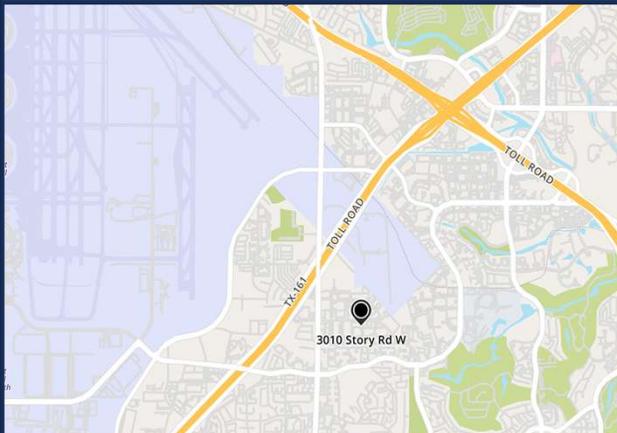




PROPERTY SUMMARY

Property Type:	Industrial
Property Subtype:	Flex
Rentable Area:	65,682 SF
Year Built:	1986
Renovated:	2008
Rental Rate:	Upon Request
Lease Term:	Negotiable



PROPERTY OVERVIEW

Discover exceptional opportunities at Story Road Business Center located at 3000-3080 Story Road West, Irving, Texas, presented by Americo Real Estate. This premier flex industrial property features over 65,000 rentable square feet and high loading docks with 21' clearance. Ideally located with modern amenities, it's perfect for businesses looking to establish or grow in Irving's thriving market.

PROPERTY HIGHLIGHTS

- STRATEGIC LOCATION**
 Situated in the heart of Irving with easy access to major highways and minutes from the Dallas/Fort Worth International Airport, facilitating convenient logistics and commuting.
- PROXIMITY TO AMENITIES**
 Located near shopping centers, dining establishments, and hotels, the property ensures convenience for employees and clients alike.
- FLEX SPACE OPTIONS**
 Features adaptable spaces suitable for office, industrial, or retail use, accommodating a wide range of business needs.
- ROBUST ECONOMIC GROWTH**
 Located in a dynamic and expanding business landscape, Irving's commercial real estate market encompasses over 12 million square feet of space across 271 properties.
- DIVERSE BUSINESS ENVIRONMENT**
 The area hosts a variety of industries, including technology, manufacturing, and logistics, offering ample opportunities for networking and collaboration.



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