

# LEWISVILLE 121

B U S I N E S S P A R K



Phase II of Master-Planned Industrial Development  
Four Buildings Delivering 735,584 SF located at Spinks Road & S. Valley Parkway



## THE OPPORTUNITY

Lewisville 121 Business Park is a cutting-edge logistics development featuring three Class A industrial buildings with direct access to HWY 121. Located just six miles north of DFW International Airport's North entrance, this project is perfectly positioned to capitalize on the region's rapid northward growth. With versatile configurations and an array of nearby amenities, labor and customers, Lewisville 121 Business Park offers an exceptional opportunity to address the rising logistics demands of the area.



Strategic Location:  
at north end of DFW airport



Growing Population,  
Deep Labor Pool



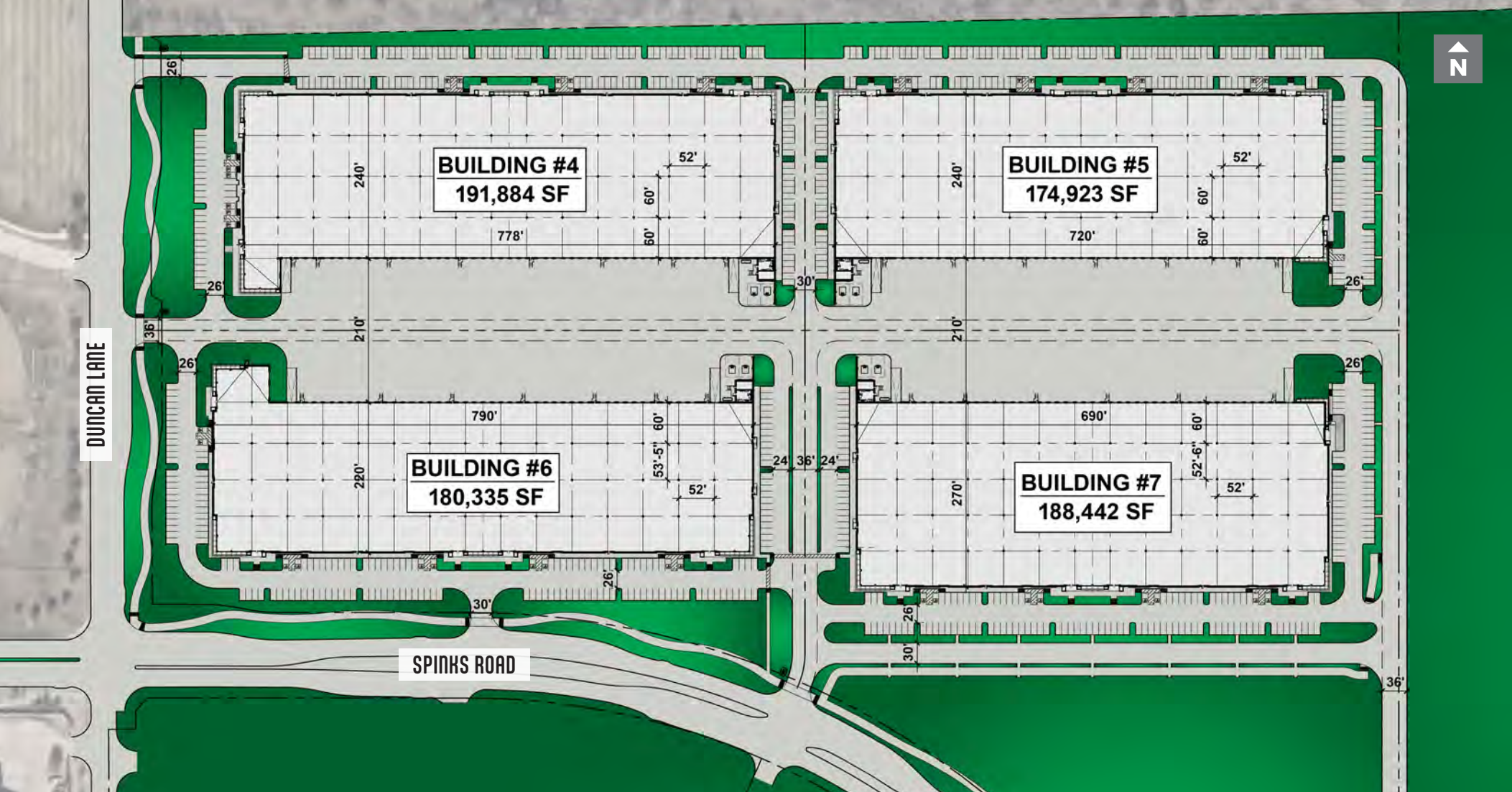
Robust Transportation  
Infrastructure



A++ Logistics Submarket,  
Prestigious Corporate Neighbors



Configurable space for regional distribution,  
e-commerce fulfillment and light assembly

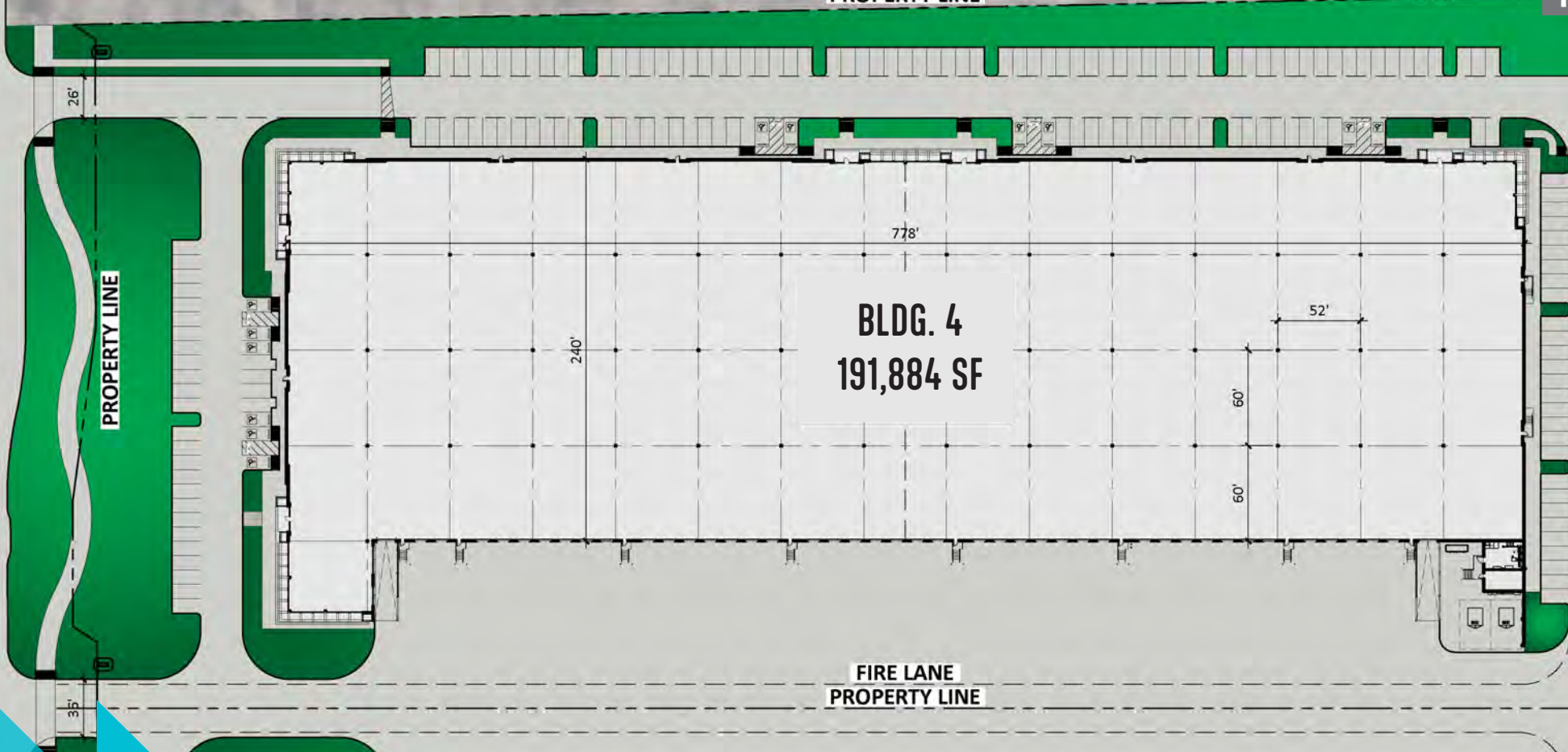


	Building Area	Divisible To	Loading Type	Building Depth	Clear Height	Sprinklers	Column Spacing	Shared Truck Courts	Dock Doors	Ramped Doors	Car Spaces	Power
<b>Building 4</b>	191,884 SF	49,920 SF	Rear Load	240'	36'	ESFR	52'w x 60'd	210'	42	(2) - 12' x 14'	187	1500 kVA
<b>Building 5</b>	174,923 SF	49,920 SF	Rear Load	240'	36'	ESFR	52'w x 60'd	210'	37	(2) - 12' x 14'	200	1500 kVA
<b>Building 6</b>	180,335 SF	34,320 SF	Rear Load	220'	32'	ESFR	52'w x 53'5"d, 60' staging bays	210'	39	(2) - 12' x 14'	195	1500 kVA
<b>Building 7</b>	188,442 SF	70,200SF	Rear Load	270'	36'	ESFR	52'w x 52'6"d, 60' staging bays	210'	36	(2) - 12' x 14'	190	1500 kVA

DUNCAN LANE



PROPERTY LINE



**BLDG. 4**  
**191,884 SF**

FIRE LANE  
PROPERTY LINE

PROPERTY LINE

# BUILDING 4



**191,884 SF**  
size

**49,920 SF**  
divisible to

**210'**  
shared truck court

**36'**  
clear height

**240'**  
depth

**2 - 12' x 14'**  
ramped doors

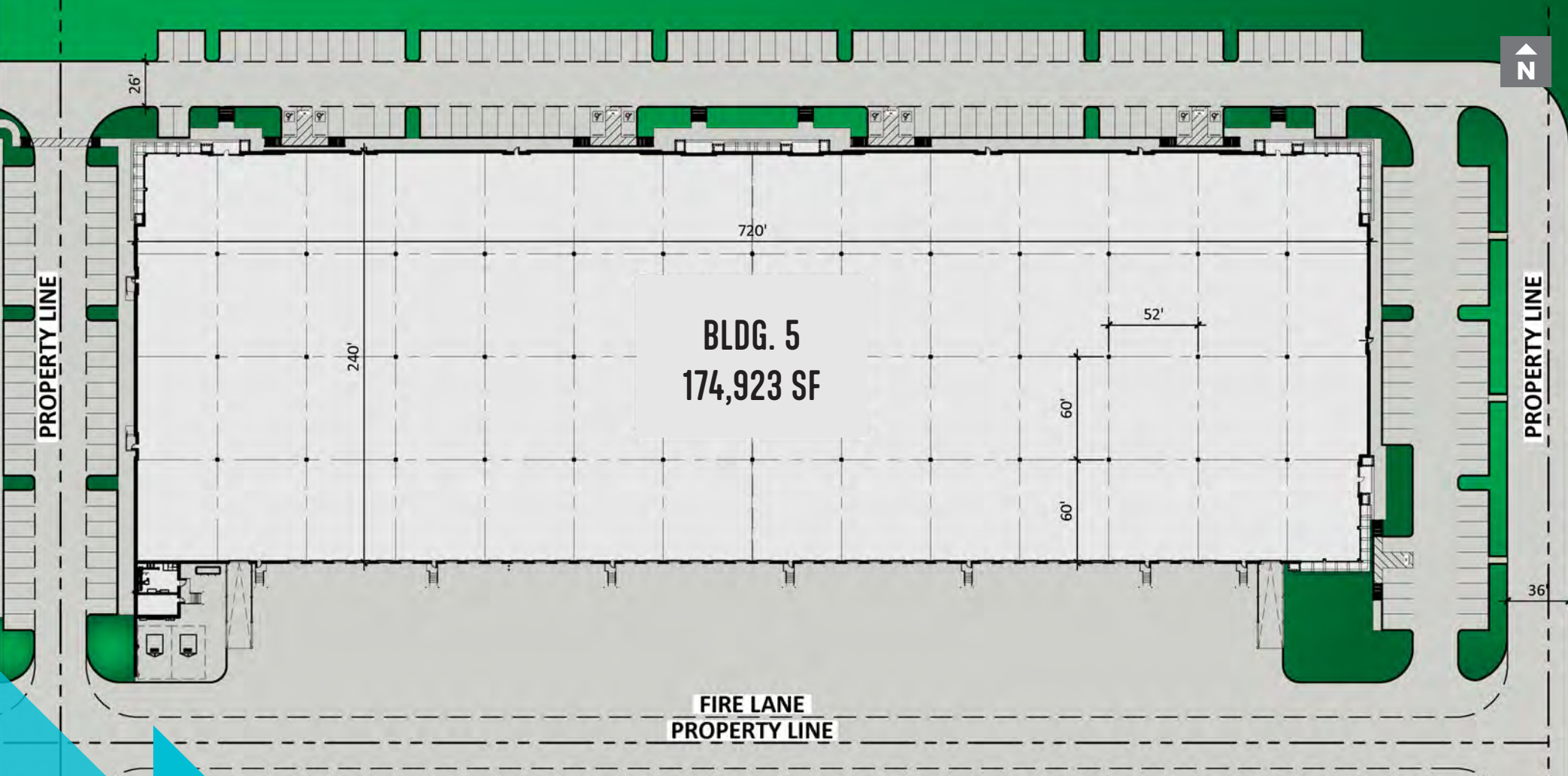
**52'w x 60'd**  
column spacing

**ESFR**  
sprinklers

**42**  
dock doors

**187**  
car parks

**1500 kVA**  
power



# BUILDING 5



**174,923 SF**  
size

**49,920 SF**  
divisible to

**210'**  
shared truck court

**36'**  
clear height

**240'**  
depth

**2 - 12' x 14'**  
ramped doors

**52'w x 60'd**  
column spacing

**ESFR**  
sprinklers

**37**  
dock doors

**200**  
car parks

**1500 kVA**  
power

DUNCAN LANE

PROPERTY LINE

BLDG. 6  
180,335 SF

220'

790'

60'

53'-4"

52'

PROPERTY LINE

SPINKS ROAD

PROPERTY LINE

35'



# BUILDING 6



180,335 SF  
size

34,320 SF  
divisible to

210'  
shared truck court

32'  
clear height

220'  
depth

2 - 12' x 14'  
ramped doors

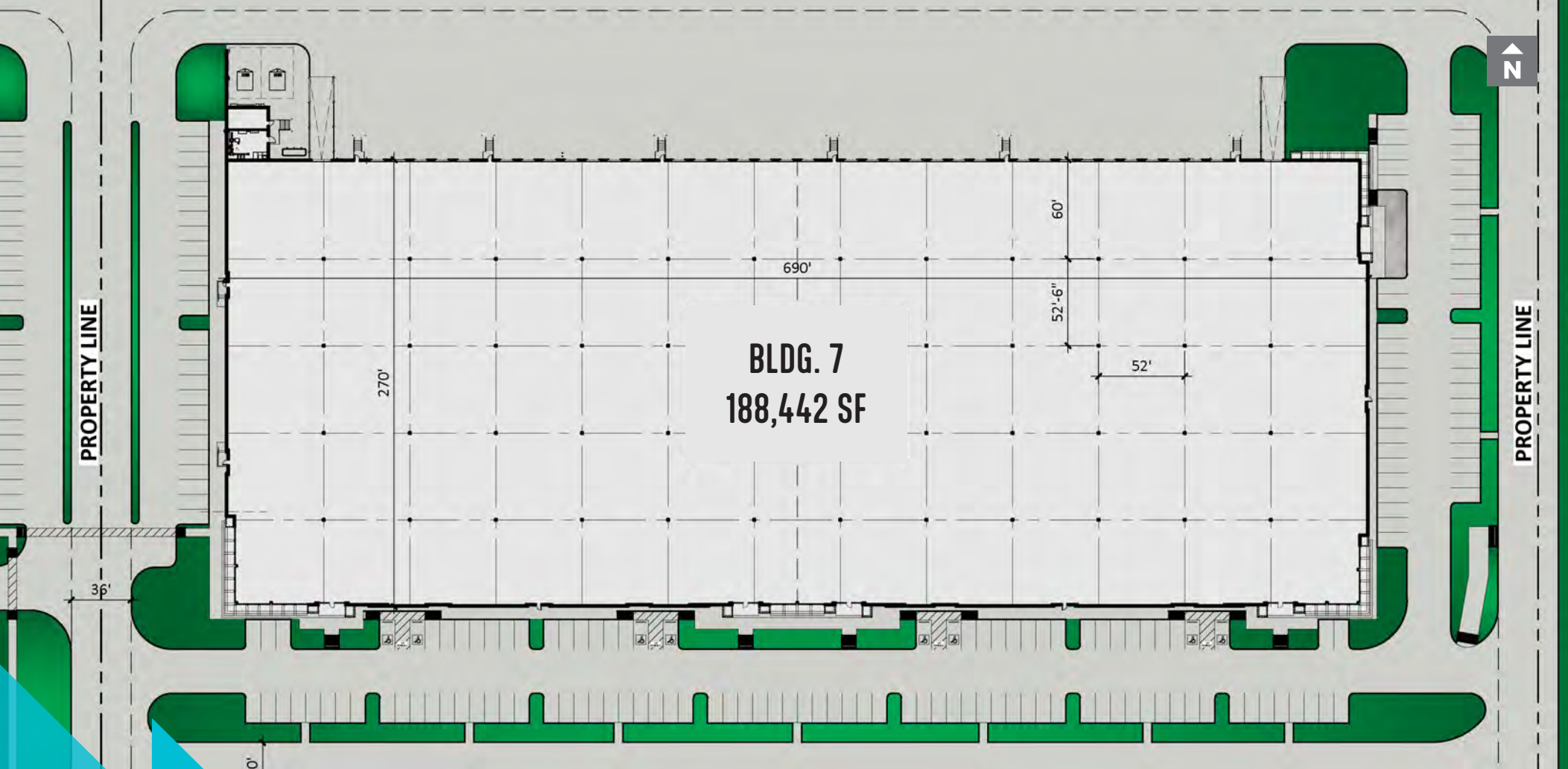
52'w x 53'5'd  
column spacing

ESFR  
sprinklers

39  
dock doors

195  
car parks

1500 kVA  
power



# BUILDING 7



**188,442 SF**

**70,200 SF**  
divisible to

**210'**  
shared truck court

**36'**  
clear height

**270'**  
depth

**2 - 12' x 14'**  
ramped doors

**52'w x 52'6'd**  
column spacing

**ESFR**  
sprinklers

**36**  
dock doors

**190**  
car parks

**1500 kVA**  
power



LEWISVILLE 121  
BUSINESS PARK

TO IH-35E

121

121

## ↑↓ EASY INGRESS & EGRESS

Situated just north of DFW International Airport along Highway 121, Lewisville 121 Business Park enables users to efficiently distribute products throughout an area of 8 million residents while accessing a vast labor pool. With rapid access to Highway 121 (Sam Rayburn Tollway), users can easily reach nearby Interstate 35 and the broader Metroplex.



**TRANSWESTERN®**

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## PREMIER METROPLEX LOCATION

Lewisville, Texas is a vibrant community offering the best in education, recreation and infrastructure just minutes away from central Dallas. This thriving economic hub has a strong and dynamic business community, with a robust blend of businesses from Fortune 500 companies to innovative start-ups.

DALLAS CBD	25 minutes
FORT WORTH CBD	35 minutes
DFW AIRPORT	8 minutes
DALLAS LOVE FIELD AIRPORT	20 minutes
FORT WORTH ALLIANCE AIRPORT	30 minutes