

# GENESIS 121



2100 State Highway 121 | Grapevine, Texas

OWNED & DEVELOPED BY:



LEASED BY:



# DETAILS

**Available:** 83,883 SF  
**Spec Office:** 2,716 SF  
**Lighting:** 25' Candle LEDs

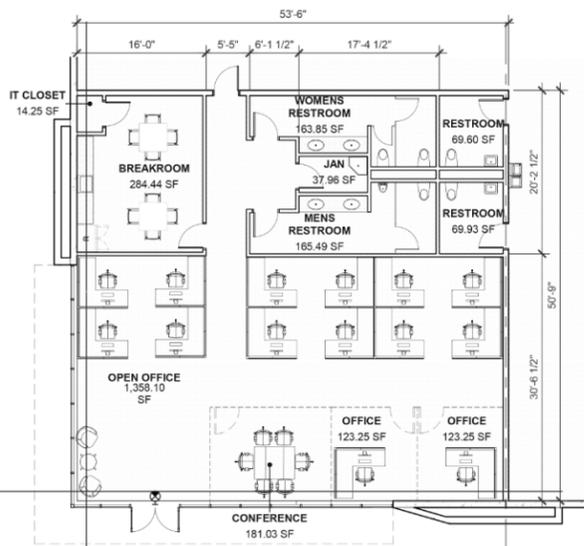
**Clear Height:** 36'  
**Column Spacing:** 52' w x 60' d (typical)  
**Building Dimensions:** 230' d x 780' w  
**Truck Court Depth:** 140'

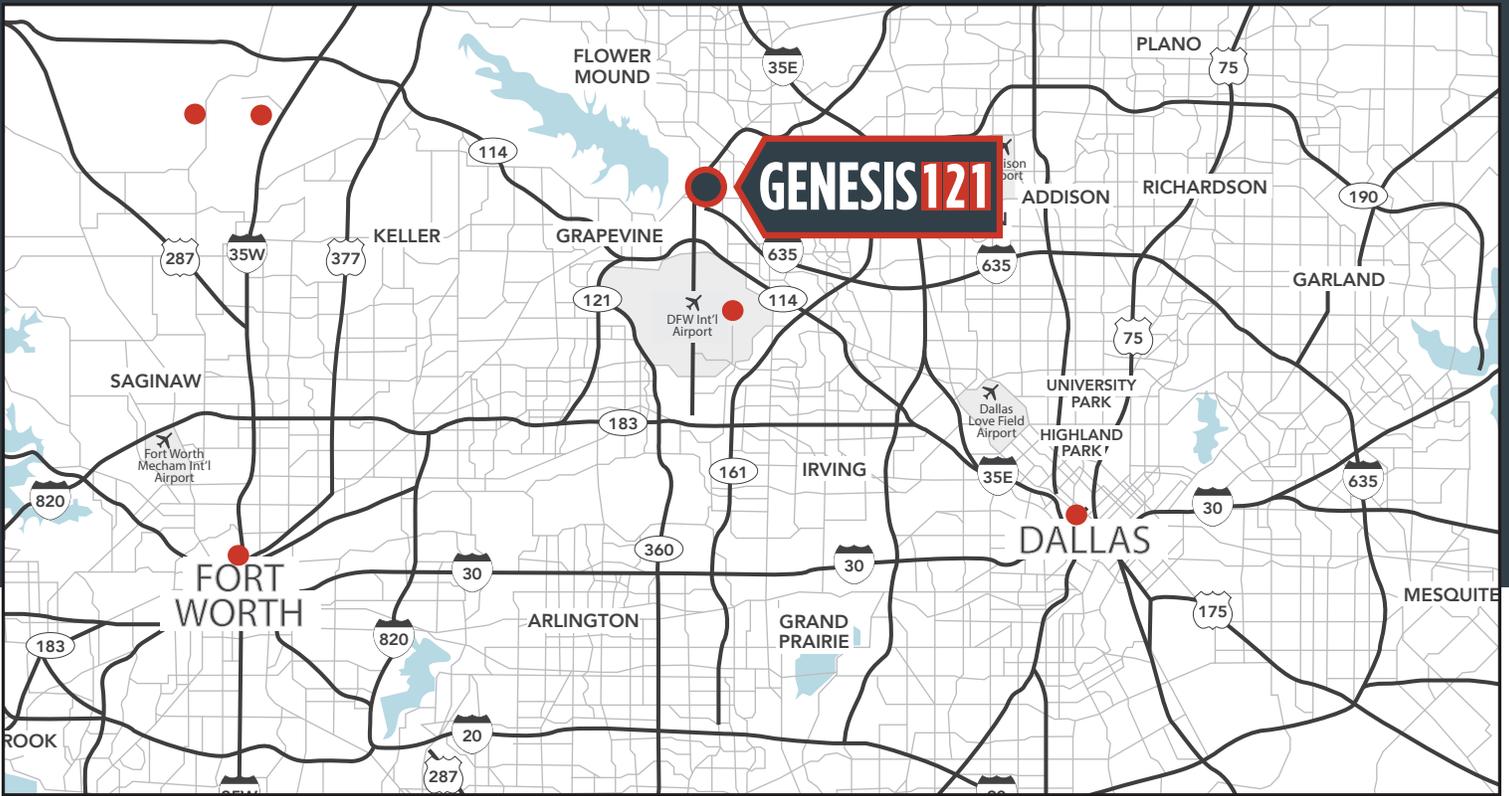
**Dock Doors:** (22) 9' x 10'  
**Dock Levelers:** (4) 35k LB Mechanical  
**Ramped Doors:** (1) 12' x 14'  
**Configuration:** Rear Load

**Power:** 2500 amp 277/480 Phase 3  
**Fire Suppression:** ESFR  
**Car Parks:** 100  
**\*\*Pursuing LEED Certification\*\***



## SPEC OFFICE PLAN





## LOCAL AMENITIES



## DRIVE TIMES

**3 mi.**  
DFW AIRPORT

**21 mi.**  
DALLAS CBD

**23 mi.**  
ALLIANCE AIRPORT

**25 mi.**  
BNSF INTERMODAL

**27 mi.**  
FORT WORTH CBD

**BOB HAGEWOOD** 214.632.8610 | bhagewood@streamrealty.com

**JEREMY KELLY** 469.767.2075 | jkelly@streamrealty.com

OWNED & DEVELOPED BY:



LEASED BY:

