



Lake Washington
PARTNERS

100,500 SF MODERN INDUSTRIAL

4335 W NORTHGATE DR, IRVING TX 75062

**AVAILABLE
NOW**

Scan or click to view



Jones Lang LaSalle Brokerage, Inc.

**Randy
Touchstone**

+1 214 438 1533
randy.touchstone@jll.com

**Kodie
Comby**

+1 214 438 6192
kodie.comby@jll.com



166,460 SF Industrial Park with availabilities from 25K to 100K SF

Estelle Creek is an Industrial Park comprised of two new construction Class A warehouse/distribution buildings. Strategically located in the City of Irving, this park is located in the heart of the Dallas-Fort Worth metroplex and immediately adjacent to the DFW International Airport. It features two buildings totaling 166,460 square feet with excellent frontage and access along State Highway 161 and West Northgate Drive.

PROPERTY DETAILS

4335 W NORTHGATE DRIVE, IRVING TX 75062



SQUARE FOOTAGE:
±100,500 SF



CLEAR HEIGHT:
32'



CONFIGURATION:
REAR LOAD



OFFICE:
2,295 SF



DEPTH:
154'6"



CAR PARKING:
52



TRUCK COURT:
130'



DOCK DOORS:
19



SPRINKLERS:
ESFR



COLUMN SPACING:
54' X 52'



DRIVE IN DOORS:
2



AVAILABLE POWER:
1,200 AMP



STAGING BAY:
60' X 54'



INSULATION:
R VALUE OF 20.5

- ▲ DOCK POSITION
- ▲ DOCK DOOR w/ LEVELER
- L FUTURE DOCK POSITION
- ◆ DRIVE-INS

NORTHVIEW DRIVE

LEASED

4831 W NORTHGATE DR

AVAILABLE
65,960 SF

4335 W NORTHGATE DR

AVAILABLE
100,500 SF

W NORTHGATE DRIVE

TEXAS 161 FRONTAGE ROAD

161



CORPORATE NEIGHBORS

ThermoFisher
SCIENTIFIC

FedEx

Landsberg
Engineered Packaging Solutions
ORORA

LOWE'S

STONE
BREWING

Titleist

Veritiv

Viasat

MILLIPORE
SIGMA

Hunter

leidos

ups

DFW
DALLAS FORT WORTH
INTERNATIONAL AIRPORT

INTELL CRK
INTELLIGENCE



Randy
Touchstone

+1 214 438 1533
randy.touchstone@jll.com

Kodie
Comby

+1 214 438 6192
kodie.comby@jll.com

Lake Washington
PARTNERS

JLL

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.