



**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



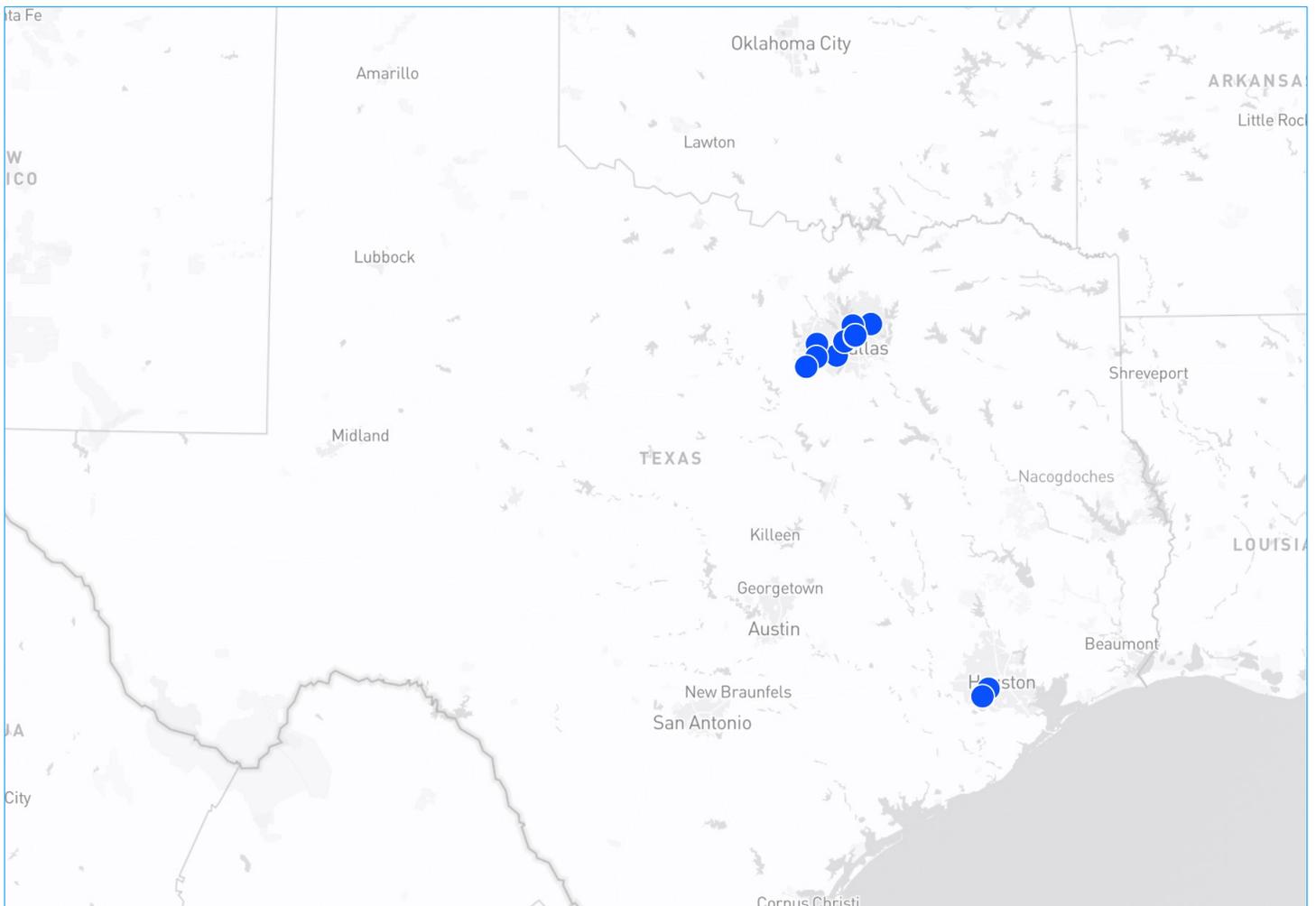
## COMMON AREAS

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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# PIONEER PARKWAY



EFFICIENT. CENTRAL. ACCESSIBLE.

AVAILABLE | 3201 E PIONEER PKWY. ARLINGTON, TX 76010  
990SF – 5,820FT RANGE

## POSITIONED FOR GROWTH

Build credibility for your business by establishing a central DFW location at BaySpace Pioneer Parkway. Offering a mix of made-ready warehouse units and office-intensive spaces, this campus offers the perfect combination of versatility and functionality.



## PROPERTY BENEFITS

14-foot clear height and grade-level overhead doors.

Ample parking for customers, employees, and visitors.

Four points of ingress and egress to facilitate loading.

Proven expertise in leasing to a variety of sectors including automotive, HVAC, design, service, storage, and more.

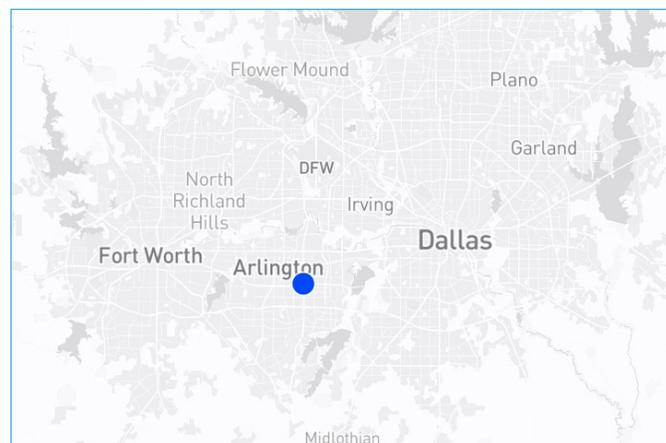


## A CONNECTED INDUSTRIAL HUB

BaySpace Pioneer Parkway places your business at the center of the region's transportation network. Access to I-30, TX-360, George Bush Turnpike, and I-20 are just five minutes from campus, ensuring quick connectivity across the Metroplex.

The campus is also 12 minutes from DFW International Airport, less than 20 minutes from downtown Dallas and Fort Worth, and only 35 minutes from Frisco. With multiple ingress and egress points built into the park, Pioneer Parkway simplifies commuting, streamlines logistics, and keeps your business connected to customers, vendors, and markets across North Texas.

BaySpace Pioneer Parkway is one of the most connected industrial hubs in the region. Request a viewing today to see why and learn how your business can thrive in this dynamic hub.



LEARN MORE ABOUT THIS PROPERTY AND  
VIEW MORE PHOTOS HERE 

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