



FOR LEASE OR SALE

A two-building project in the heart of DFW Airport accommodating tenants from 14,806 SF – 171,608 SF

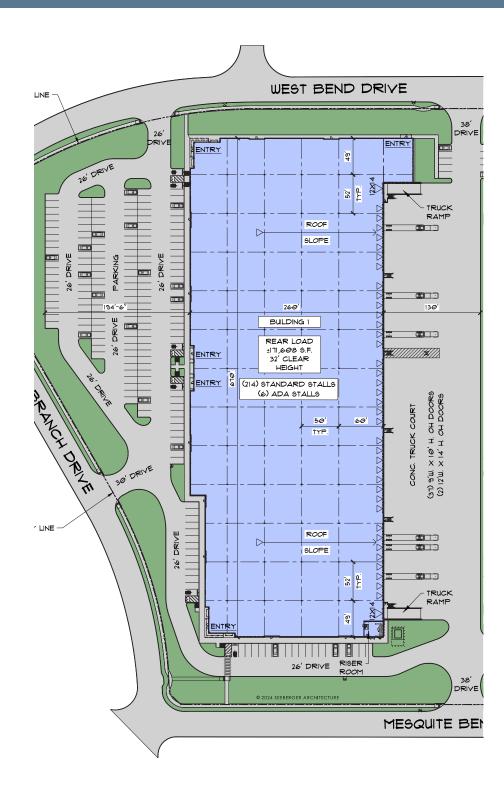
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LEASED BY:



SITE **PLAN** WEST BEND DRIVE PROPERTY LINE -38' DRIVE 26' ENTRY ENTRY RAMP SLOPE 130 260 BUILDING 1 REAR LOAD ±171,608 S.F. //#/// ENTRY 32' CLEAR HEIGHT ENTRY (214) STANDARD STALLS (6) ADA STALLS (31) 9'W. X 10' H. OH DOORS (2) 12'W. X 14' H. OH DOORS 50' 60' TYP. PROPERTY LINE 30' DRIVE ROOF PROPERTY LINE DRIVE ROOF DRIVE SLOPE SLOPE BUILDING 2 CONC. TRUCK COURT REAR LOAD 30' DRIVE ±29,613 S.F. 52, 7 (10) 9'W. × 10' H. OH DOOR 32' CLEAR (1) 12'W. × 14' H. OH DOORS HEIGHT RIDGEPOINT TRUCK RAMP 150 (37) STANDARD STALLS (2) ADA STALLS TRUCK -45 RAMP **√**12×14 TYP. 35' DRIVE ENTR' 26' DRIVE RISER -RISER 38' 26' DRIVE ROOM MESQUITE BEND DRIVE PROPERTY LINE



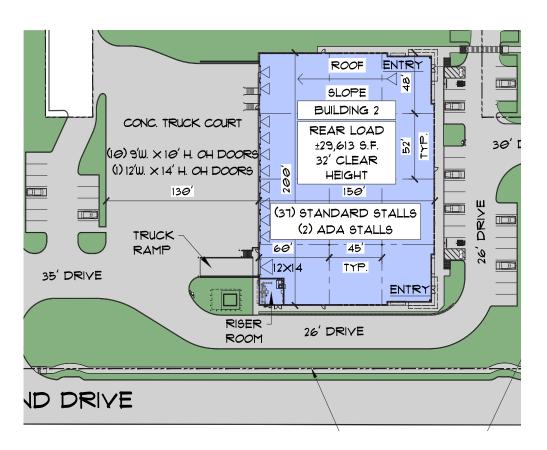
BUILDING 1 HIGHLIGHTS

8000 BENT BRANCH DRIVE IRVING, TX 75063

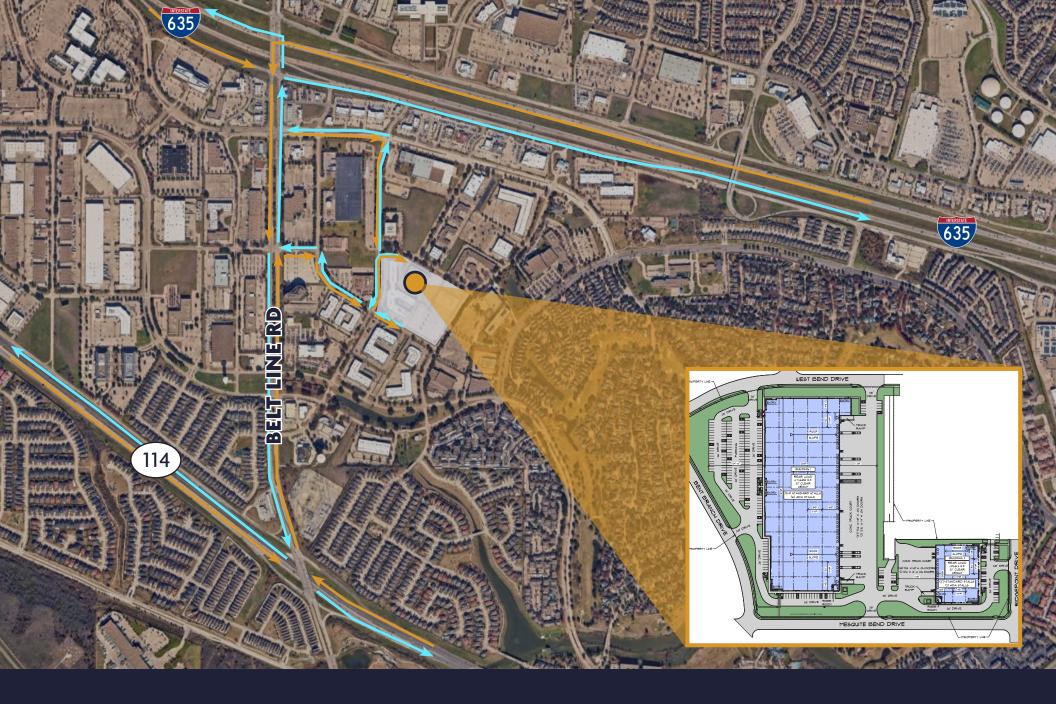
SQUARE FEET	171,608
OFFICE	Build to Suit
LOADING	(37) 9' x 10" Dock High Doors (2) 12' x 14' Ramped Doors
PARKING	214 Car Parks
CLEAR HEIGHT	32'
BUILDING DEPTH	240' - 260'
CONFIGURATION	Rear Load
TYPICAL COLUMN SPACING	52" x 50'
TRUCK COURT	130'
SPEED BAY	60'
SPRINKLER	ESFR
POWER	1000 kVA Transformer w/ 2500 amp tap can
COMMENTS	Ability to fully secure for standalone user

BUILDING 2 HIGHLIGHTS

8001 RIDGEPOINT DRIVE IRVING, TX 75063



SQUARE FEET	29,613
OFFICE	Build to Suit
LOADING	(10) 9' x 10" Dock High Doors (1) 12' x 14' Ramped Door
PARKING	39 Car Parks
CLEAR HEIGHT	32'
BUILDING DEPTH	150'
CONFIGURATION	Rear Load
TYPICAL COLUMN SPACING	52" x 45'
TRUCK COURT	130'
SPEED BAY	60'
SPRINKLER	ESFR
POWER	1000 kVA transformer w/ 2,500 amp tap can
COMMENTS	Ability to fully secure for standalone user

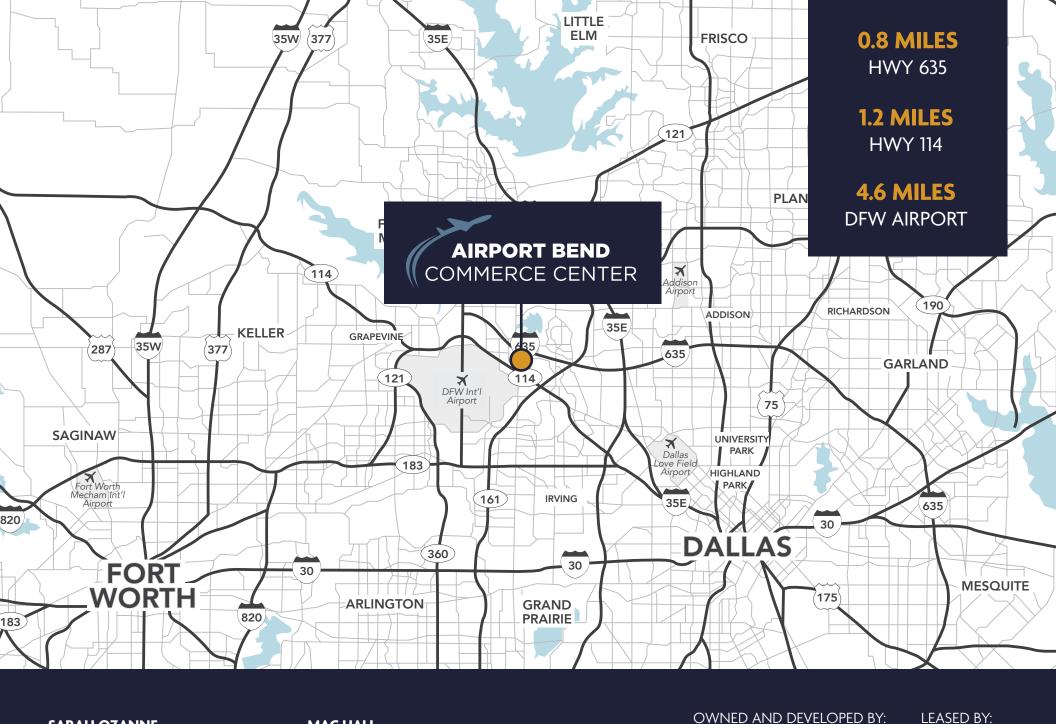


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