

2551 State Hwy 161, Irving, TX. 75038

FOR LEASE



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KA
Commercial Group

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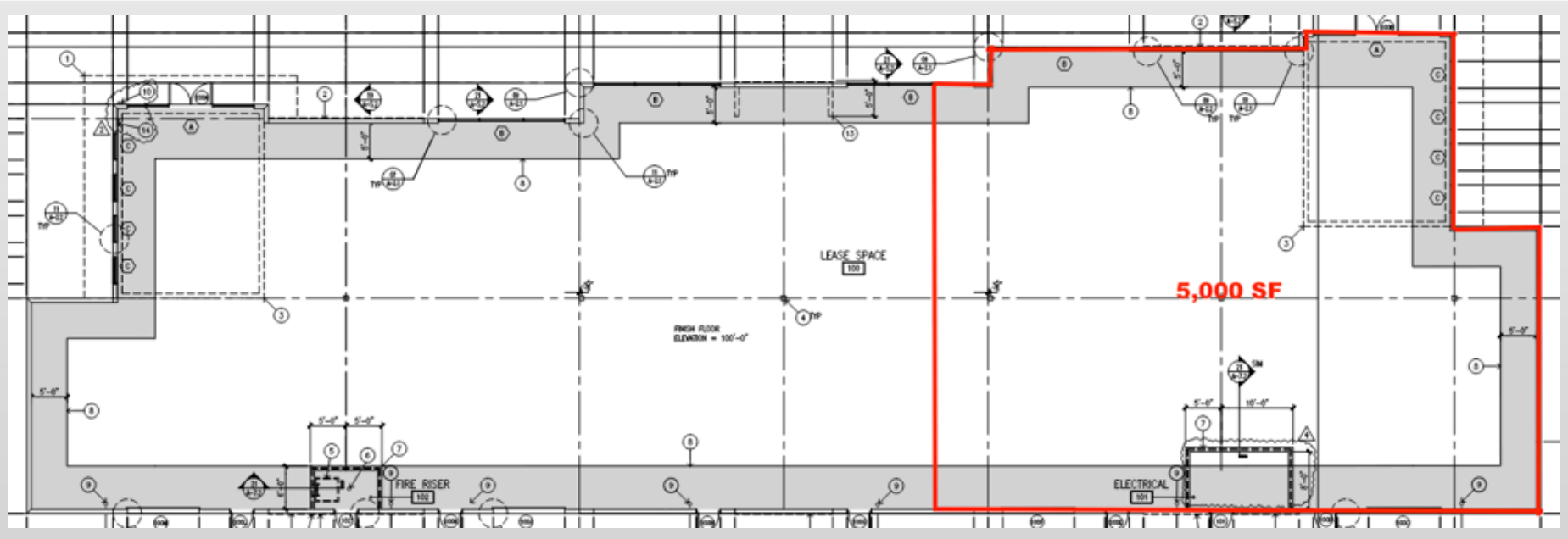


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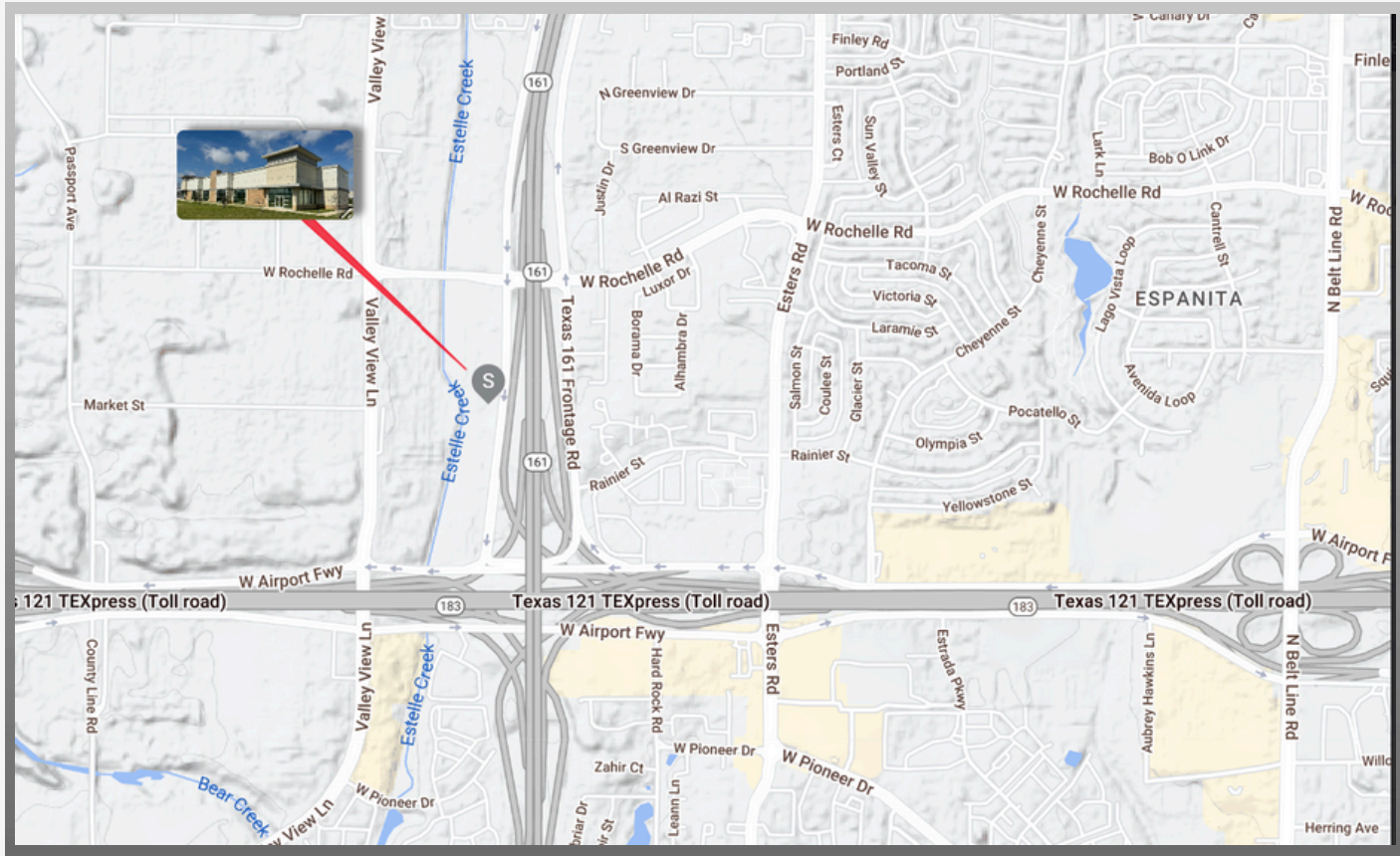
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5,000 SF AVAILABLE



- 1 Dock High
- 1 Dock Grade Level
- 35 FT Clear Height
- 3 Phase 120/208
- Fully Sprinkled
- Easy access to 183 and 161
- Minutes away from DFW Airport
- \$13 PSF + Utilities

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| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------|----------|----------|----------|
| Population | 12,132 | 93,288 | 255,844 |
| Average Income | \$73,609 | \$78,991 | \$94,094 |
| Total Households | 4,729 | 35,993 | 96,651 |

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