

# I-30/MACARTHUR BUSINESS CENTER

## Building 5 – 83,561 SF

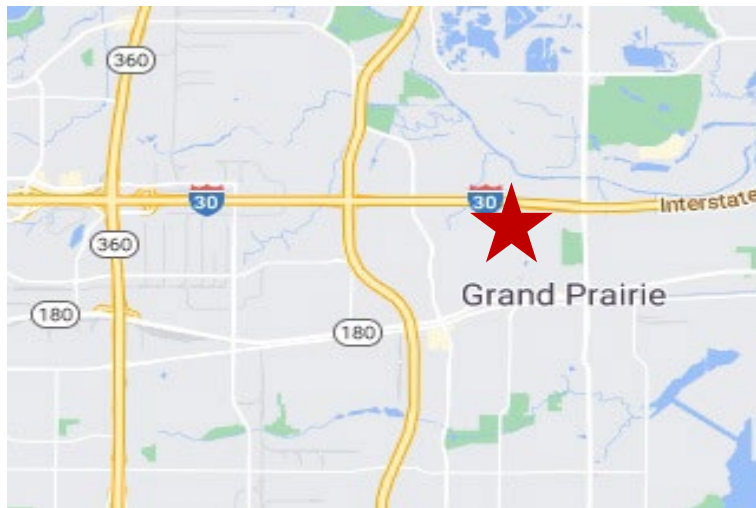
2303 E INTERSTATE 30  
Grand Prairie, Texas

25,137 SF  
AVAILABLE

OFFICE  
WAREHOUSE,  
LIGHT ASSEMBLY  
AND  
FULFILLMENT  
USES

### PROPERTY HIGHLIGHTS

- New construction
- Delivers January 2022
- Building totals 83,561 SF
- 2,051 SF Office space + 23,086 SF warehouse space
- 24' clear height to bottom of joists
- Ample parking available – Approximately 23 spaces
- 120' truck court depth
- 160' building depth
- Three (3) 9' x 10' dock high overhead doors
- Two (2) 12' x 14' overhead doors with ramp
- Class IV Fire Protection System
- Roof Insulation- R-9
- I-30 freeway exposure
- Direct accessibility going east and west on I-30 via MacArthur



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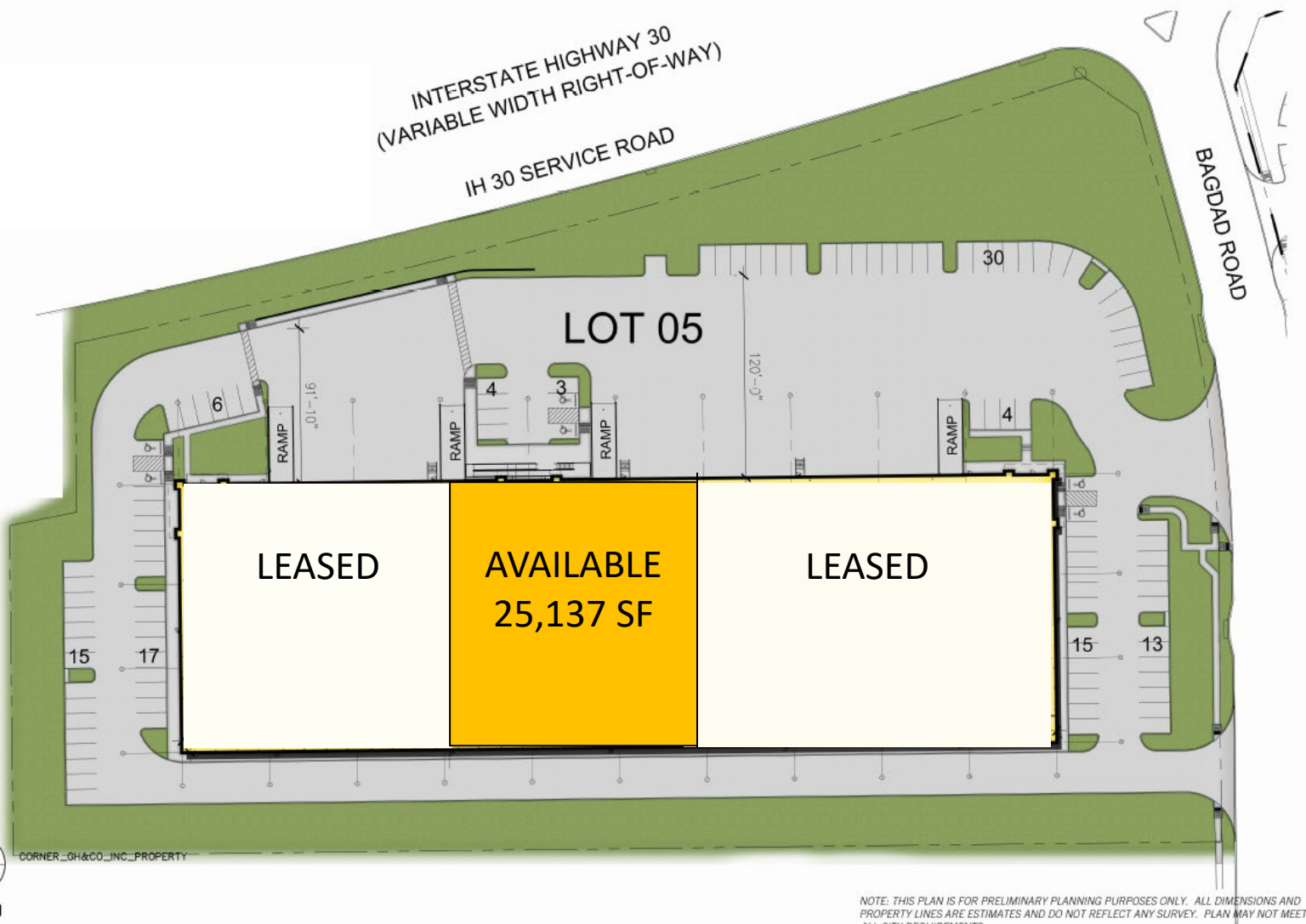
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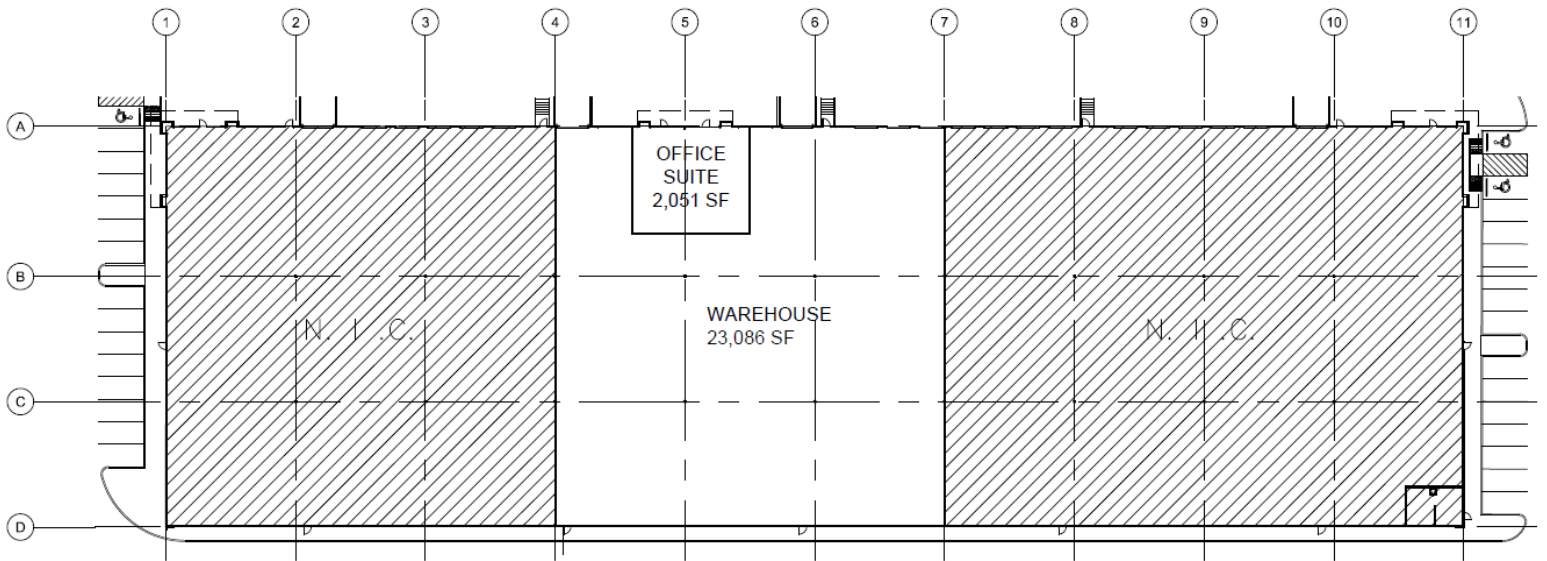
NORTH

NOTE: THIS PLAN IS FOR PRELIMINARY PLANNING PURPOSES ONLY. ALL DIMENSIONS AND PROPERTY LINES ARE ESTIMATES AND DO NOT REFLECT ANY SURVEY. PLAN MAY NOT MEET ALL CITY REQUIREMENTS.

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