

LEWISVILLE 121

B U S I N E S S P A R K



Phase II of Master-Planned Industrial Development
Four Buildings Delivering 735,584 SF located at Spinks Road & S. Valley Parkway



THE OPPORTUNITY

Lewisville 121 Business Park is a cutting-edge logistics development featuring three Class A industrial buildings with direct access to Hwy 121. Located just six miles north of DFW International Airport's North entrance, this project is perfectly positioned to capitalize on the region's rapid northward growth. With versatile configurations and an array of nearby amenities, labor and customers, Lewisville 121 Business Park offers an exceptional opportunity to address the rising logistics demands of the area.



Strategic Location:
at north end of DFW airport



Growing Population,
Deep Labor Pool



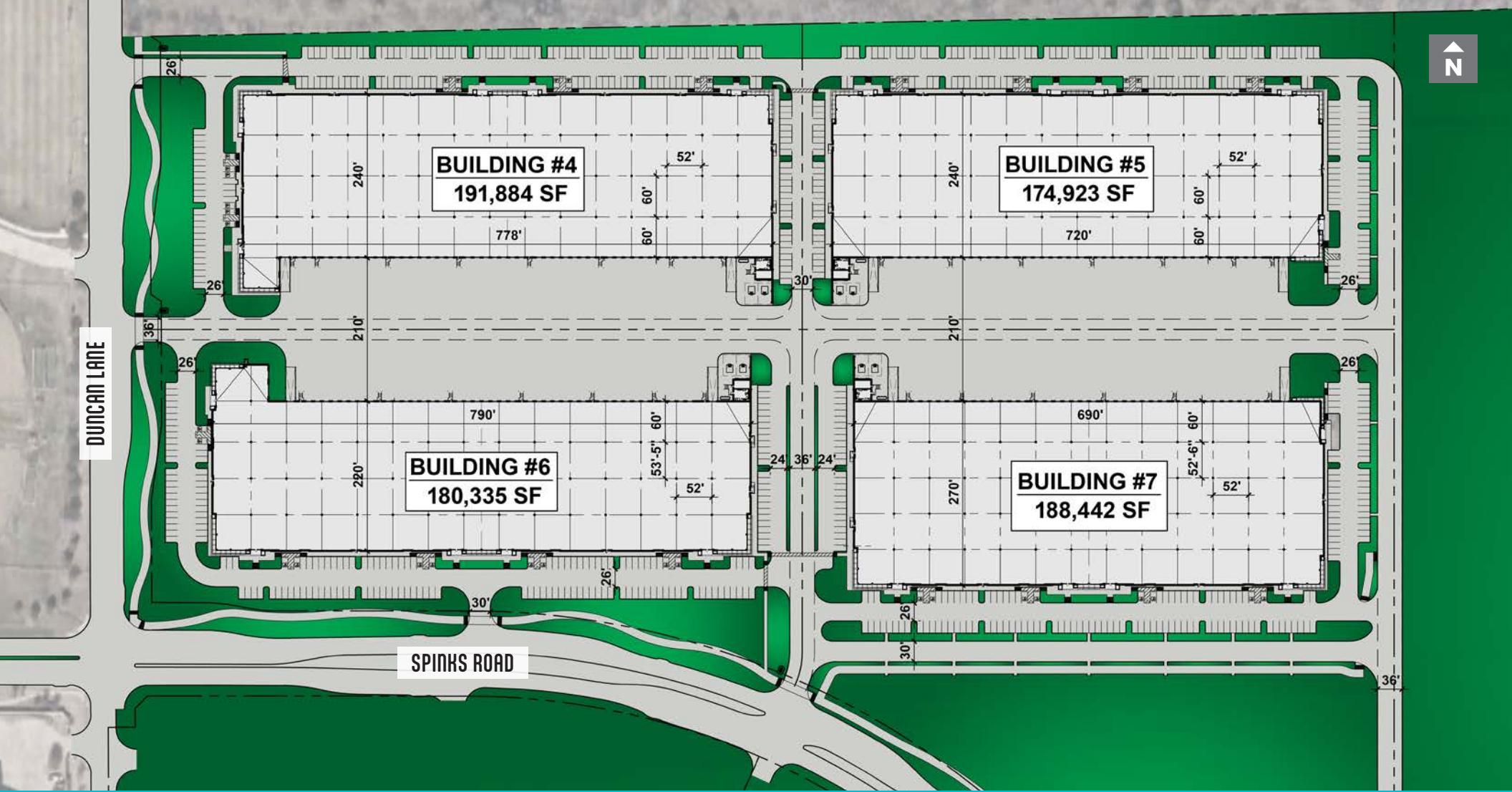
Robust Transportation
Infrastructure



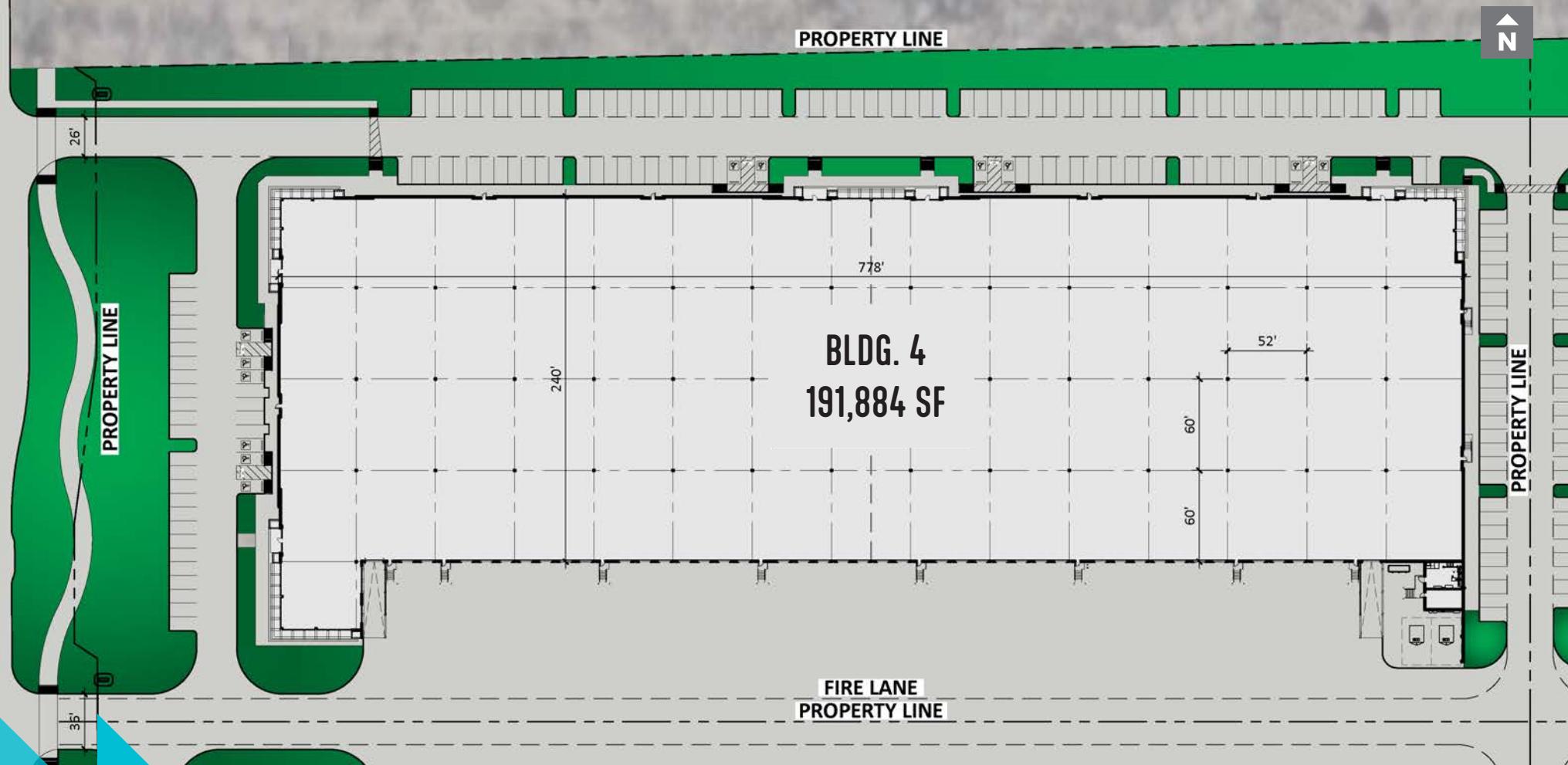
A++ Logistics Submarket,
Prestigious Corporate Neighbors



Configurable space for regional distribution,
e-commerce fulfillment and light assembly



	Building Area	Divisible To	Loading Type	Building Depth	Clear Height	Sprinklers	Column Spacing	Shared Truck Courts	Dock Doors	Ramped Doors	Car Spaces	Power
Building 4	191,884 SF	49,920 SF	Rear Load	240'	36'	ESFR	52'w x 60'd	210'	42	[2] - 12' x 14'	187	1500 kva
Building 5	174,923 SF	49,920 SF	Rear Load	240'	36'	ESFR	52'w x 60'd	210'	37	[2] - 12' x 14'	200	1500 kva
Building 6	180,335 SF	34,320 SF	Rear Load	220'	32'	ESFR	52'w x 53'5" d, 60' staging bays	210'	39	[2] - 12' x 14'	195	1500 kva
Building 7	188,442 SF	70,200SF	Rear Load	270'	36'	ESFR	52'w x 52'6" d, 60' staging bays	210'	36	[2] - 12' x 14'	190	1500 kva



BUILDING 4



191,884 SF
size

240'
depth

42
dock doors

49,920 SF
divisible to

2 - 12' x 14'
ramped doors

187
car parks

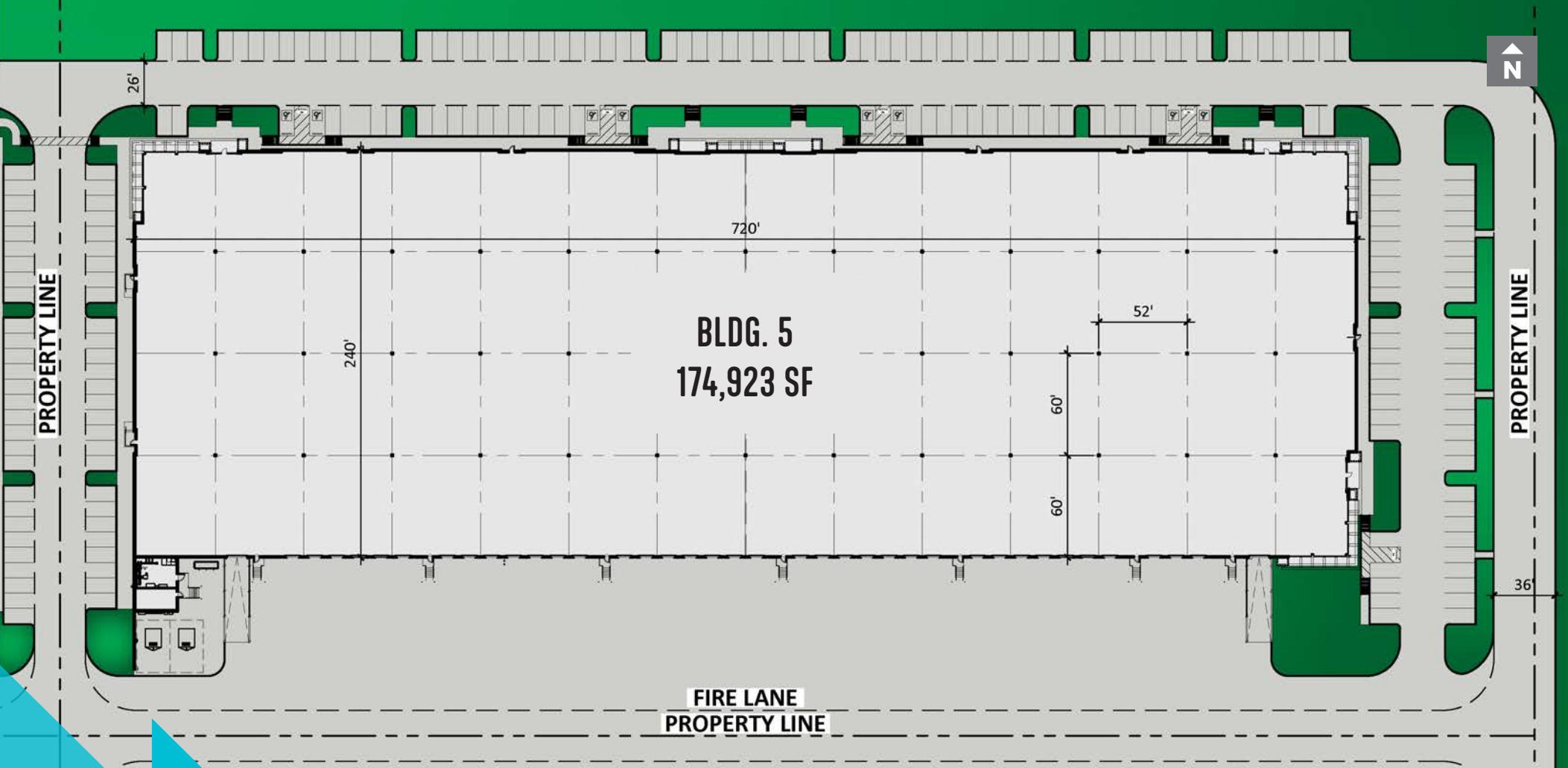
210'
shared truck court

52'w x 60'd
column spacing

1500 kva
power

36'
clear height

ESFR
sprinklers



BUILDING 5



174,923 SF
size

240'
depth

37
dock doors

49,920 SF
divisible to

2 - 12' x 14'
ramped doors

200
car parks

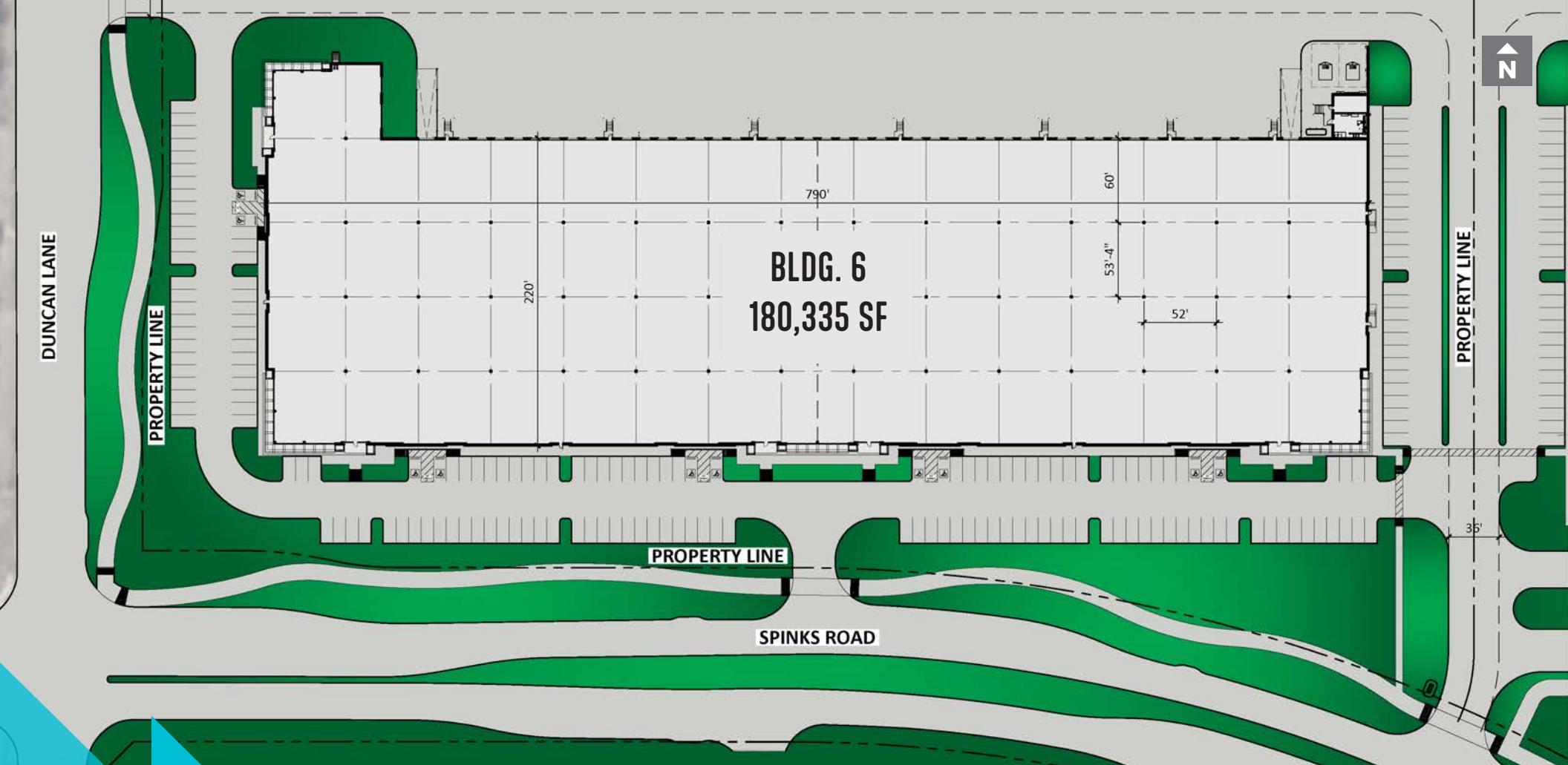
210'
shared truck court

52'w x 60'd
column spacing

1500 kva
power

36'
clear height

ESFR
sprinklers



BUILDING 6



180,335 SF
size

220'
depth

39
dock doors

34,320 SF
divisible to

2 - 12' x 14'
ramped doors

195
car parks

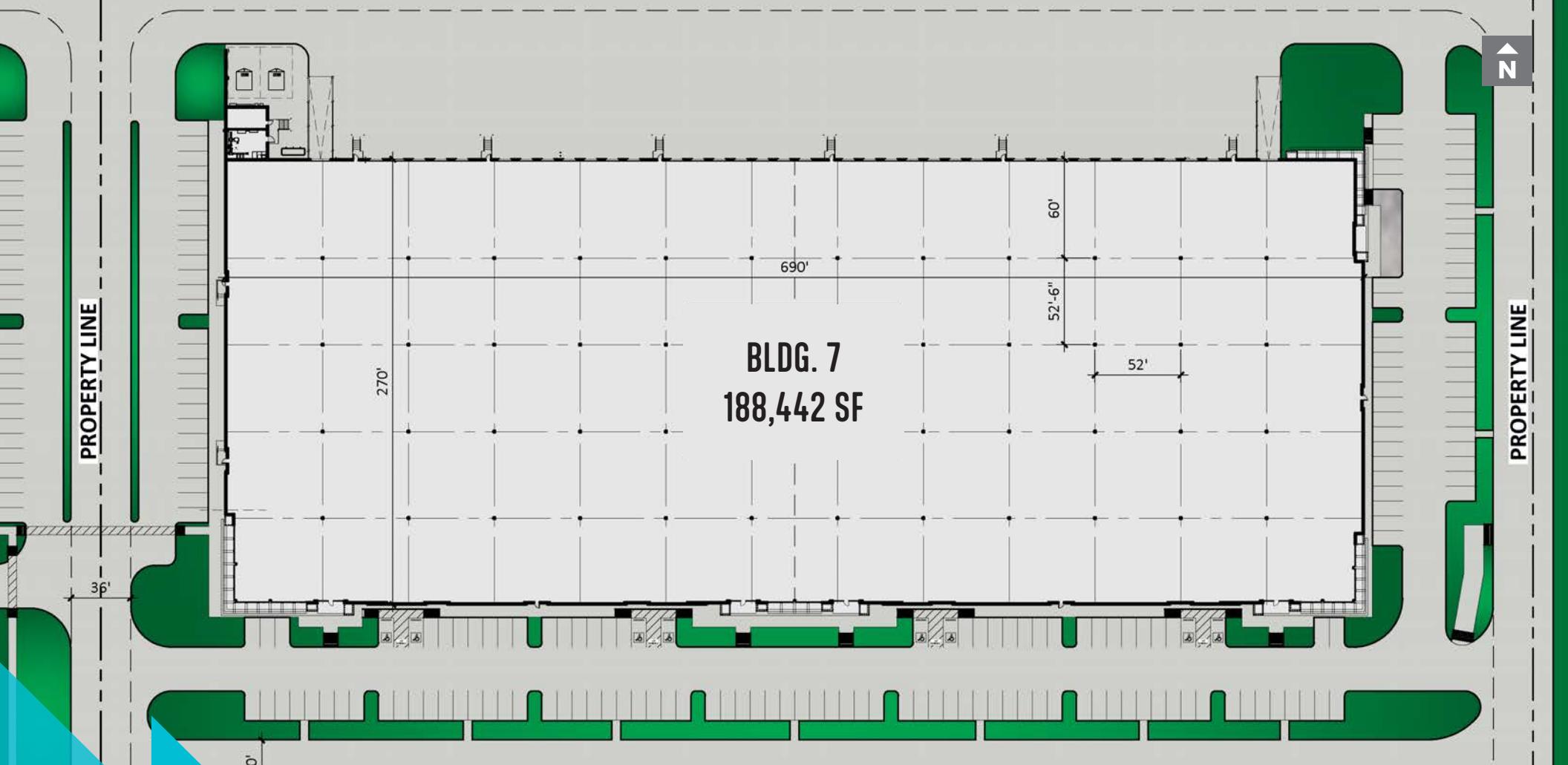
210'
shared truck court

52'w x 53'5'd
column spacing

1500 kva
power

32'
clear height

ESFR
sprinklers



BUILDING 7



188,442 SF

70,200 SF
divisible to

210'
shared truck court

36'
clear height

270'
depth

2 - 12' x 14'
ramped doors

52'w x 52'6'd
column spacing

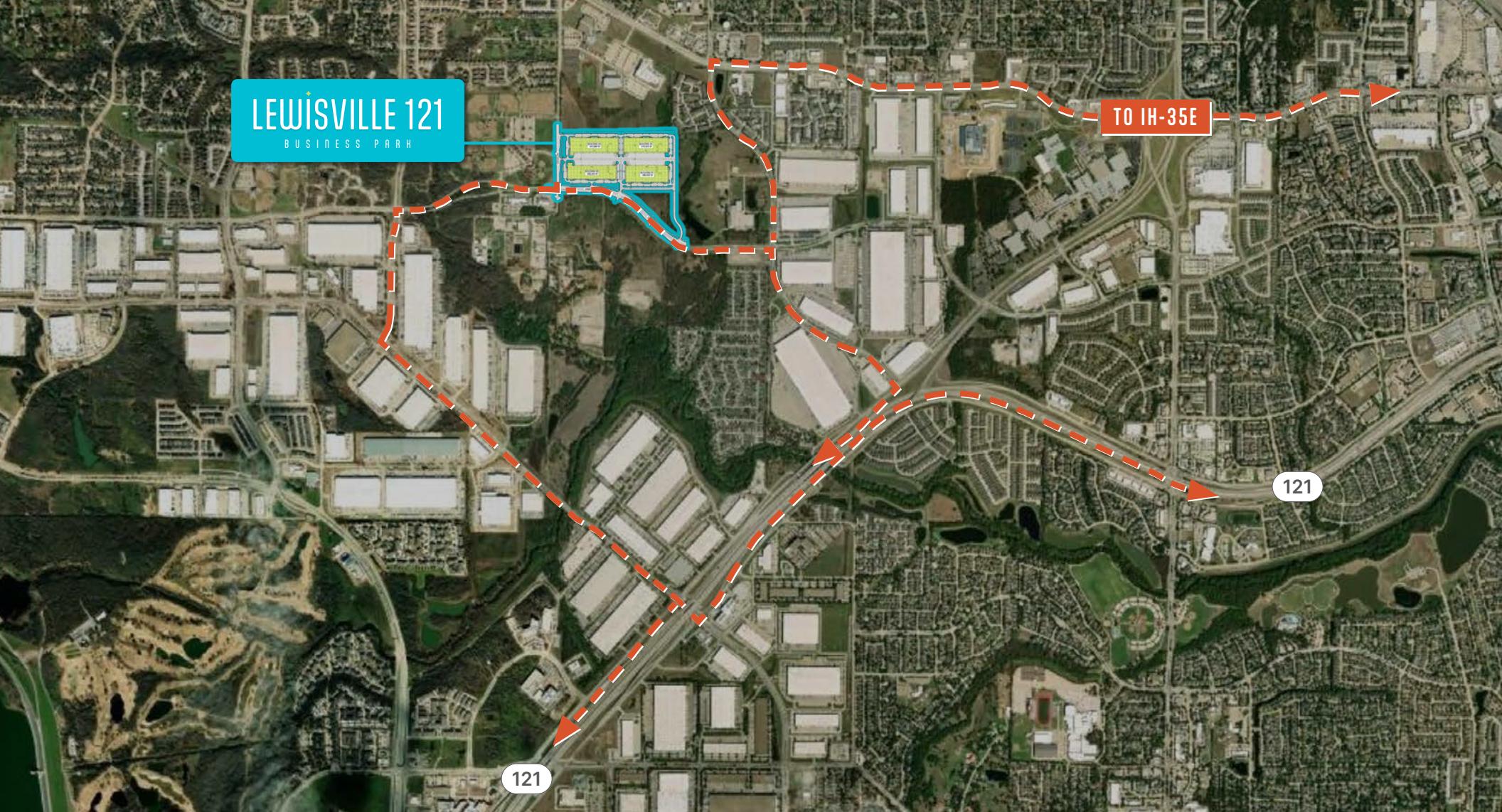
ESFR
sprinklers

36
dock doors

190
car parks

1500 kva
power

LEWISVILLE 121
BUSINESS PARK



↑↓ EASY INGRESS & EGRESS

Situated just north of DFW International Airport along Highway 121, Lewisville 121 Business Park enables users to efficiently distribute products throughout an area of 8 million residents while accessing a vast labor pool. With rapid access to Highway 121 (Sam Rayburn Tollway), users can easily reach nearby Interstate 35 and the broader Metroplex.



PREMIER METROPLEX LOCATION

Lewisville, Texas is a vibrant community offering the best in education, recreation and infrastructure just minutes away from central Dallas. This thriving economic hub has a strong and dynamic business community, with a robust blend of businesses from Fortune 500 companies to innovative start-ups.

TRANSWESTERN

STREAM

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DALLAS CBD

25 minutes

FORT WORTH CBD

35 minutes

DFW AIRPORT

8 minutes

DALLAS LOVE FIELD AIRPORT

20 minutes

FORT WORTH ALLIANCE AIRPORT

30 minutes