

# 1040

TRADE AVE



**527,100 SF INDUSTRIAL SPACE FOR SUBLEASE**

Available September 2026

IRVING, TX 75063



# PROPERTY SPECIFICATIONS

**Sublease Term:** Through June 2028

**Available SF:** 527,100

**Land Area:** 30.26 Acres

**Total Office Area:** ~24,000 SF Office Space  
(2 Main Office Pods)

**North Office:** 6,892 SF

**South Office:** 16,000 SF

**Warehouse Shipping Offices:** 2

**Building Type:** Cross Dock

**Clear Height:** 32'

**Finish:** 6" Slab

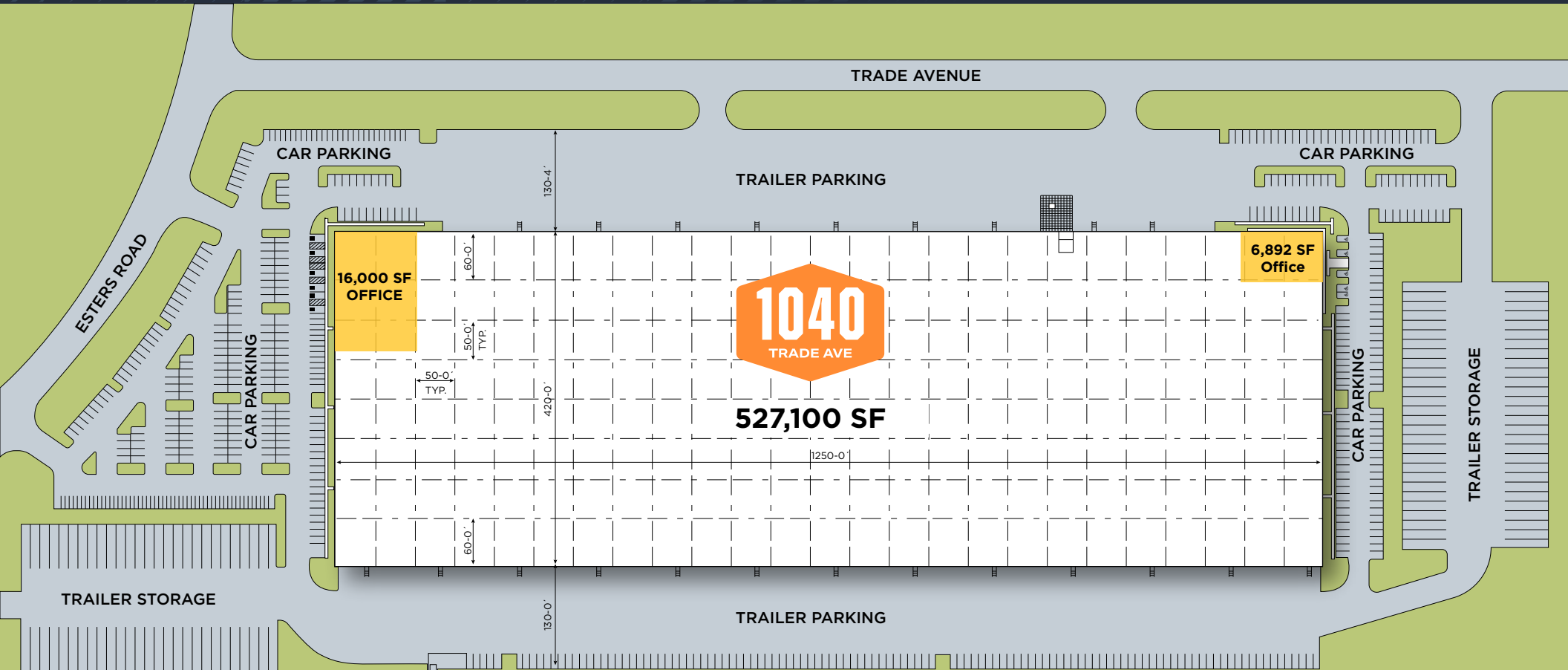
**Fire Protection System:** ESFR

**Dock Doors:** 54 (28 w/ Levelers)

**Ramped Doors:** 3

**Trailer Parking Spaces:** 110

**Car Parking Spaces:** 550







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