



# Dallas Communications Complex - 4

350 E Royal Ln, Irving, TEXAS 75039  
Industrial 70,513 SF

For Lease  
**Contact for pricing**

Property Type  
**Industrial**

Date Updated  
**Sep 22, 2022**

Website

Dallas Communications Complex 4 is a 1-story 189,919 SF flex light manufacturing building located in the 2nd largest office submarket in Dallas.

360 Tour - 300, 350, 400 E. Royal Lane

# Highlights

- ✓ 1-story 182,919 SF flex light manufacturing building
  - ✓ 1,498 - 64,666 SF Available
  - ✓ Ample surface parking
  - ✓ Dock and grade level doors
  - ✓ 24'+ clear height
  - ✓ 2 miles from the center of Las Colinas, a premier location in Irving, Texas
  - ✓ 8 miles from the DFW International Airport, 13 miles from Downtown Dallas and 25 miles from Downtown Fort Worth
  - ✓ Easy access to PGBT (SH-161), SH-114 and I-635 (LBJ Freeway)
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## Space Available

100

Space Type  
**Industrial**

Lease Rate  
**Contact for pricing**

Total Space Available  
**4,349 SF**

Floor  
**1**

Divisible Space  
**4,349 - 4,349 SF**

Renewal Option  
**Yes**

Sublease  
**No**

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104

Space Type  
**Industrial**

Lease Rate  
**Contact for pricing**

Total Space Available  
**1,498 SF**

Floor  
**1**

Divisible Space  
**1,498 - 1,498 SF**

Renewal Option  
**Yes**

Sublease  
**No**

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105

Space Type  
**Industrial**

Total Space Available  
**4,526 SF**

Divisible Space  
**4,526 - 64,196 SF**

Sublease  
**No**

Lease Rate  
**Contact for pricing**

Floor  
**1**

Renewal Option  
**Yes**

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**112**

Space Type  
**Industrial**

Total Space Available  
**6,002 SF**

Divisible Space  
**6,002 - 64,196 SF**

Sublease  
**No**

Lease Rate  
**Contact for pricing**

Floor  
**1**

Renewal Option  
**Yes**

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**115**

Space Type  
**Industrial**

Total Space Available  
**42,137 SF**

Divisible Space  
**42,137 - 64,196 SF**

Sublease  
**No**

Lease Rate  
**Contact for pricing**

Floor  
**1**

Renewal Option  
**Yes**

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**119**

Space Type  
**Industrial**

Total Space Available  
**12,001 SF**

Divisible Space  
**12,001 - 64,196 SF**

Sublease  
**No**

Lease Rate  
**Contact for pricing**

Floor  
**1**

Renewal Option  
**Yes**

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