



70,386 SF AVAILABLE ON 10.30 ACRES

8800 Sterling Street

IRVING, TX 75063



**Infill
Location**



**Outside
Storage
Capabilities**



**Heavy Parking
Available**



Rail- served



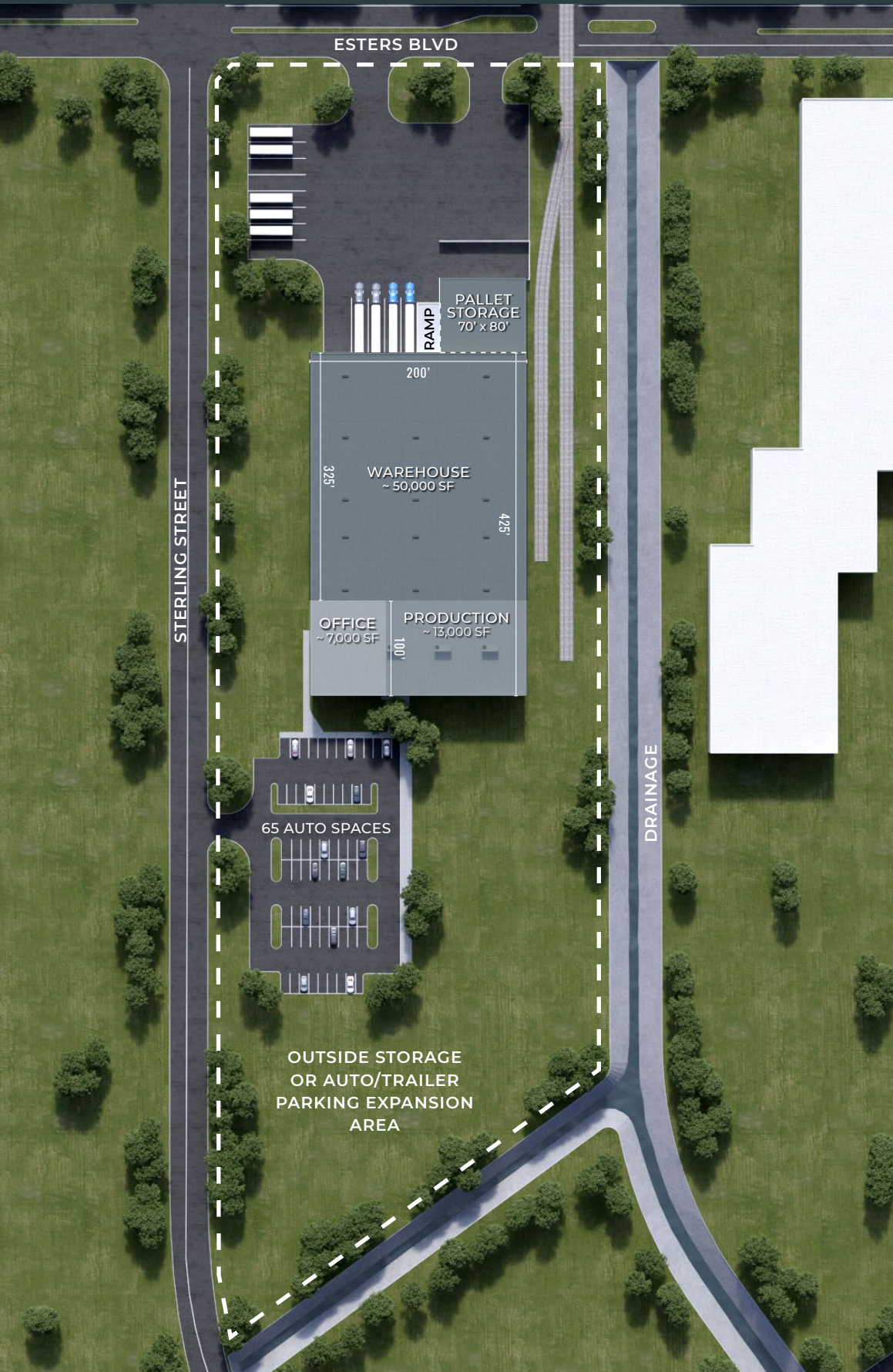
**+/- 7,000 SF
Office Space**



**Over 3,000
amps of power**

Property Specifications

8800 Sterling Street, Irving, TX 75063



70,386 SF
AVAILABLE

24'
CLEAR
HEIGHT

± 13,000 SF
HVAC
production area

4
DOCK
DOORS

Heavy Power
(3,000+ AMPS)

1
RAMP
DOOR

+/- 7,000
OFFICE SPACE

Corporate Neighbors and Access

8800 Sterling Street, Irving, TX 75063

Interstate
635

.5 Miles

State Highway
114

.6 Miles

State Highway
121

1.5 Miles

State Highway
26

2.6 Miles

PGBT
TurnPike

3.6 Miles



Premier Regional Connectivity

8800 Sterling Street, Irving, TX 75063

