



**BAY  
SPACE**



TEXAS PROPERTIES

# **BIG DREAMS**

# **IN SMALL BAYS**

STARTING OUT SMALL OR JUST STARTING OUT,  
EXPAND YOUR BUSINESS WITH BAYSPACE

# ABOUT US

EVERYTHING YOU NEED NOTHING YOU DON'T



At **Bay Space** we provide a flexible, clean, individual spaces to create, expand, store, fix, build, work, craft, cultivate and grow.

We specialize in clean, blank slate, functional industrial space.

300 to 50,000+ square feet of rentable space



## SECURITY

24/7 access, video surveillance, and nightly security patrol



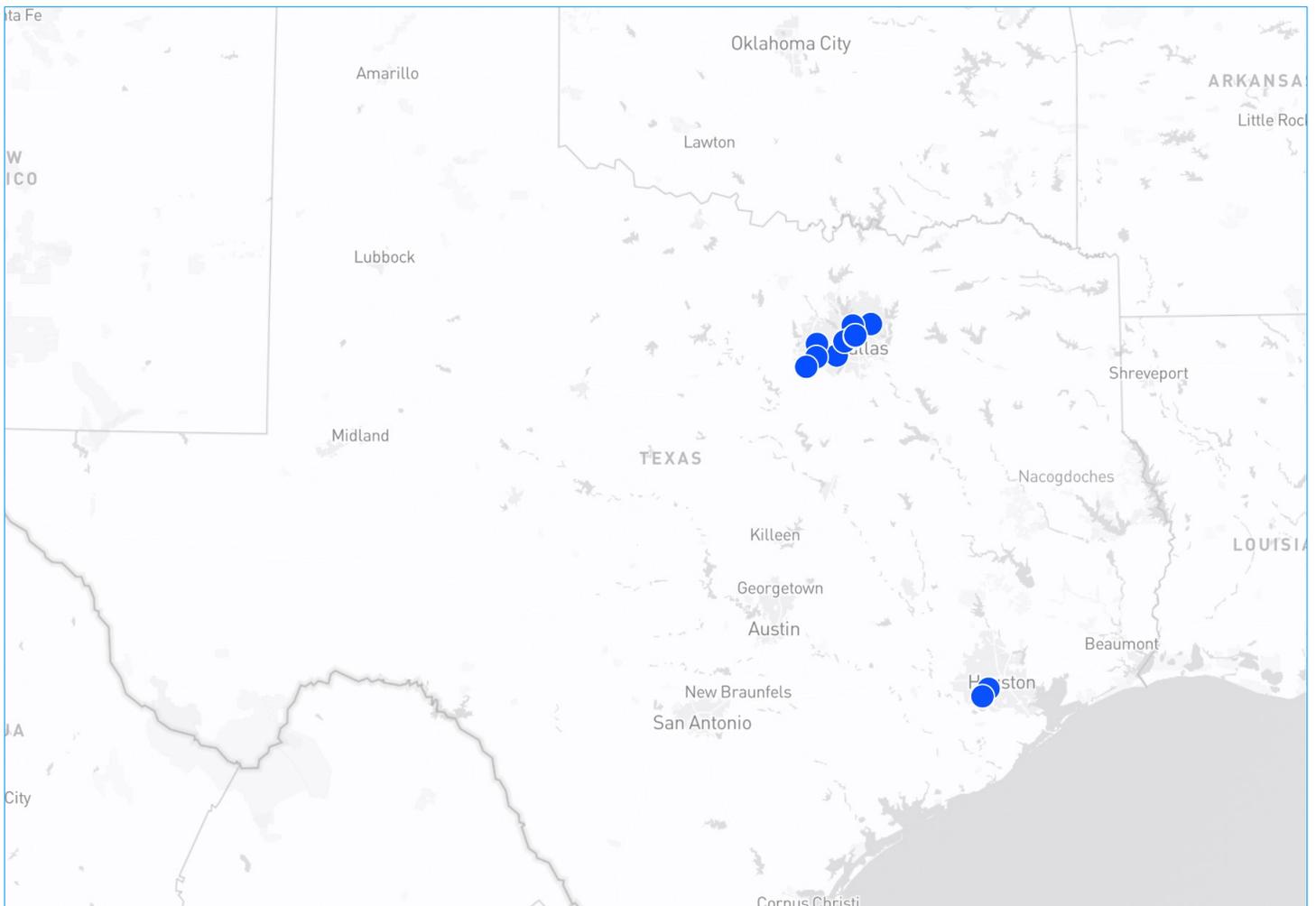
## COMMON AREAS

Open areas where business can collaborate and relax. A coffee machine is available for free.



## CLIMATE-CONTROL

Heat-wave or blizzard, your business is protected against the elements.



FLEXIBLE | AFFORDABLE | SECURE | INDUSTRIAL



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# LUKE STREET BUSINESS PARK



ACCESSIBLE. CONNECTED. VERSATILE.

AVAILABLE | 1100 LUKE ST. IRVING, TX 75061  
990SF - 5,820FT RANGE

## VERSATILE SPACE SEEKS BUSINESSES TO GROW

Grow your business at BaySpace Luke Street Business Park, a modern industrial and flex hub designed for businesses in the service, wholesale, professional, scientific, and technical industries. Find your ideal balance of office-to-warehouse space among the location's versatile layouts and partial build-out options.



## PROPERTY BENEFITS

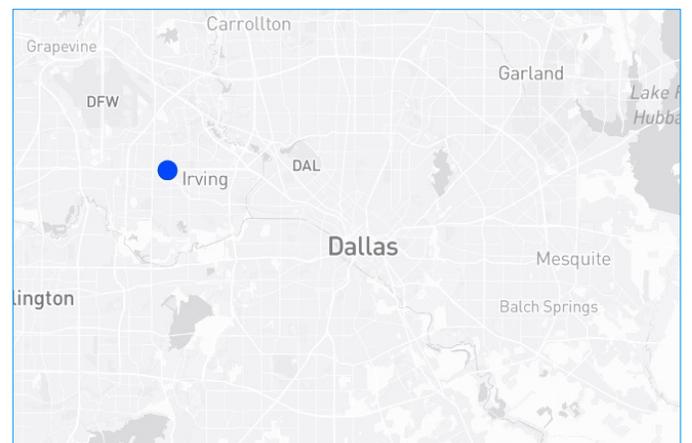
Grade-level and semi-dock high loading capabilities with 12-foot clear heights.

Multiple transportation options, including less than 10 miles to the Dallas-Fort Worth Airport, 5 miles to Desticon railroad terminal and a day's drive to the Port of Shreveport.

## MARKET REACH IN A PRIME LOCATION

Situated near the intersection of Highways 183 and 161, BaySpace Luke Street Business Park easily connects you to Interstates I-30, I-35E, and I-635. This prime position provides direct access to a \$2.4B consumer spending base within five miles, and opens the door to affluent markets such as Arlington, Carrollton, and Garland. Beyond the immediate neighborhood, the park provides proximity to the greater Dallas-Fort Worth region, the nation's fourth-largest market with 8.3 million residents across 13 counties.

Schedule a tour and discover how you can accelerate your business growth at BaySpace Luke Street Business Park.



LEARN MORE ABOUT THIS PROPERTY AND  
VIEW MORE PHOTOS HERE 

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