

602 FOUNTAIN PARKWAY

GRAND PRAIRIE, TX 75050

130,510 - 300,705 SF Warehouse for Lease



AVAILABILITY HIGHLIGHTS

Total Available Area:	130,510 - 300,705 SF
Car Parks:	265 Spaces Total
Clear Height:	17'
Sprinklers:	Yes - 100%
Power:	6,500 amps, 277/480v, 3-phase, 4 wire
Columns:	30' x 40'
Land Area:	+13.77 Acres

SUITE 100

155,523 - 230,874 SF
25,013 SF Office (can be reduced)
11 Dock High Doors with Pit Levelers 3 Ramps
Available Now
Expandable by 75,351 SF + Outside Storage Opportunities

SUITE 200

145,182 SF
5,789 SF Office (can be reduced)
5 Dock High Doors 2 Ramps 1 Oversized Grade Level
+/- 1.40 Acres of Secured, Paved, Outside Yard Space
Available Now

LUKE DAVIS

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STREAM

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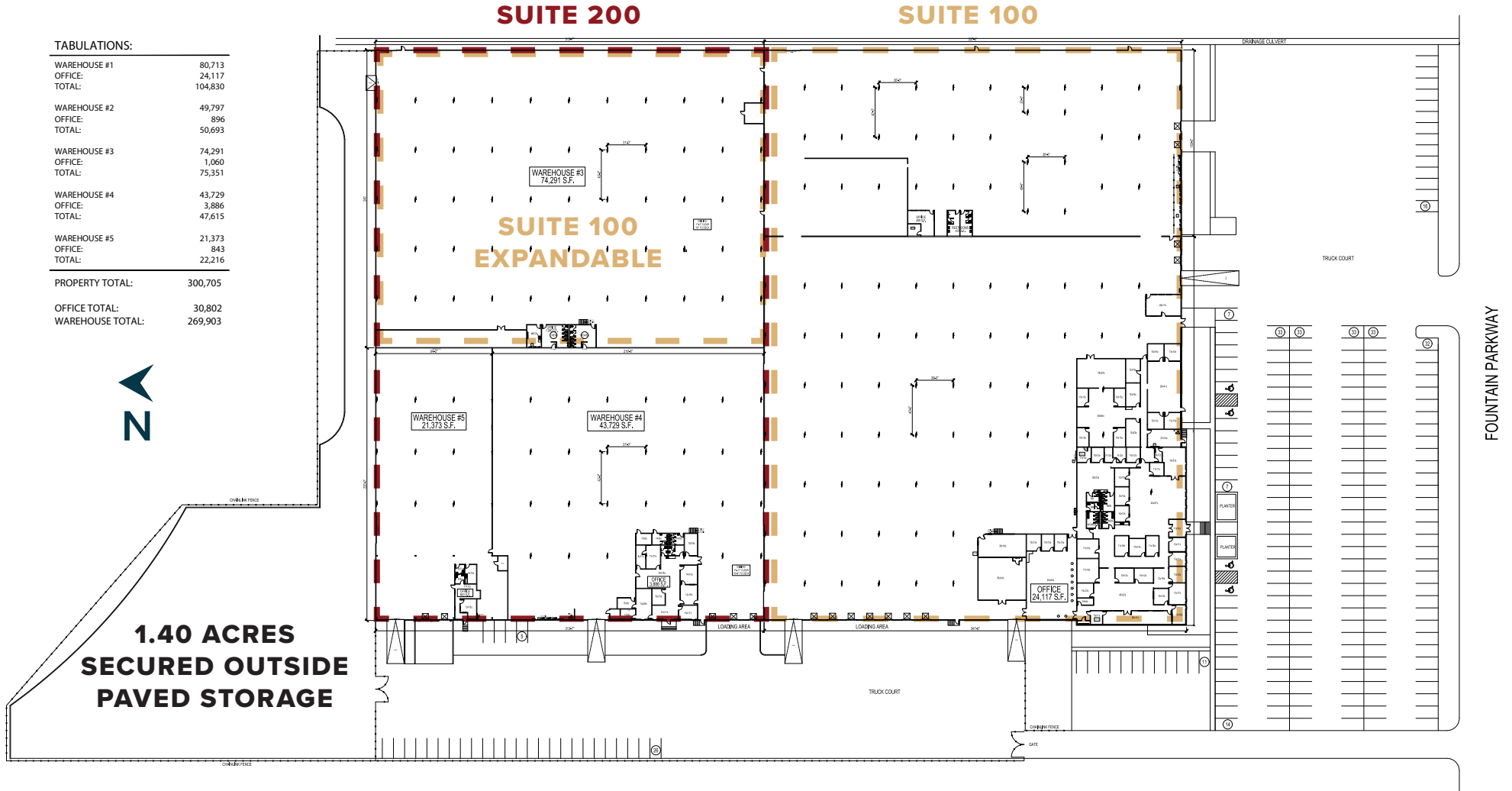
SITE PLAN

TABULATIONS:

WAREHOUSE #1	80,713
OFFICE:	24,117
TOTAL:	104,830
WAREHOUSE #2	49,797
OFFICE:	896
TOTAL:	50,693
WAREHOUSE #3	74,291
OFFICE:	1,060
TOTAL:	75,351
WAREHOUSE #4	43,729
OFFICE:	3,886
TOTAL:	47,615
WAREHOUSE #5	21,373
OFFICE:	843
TOTAL:	22,216
PROPERTY TOTAL:	300,705
OFFICE TOTAL:	30,802
WAREHOUSE TOTAL:	269,903



**1.40 ACRES
SECURED OUTSIDE
PAVED STORAGE**



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LOCATION

DFW INTERNATIONAL AIRPORT



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