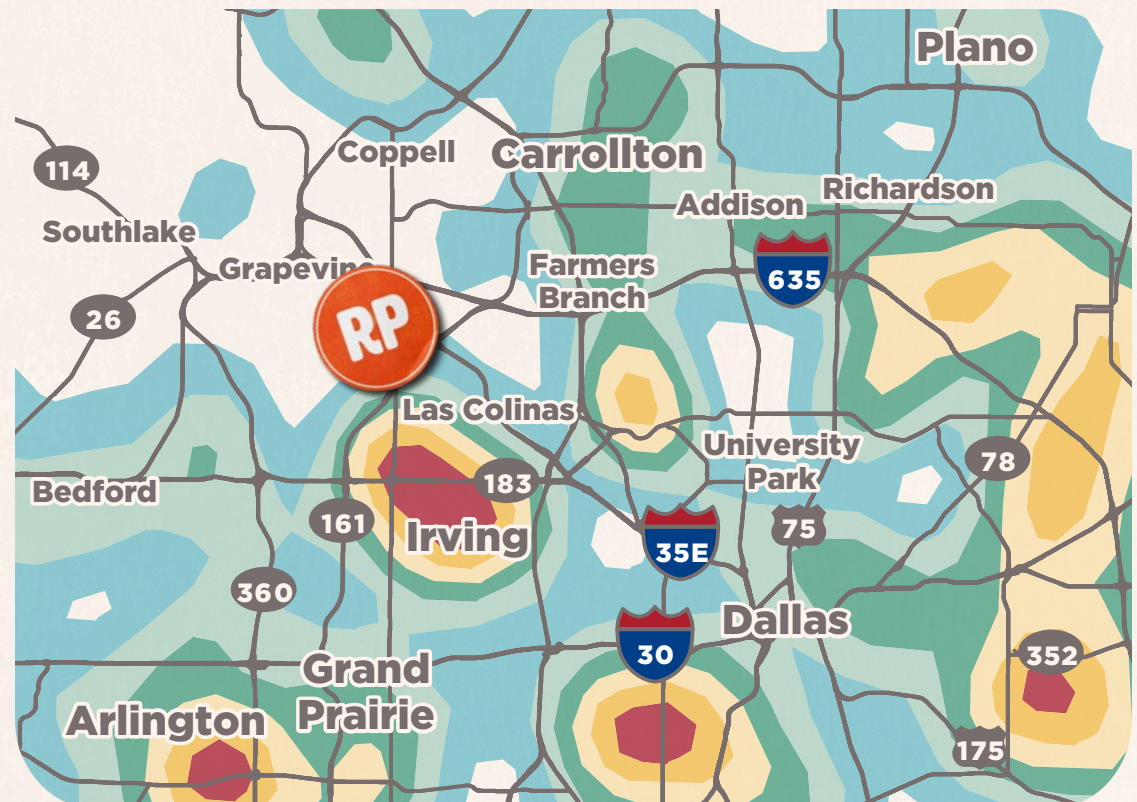
Total SF	111,665 SF
Divisible To	28,000 SF
Office SF	BTS (±3,000 SF Planned)
Dock High Doors	20 (9' x 10')
Drive-In Doors	2 (12' x 14')
Clear Height	32'
Car Parks	146 (1.30 / 1,000)
Building Depth	195'
Truck Court	122'
Configuration	Rear Load
Column Spacing	52' x 50' Typical Bay
Sprinkler	ESFR
Power	500 kVA Transformer (approx. 2000-amps) *Ability to upgrade

THE ACCESS ADVANTAGE

Ridgepoint Logistics Center is positioned within DFW's most efficiently connected and economically dynamic logistics corridors. This Class A facility combines immediate access to major regional transportation routes and DFW International Airport with strong proximity to blue-collar labor and a robust consumer base, supporting regional logistics across North Texas.

Driving Distances

I-635	< 1 mi
SH 114	< 1 mi
Dallas-Fort Worth Int'l. Airport	5 mi
Dallas Love Field Airport	14 mi
Downtown Dallas	16 mi
Arlington, Texas	18 mi
Frisco, Texas	25 mi
Fort Worth, Texas	28 mi





Home to leading headquarters and regional employers, Las Colinas offers companies a bustling destination, full of opportunity within one of DFW's most concentrated business and commercial ecosystems. This dynamic community is anchored by abundant area amenities and great proximity to a robust consumer base.

130+
Dining

50+
Hotels

50+
Retail

45+
Services

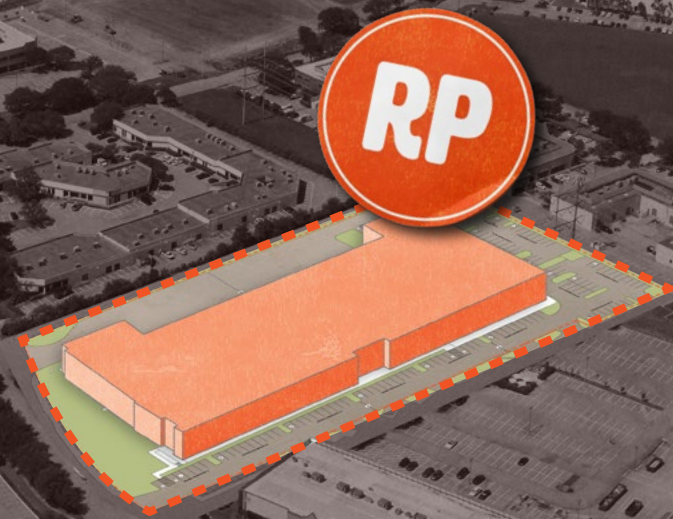
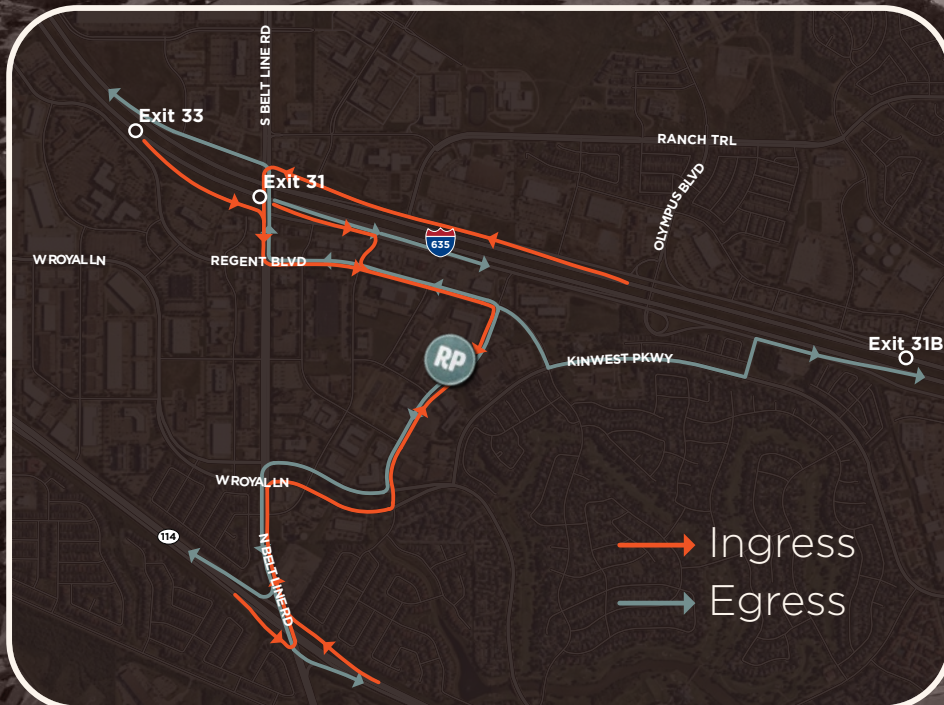
10+
Fitness

EASY INGRESS/EGRESS

LESS THAN 10 MIN FROM DFW AIRPORT

DALLAS FT WORTH
INT'L AIRPORT

RIDGE
POINT
Logistics Center



A photograph of a modern, two-story commercial building with large glass windows and a flat roof. Several cars are parked in the lot in front of the building. The image is slightly faded to serve as a background for the text.

RIDGE POINT

Logistics Center

A circular logo with a teal background and a white border. The letters 'RP' are written in a bold, white, sans-serif font.

RP

For leasing information, please contact:

BRETT OWENS

Managing Director

+1 972 663 9794

Brett.owens@cushwake.com

RILEY MAXWELL

Senior Director

+1 972 663 9839

Riley.maxwell@cushwake.com

CLAYTON JOHNSON

Senior Director

+1 972 763 4171

Clayton.johnson@cushwake.com

FOUNDRY
COMMERCIAL

The logo for Cushman & Wakefield, featuring a stylized building icon made of vertical bars of varying heights.

CUSHMAN &
WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.