



## Site Strengths

- 197 Acre Master Planned Class A Industrial Park
- Foreign Trade Zone and Triple Freeport Tax Incentives
- Strong Labor Base
- On DFW Airport Land
- Dedicated Spine Road and Circulation Drives

## Excellent Access

- Immediate Access to SH-161
- 1 Mile to SH-114
- 1 Mile to SH-183
- 3 Miles to FedEx Ground Hub
- Proximity to UPS Freight and Bulk Mail Center
- 4 Miles to I-635
- 5 Miles to I-35W
- 13 Miles to Dallas CBD
- 22 Miles to Fort Worth CBD

# FOR LEASE

DFW PARK **161**

*Bush Turnpike/SH 161 at Beltline Road  
Irving, Texas*

**LOGISTICS CENTER 10  
39,312 SF AVAILABLE**



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DFW Park 161  
George Bush Turnpike/  
SH 161 at Beltline Road  
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DFW PARK **161**

LOGISTICS CENTER 10  
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## Property Highlights

- 39,312 SF
- ±2,948 SF Spec Office
- 32' Clear Height
- 260' Building Depth
- 50' x 50' Column Spacing
- 60' Loading Bays
- 9 Dock Doors
- 1 Drive-In Door
- 135' Truck Court
- 42 Car Parks
- 128 Future Car Parks at Front of the Building

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