

**DFW PARK 161 FEATURES**

- Foreign Trade Zone and Triple Freeport Tax Incentive
- Located on DFW Airport land
- Dedicated spine road and circulation drive around park

**ACCESS**

- Immediate access to SH-161
- 1 mile to SH-114
- 1 mile to SH-183
- 3 miles to FedEx Ground Hub
- 4 miles to I-635
- 5 miles to I-35
- 13 miles to Dallas CBD
- 22 miles to Fort Worth CBD

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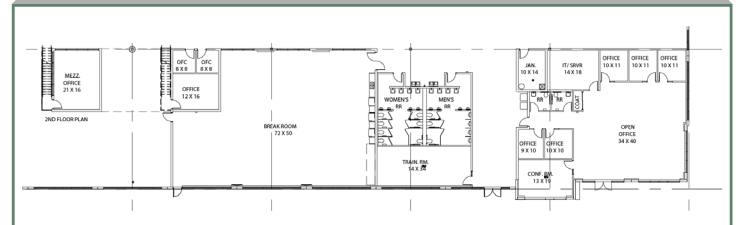
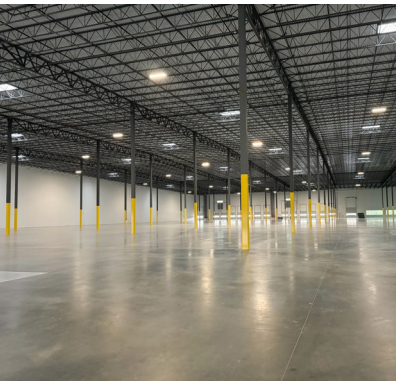
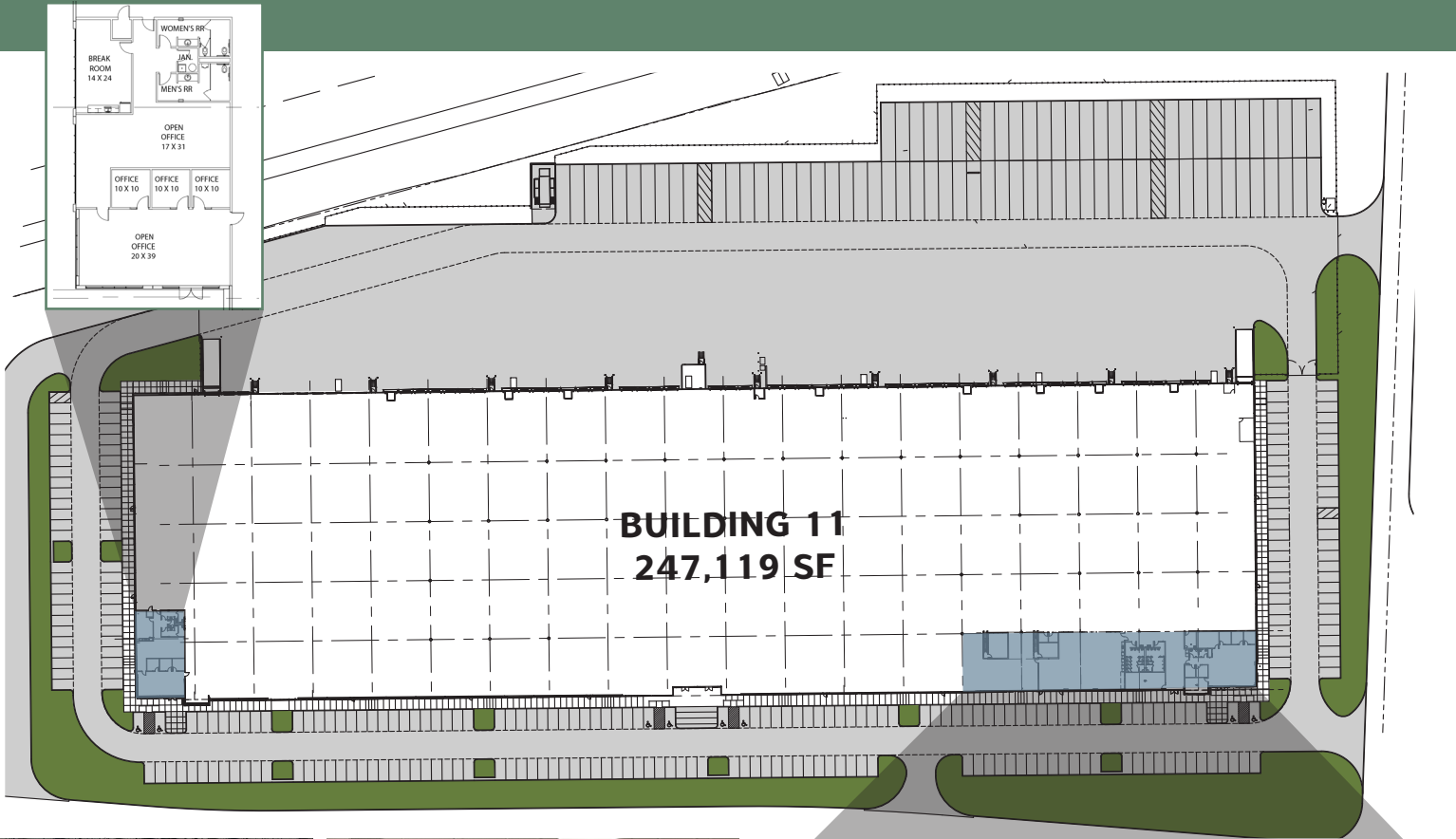
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## BUILDING INFORMATION

- 247,119 SF total
- Divisible to 65,000 SF
- Two separate endcap office pods of 2,914 SF & 9,565 SF
- Dedicated warehouse restroom bank
- Rear-Load configuration
- 60 dock high doors, all with locks/packages
- 51 EOD levelers
- 2 drive-in doors
- 9 pit levelers
- 32' clear height
- 260' building depth
- 50' x 50' column spacing
- 114 trailer positions – fully fenced & secured
- 331 parking spaces
- 190' truck court (240' at double stacked trailer storage area)
- LED lighting
- Generator on site
- Triple-Freeport Tax Exemption
- Foreign Trade Zone 39
- ESFR fire protection

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