



 **AIRPORT BEND**
COMMERCE CENTER

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:

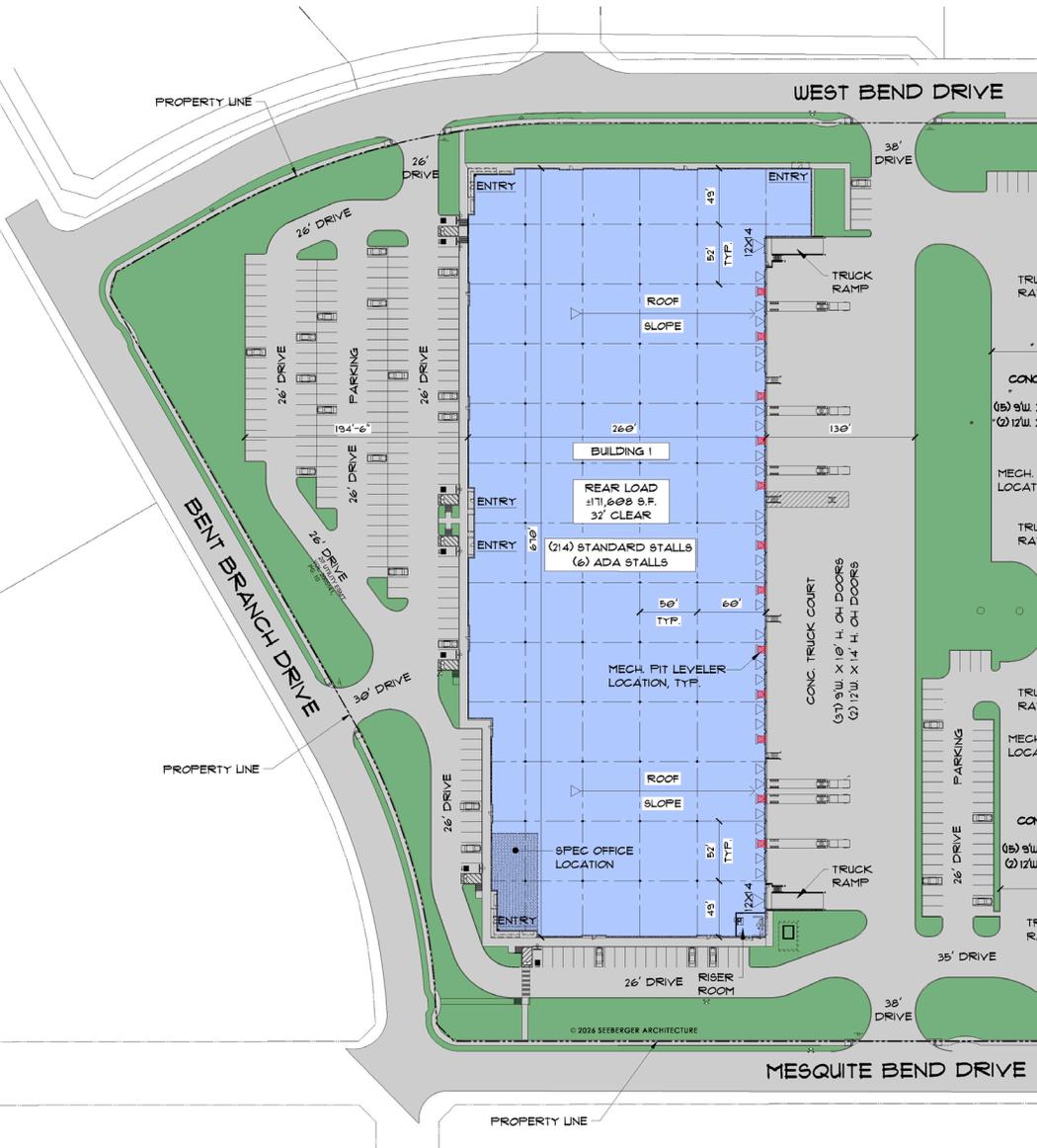


SITE PLAN



BUILDING 1 HIGHLIGHTS

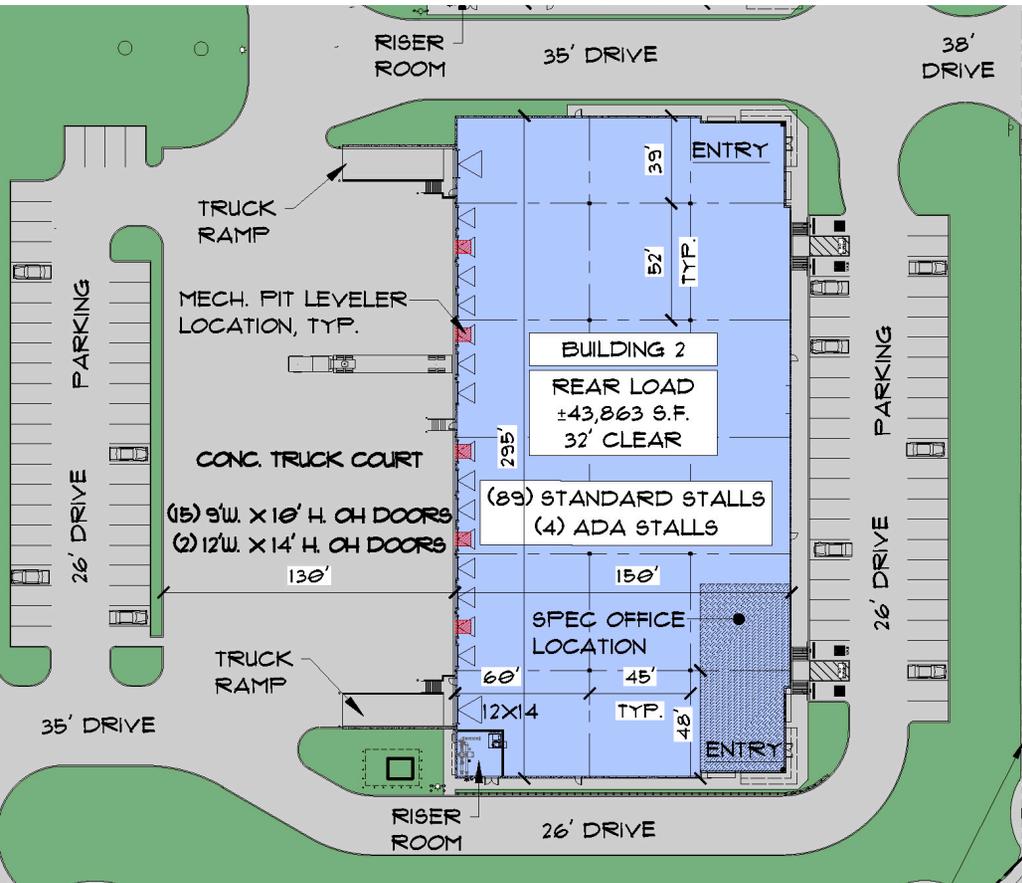
8000 BENT BRANCH DRIVE
IRVING, TX 75063



SQUARE FEET	171,608
OFFICE	3,248 SF
LOADING	(37) 9' x 10" Dock High Doors (2) 12' x 14' Ramped Doors 12 levelers installed
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

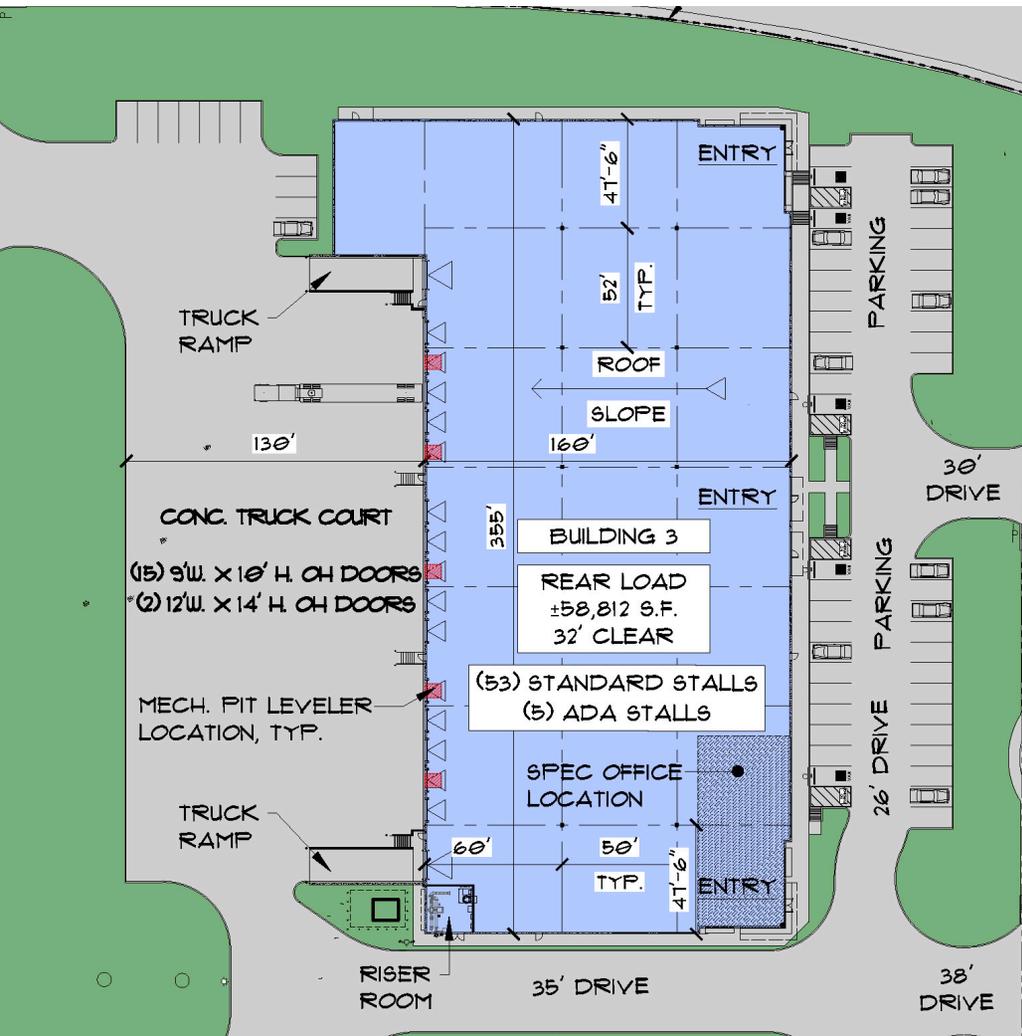
7911 RIDGEPOINT DRIVE,
IRVING, TX 75063



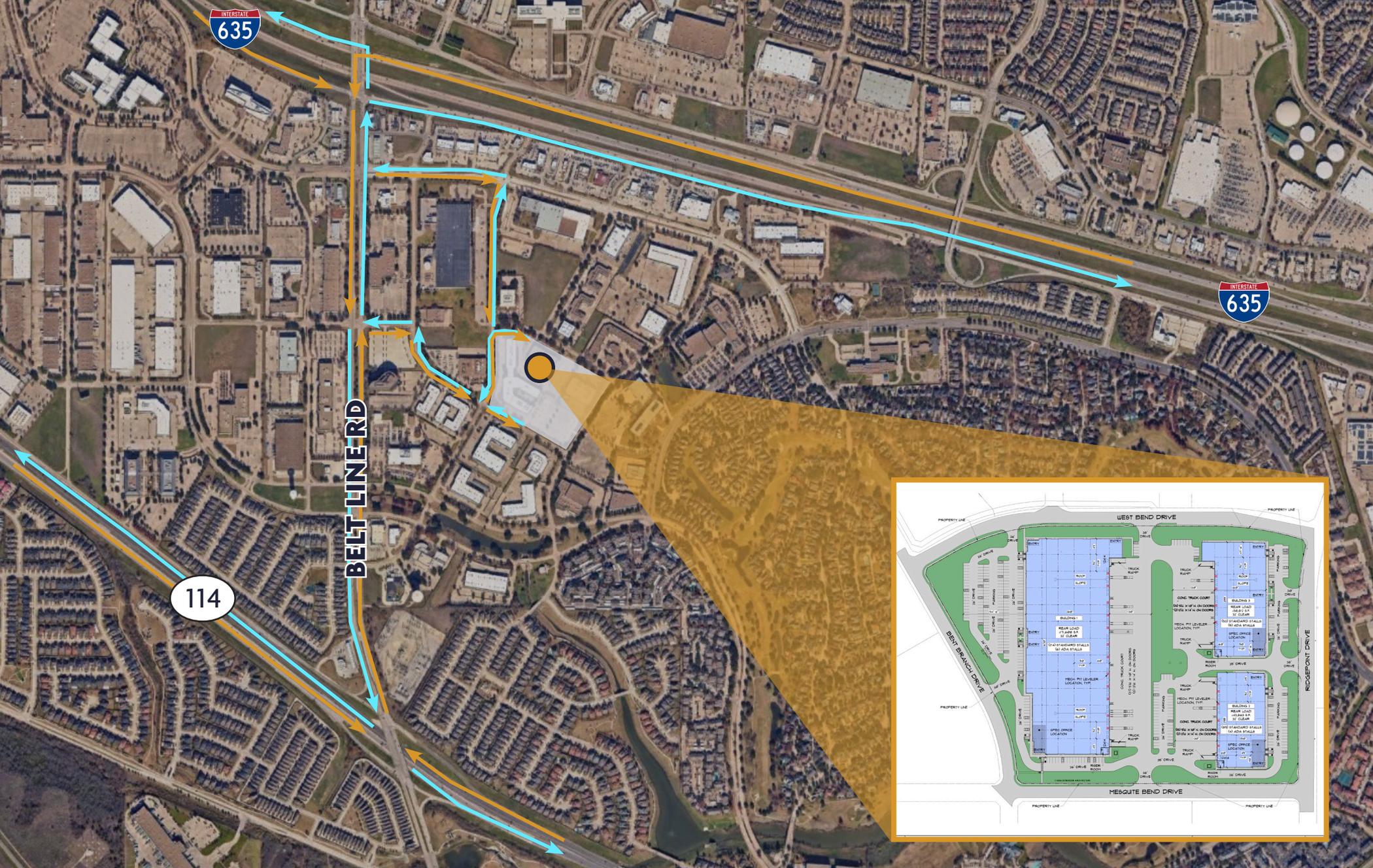
SQUARE FEET	43,863
OFFICE	3,248 SF
LOADING	(15) 9' x 10' Dock High Doors (2) 12' x 14' Ramped Doors 5 levelers installed
PARKING	94 Car Parks
CLEAR HEIGHT	32'
BUILDING DEPTH	150'
CONFIGURATION	Rear Load
TYPICAL COLUMN SPACING	52' x 45'
TRUCK COURT	130'
SPEED BAY	60'
SPRINKLER	ESFR
POWER	1000 kVA transformer 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	3,248 SF
LOADING	(15) 9' x 10' Dock High Doors (2) 12' x 14' Ramped Doors 5 levelers installed
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



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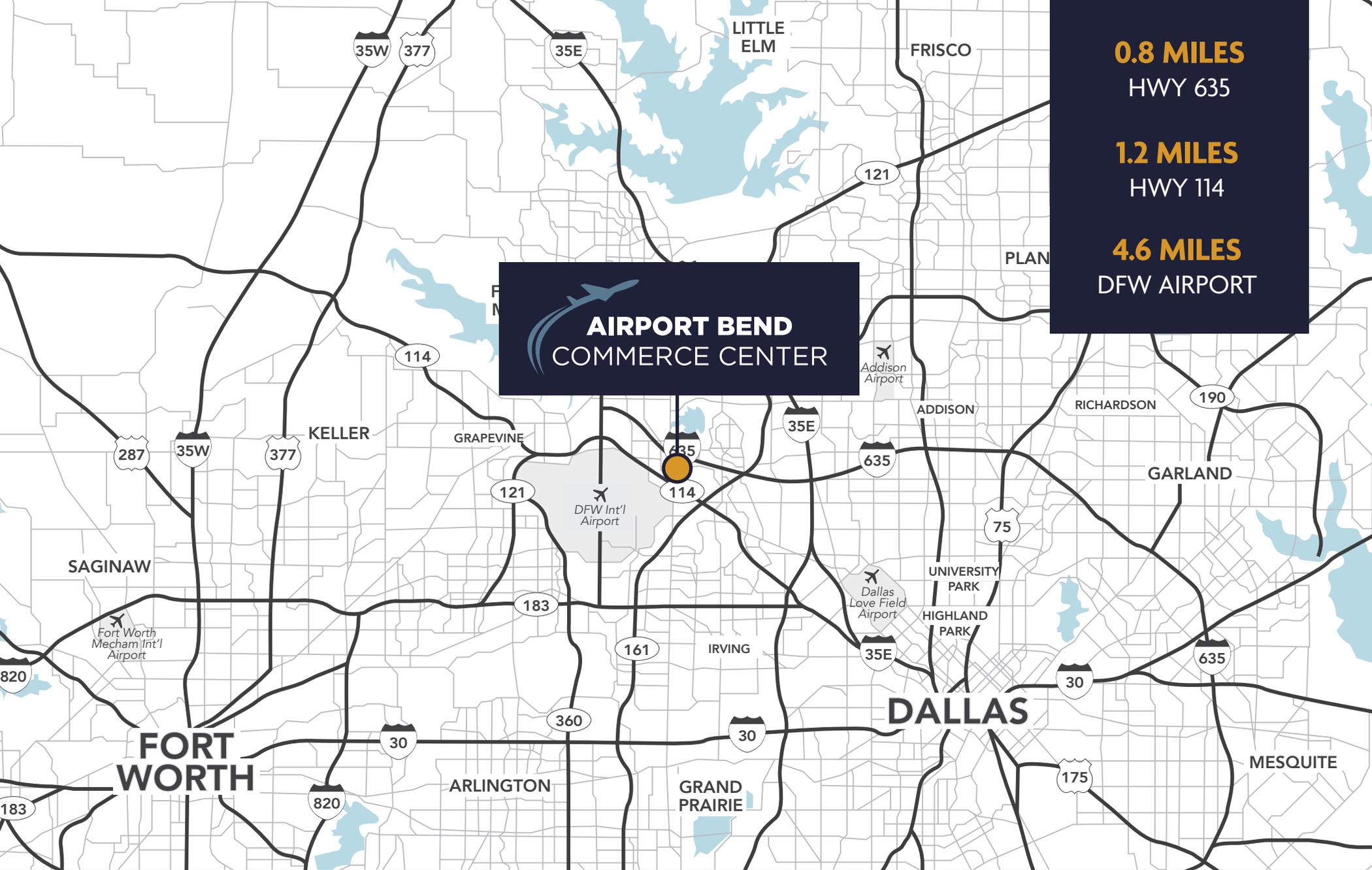
MAC HALL
214.560.2371
mac.hall@streamrealty.com

OWNED AND DEVELOPED BY:



LEASED BY:





0.8 MILES
HWY 635

1.2 MILES
HWY 114

4.6 MILES
DFW AIRPORT

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LEASED BY:

