

16,380 – 180,213 SF AVAILABLE

**2801 GATEWAY DR & 6330 COMMERCE DR
IRVING, TX 75063**



GATEWAY COMMERCE



FOR LEASING INFORMATION CONTACT:

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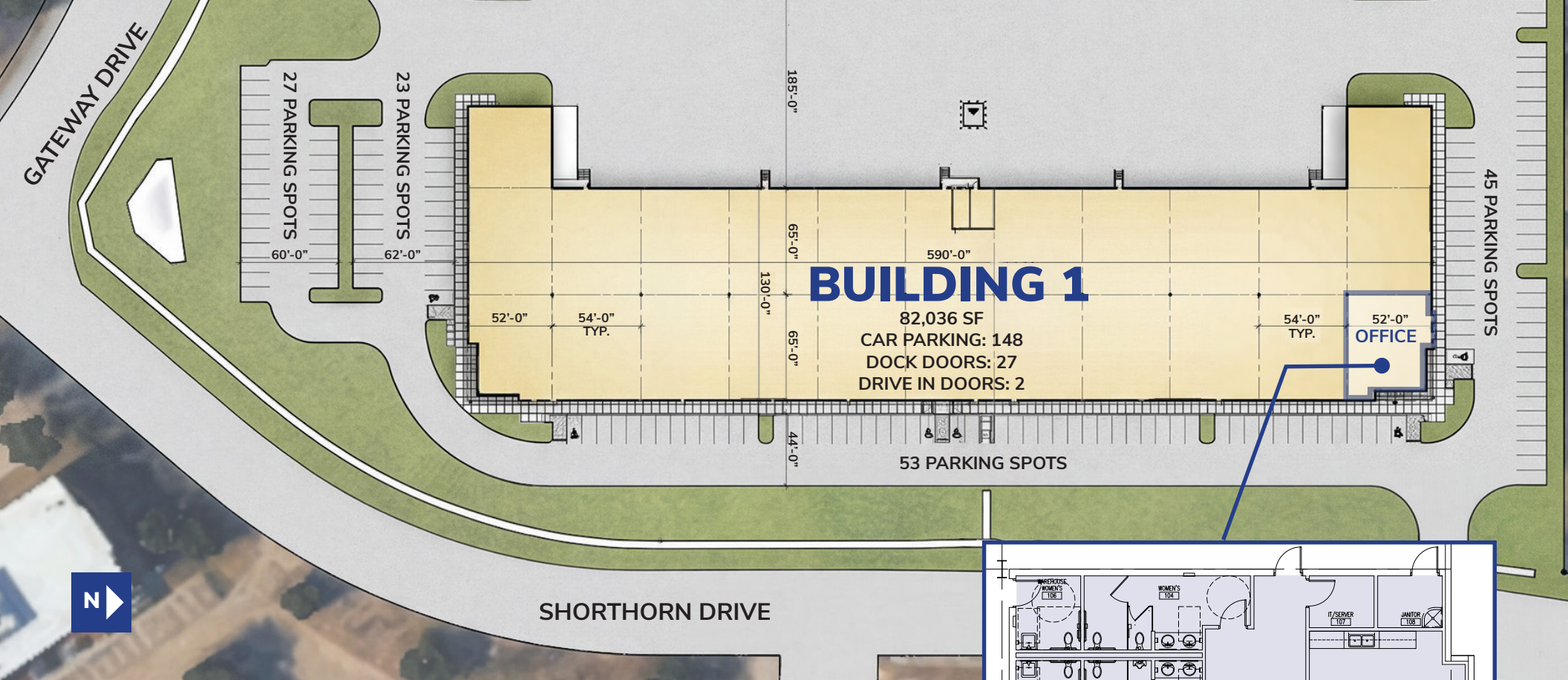
Brooklynn Pruitt
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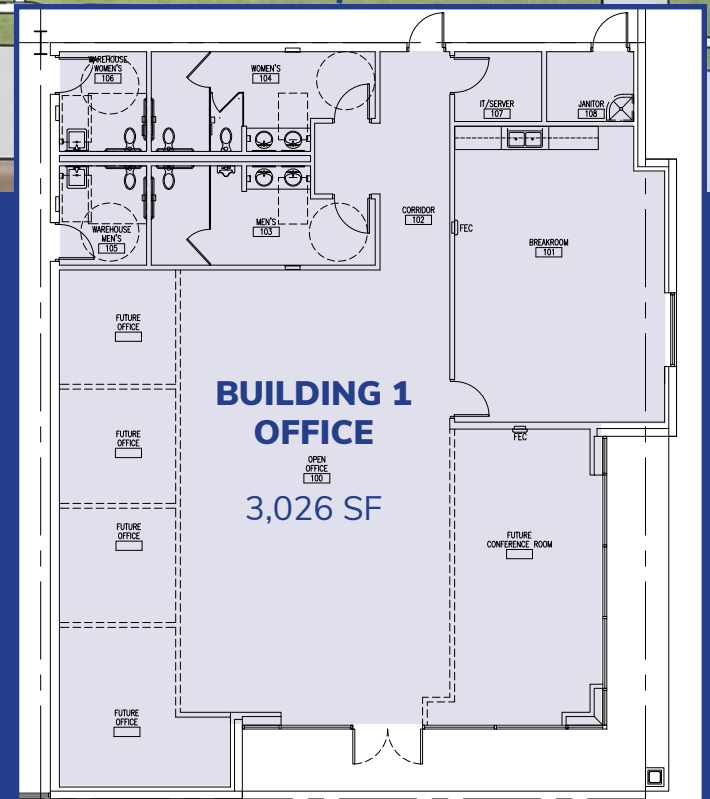
**DWS**



BUILDING 1 | 2801 GATEWAY DR

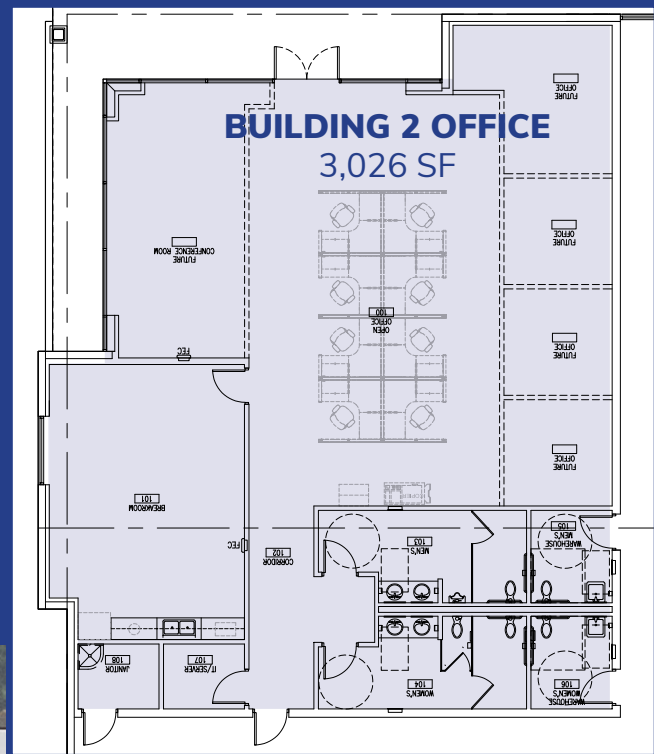
SPECIFICATIONS:

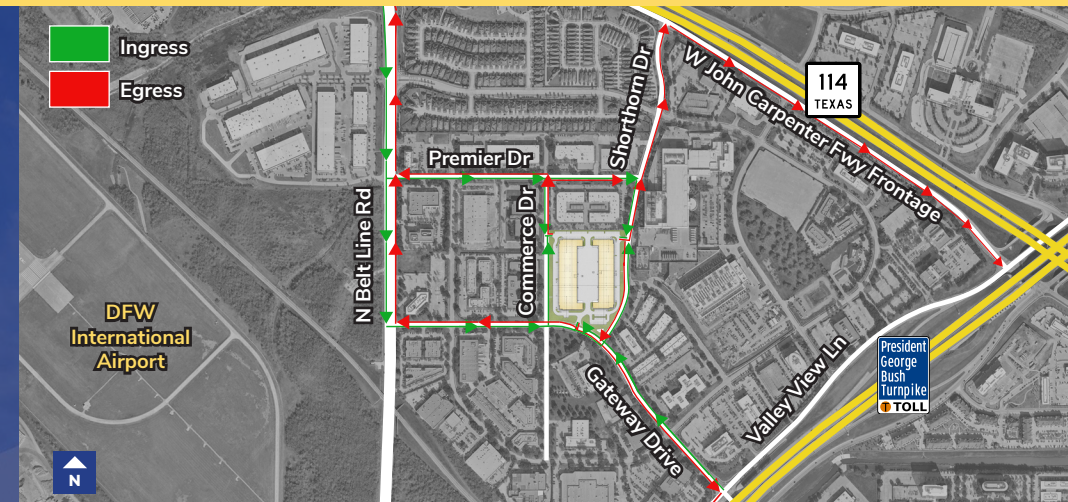
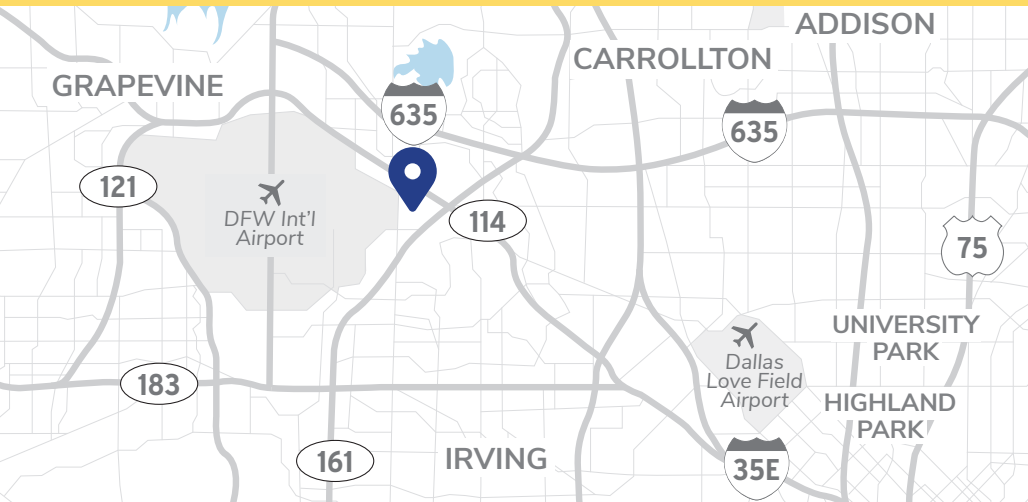
- 82,036 SF Total
- Divisible to 16,380 SF
- 3,026 SF Spec Office
- 148 Parking Spaces
- 27 Dock High Doors
- 2 Ramps
- 32' Clear Height
- ESFR Sprinklers
- 54' x 65' Column Spacing
- 130' Building Depth
- 185' Truck Court
- LEED Certified





- ## SPECIFICATIONS:





THE ACCESS ADVANTAGE

Immediate access to:

- State Highway 114
- Interstate 635 (Loop 635 / LBJ Freeway)
- State Highway 121
- President George Bush Turnpike (161)

Minutes from DFW International Airport and Dallas Love Field

Positioned within the highly desirable Las Colinas / DFW Airport corridor

Strong regional connectivity for logistics and distribution users



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