

GSW GATEWAY 161

930 DUNCAN PERRY ROAD, GRAND PRAIRIE, TX 75050



FOR LEASE OR SALE

103,910 SF FREESTANDING REAR
LOAD FACILITY IN CORE GSW!



SITE PLAN & PROPERTY FEATURES



103,910 SF
SF



28,080 SF
Divisible to



Build to Suit
Office



32'
Clear Height



180'
Building Depth



52' X 60'
Column Spacing



30
Dock High Doors



103
Car Parks



22
Trailer Parks



ESFR
Sprinkler System



130'
Truck Court



(2) 18' x 18'
Ramped Doors

CORPORATE NEIGHBORS AND AREA AMENITIES



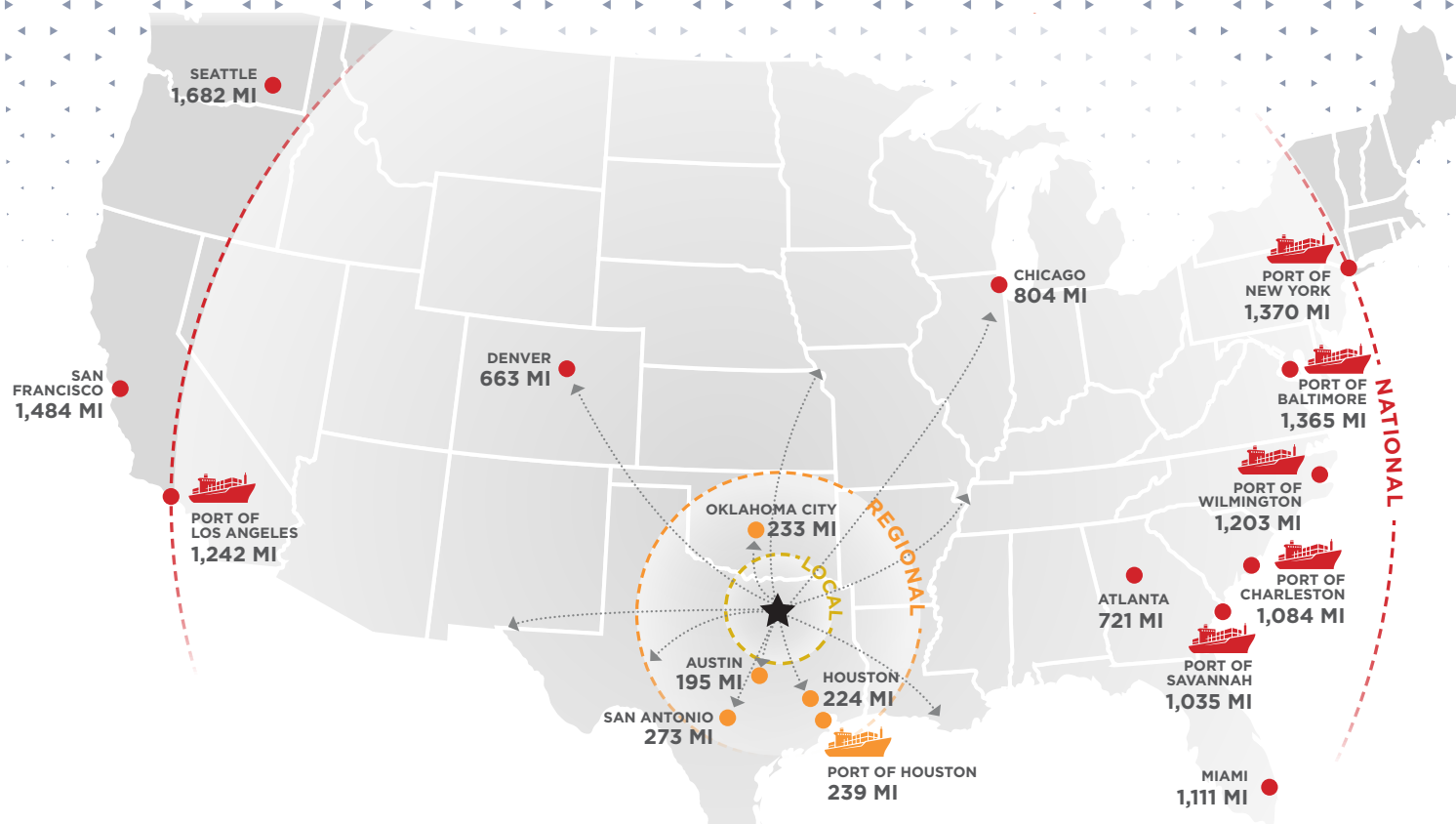
ONE OF BEST LOCATIONS IN THE GREAT SOUTHWEST SUBMARKET

Immediate access to State Hwy 161/Interstate 30 Interchange

ACCESS MAP



CENTER OF COMMERCE



In the world of logistics, location is everything, and DFW sits at the **center of it all**. With direct access to ports, highways, air cargo, and rail, it's one of the most connected distribution hubs in the country.

● NATIONAL REACH

Dallas is located equidistant between East and West Coasts, enabling **2-3 day ground transit to nearly any major U.S. metro**.

More than **93% of the U.S. population** can be reached within 48 hours by truck.

Time Zone Advantage - Central Time allows for same-day coordination with both coasts during business hours.

● REGIONAL CROSSROADS

Same-day trucking to key Southern metros like **Houston, Austin, San Antonio, Oklahoma City, and Little Rock**.

Access to **BNSF Railway** and **Union Pacific Railroad** with major intermodal terminals

Within a day's drive of **Port Houston and other Gulf ports**.

● LOCAL LOGISTICS

Dense highway network (I-30, SH 161 and I-20) ensures quick access to every corner of the Metroplex.

Central to the Dallas-Fort Worth population core, **ideal for same-day and next-day delivery**.

Large, **experienced logistics workforce** supports fast scaling and operational efficiency.

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FOR MORE INFORMATION, PLEASE CONTACT:

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