



FOR LEASE OR SALE

A three-building project
in the heart of DFW Airport
accommodating tenants from
21,932 SF – 274,283 SF

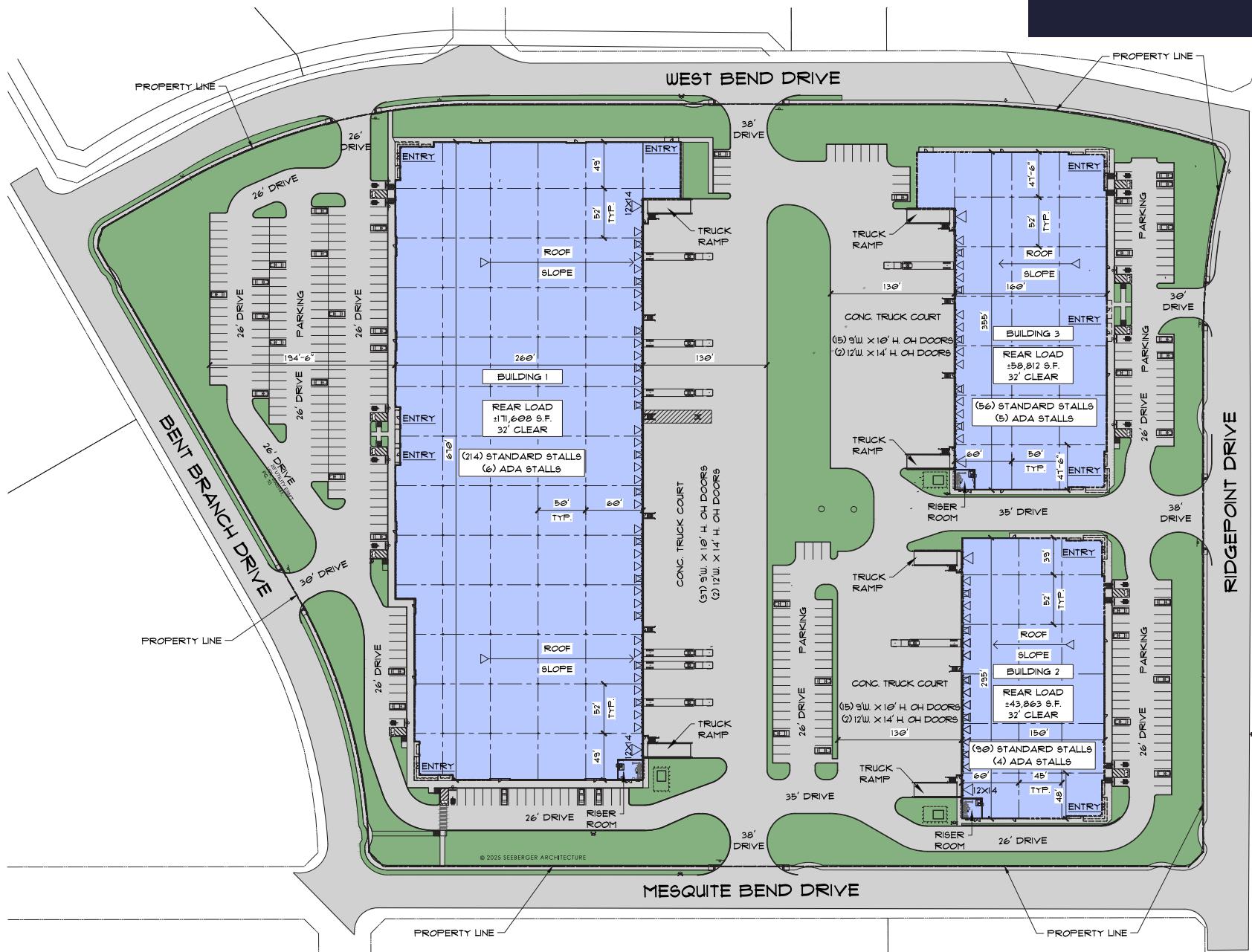
OWNED AND DEVELOPED BY:

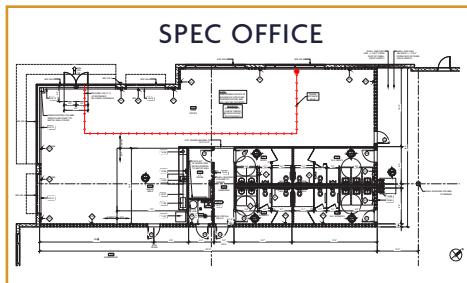


LEASED BY:



SITE PLAN





BUILDING 1 HIGHLIGHTS

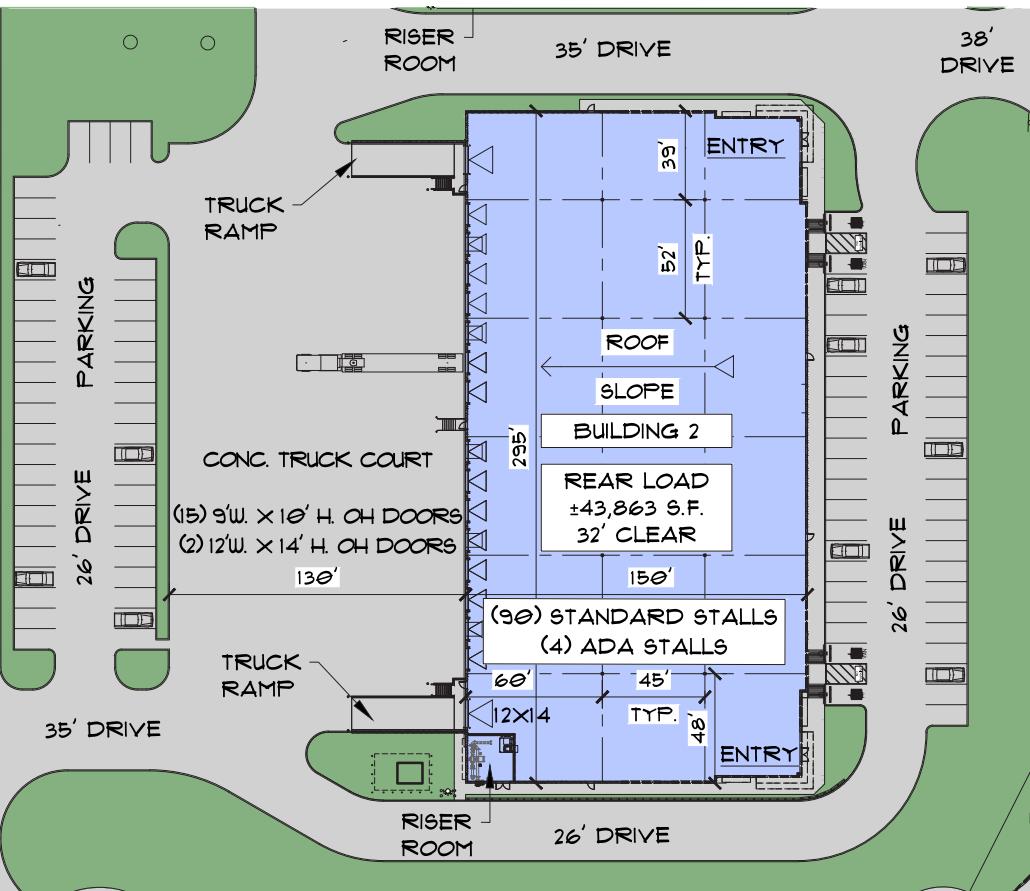
**8000 BENT BRANCH DRIVE
IRVING, TX 75063**



SQUARE FEET	171,608
OFFICE	3,248 SF
LOADING	(37) 9' x 10" Dock High Doors (2) 12' x 14' Ramped Doors
PARKING	214 Car Parks
CLEAR HEIGHT	32'
BUILDING DEPTH	240' - 260'
CONFIGURATION	Rear Load
TYPICAL COLUMN SPACING	52' x 50'
TRUCK COURT	130'
SPEED BAY	60'
SPRINKLER	ESFR
POWER	1000 kVA Transformer w/ 2500 amp tap can
COMMENTS	Ability to fully secure for standalone user

BUILDING 2 HIGHLIGHTS

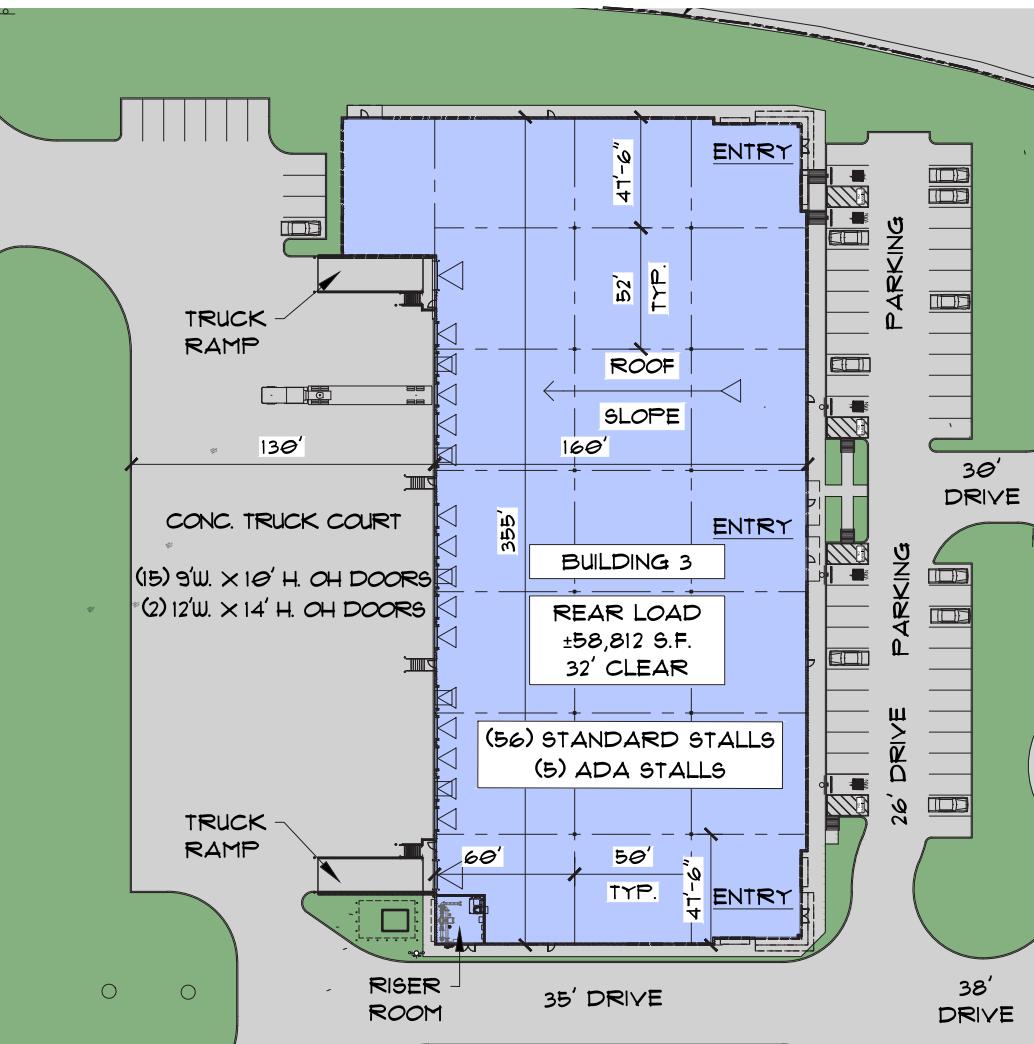
8001 RIDGEPOINT DRIVE
IRVING, TX 75063



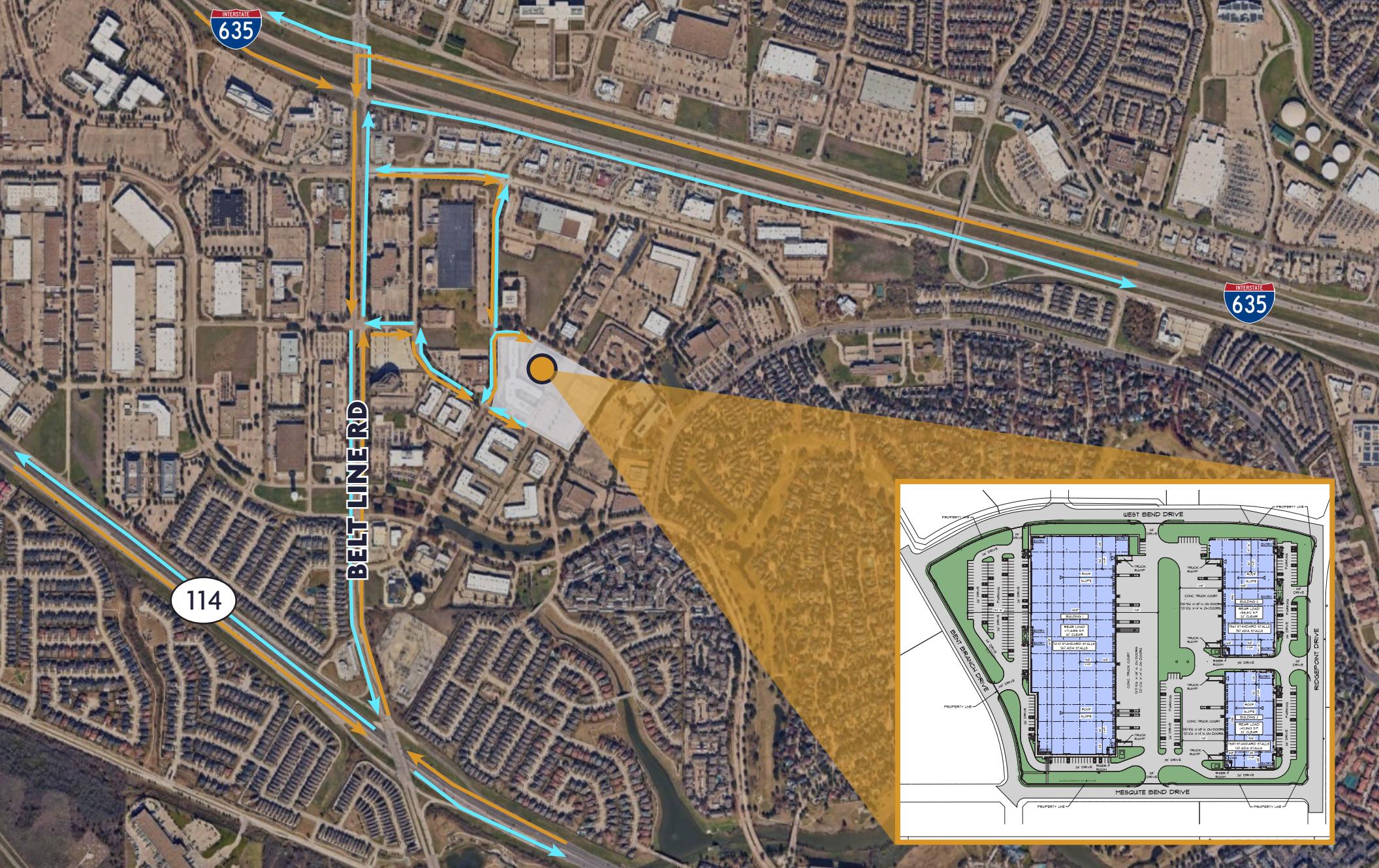
SQUARE FEET	43,863
OFFICE	Build to Suit
LOADING	(15) 9' x 10' Dock High Doors (2) 12' x 14' Ramped Doors
PARKING	94 Car Parks
CLEAR HEIGHT	32'
BUILDING DEPTH	150'
CONFIGURATION	Rear Load
TYPICAL COLUMN SPACING	52' x 45'
TRUCK COURT	130'
SPEED BAY	60'
SPRINKLER	ESFR
POWER	1000 kVA transformer w/ 2,500 amp tap can
COMMENTS	Ability to fully secure for standalone user

BUILDING 3 HIGHLIGHTS

8001 RIDGEPOINT DRIVE
IRVING, TX 75063



SQUARE FEET	58,812
OFFICE	Build to Suit
LOADING	(15) 9' x 10' Dock High Doors (2) 12' x 14' Ramped Doors
PARKING	61 Car Parks
CLEAR HEIGHT	32'
BUILDING DEPTH	160'
CONFIGURATION	Rear Load
TYPICAL COLUMN SPACING	52' x 50'
TRUCK COURT	130'
SPEED BAY	60'
SPRINKLER	ESFR
POWER	1000 kVA transformer w/ 2,500 amp tap can
COMMENTS	Ability to fully secure for standalone user



SARAH OZANNE

214.210.1281

sarah.ozanne@streamrealty.com

MAC HALL

214.560.2371

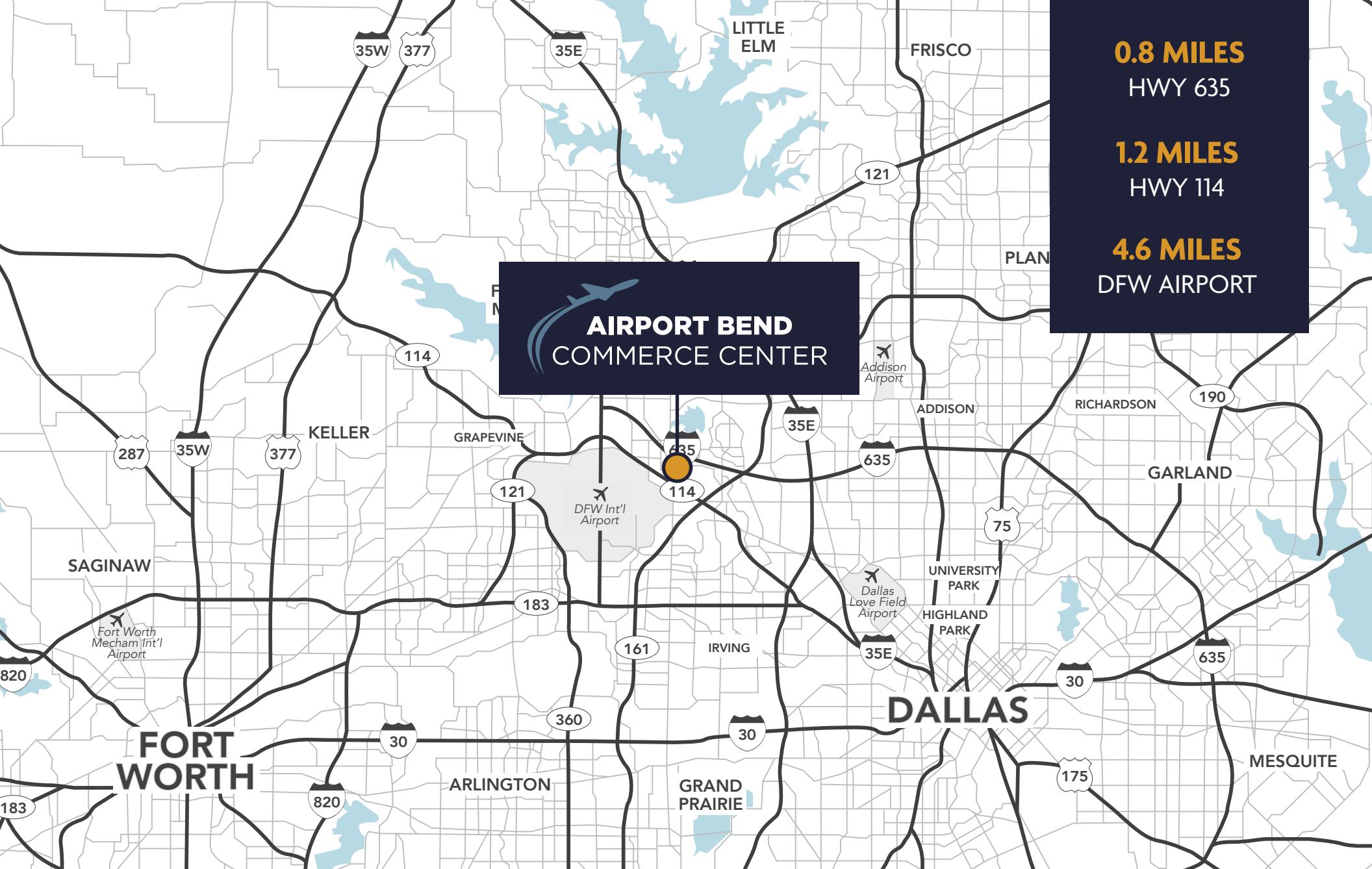
mac.hall@streamrealty.com

OWNED AND DEVELOPED BY:

LEASED BY:

ALLIANCE
INDUSTRIAL COMPANY

STREAM



SARAH OZANNE

214.210.1281

sarah.ozanne@streamrealty.com

MAC HALL

214.560.2371

mac.hall@streamrealty.com

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