



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 12
707,940 SF AVAILABLE**

Click [Here](http://www.dfwpark161.com) to view www.dfwpark161.com

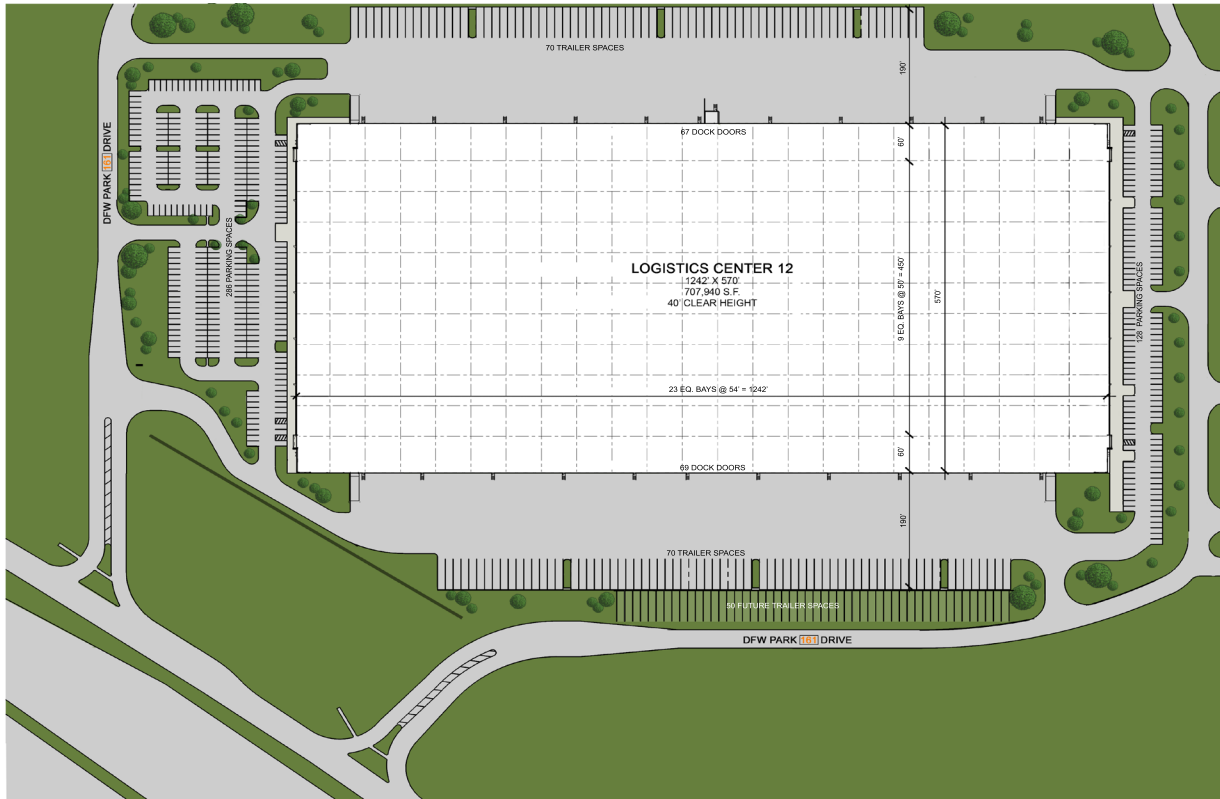


FOR LEASE

DFW Park 161
George Bush Turnpike/
SH 161 at Beltline Road
Irving, Texas

DFW PARK **161**

LOGISTICS CENTER 12
707,940 SF AVAILABLE



Property Highlights

- 707,940 SF (Divisible)
- 40' Clear Height
- 570' Building Depth
- 54' x 50' Column Spacing
- 60' Loading Bays
- 136 Dock Doors
- 4 Drive-In Doors
- 190' Truck Courts
- 414 Car Parks
- 140 Trailer Parks
- 50 Future Trailer Parks

FOR LEASE

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

DFW PARK **161**

LOGISTICS CENTER 12
707,940 SF AVAILABLE

About the Property

DFW Park 161 is strategically located fronting on State Highway 161 at DFW Airport in the center of the DFW Metroplex. The site has excellent access to SH 161, SH 183 and SH 114 for efficient movement of goods throughout North Texas, the central United States and internationally.

- Strategic central location in the DFW Metroplex
- Triple Freeport Inventory Tax Exemption
- Proximity to FedEx and UPS Regional Hubs
- Excellent logistics support with proximity to air cargo areas and all major freight forwarders at DFW Airport
- Excellent ingress and egress to major freeways
- Foreign Trade Zone benefits
- Proximity to USPO Bulk Mail Center



Freeport Inventory Tax Exemption

In addition to the excellent logistics considerations, companies locating at DFW Park 161 also benefit from inventory tax savings through the Freeport exemption provisions available from Dallas county, Carrollton/Farmers Branch ISD and the Freeport equivalent from the city of Irving for qualifying users. The Freeport Inventory Tax Exemption allows tenants to be exempt from personal property taxes on inventories from outside the state of Texas, held less than 175 days and then shipped out of the state of Texas.



North Foreign Trade Zone

DFW Park 161 is located in DFW Airport's North Foreign Trade Zone #39. Companies operating in the Foreign Trade Zone (FTZ) receive additional inventory tax exemptions for international inventory and savings or elimination of custom duties, tariffs and taxes. Merchandise imported into the Foreign Trade Zone for distribution throughout the United States are not subject to tax while in the FTZ and if exported, taxes are never assessed for international inventory.



Customs Clearance

A company operating in the FTZ is eligible to receive cost savings and efficiencies by clearing multiple containers as a single customs entry. An entry is one or more containers, but if multiple containers are located in the FTZ, the containers can be grouped per week whether or not they arrive at the same time and at the same place resulting in substantial savings in customs clearance fees.

FOR LEASE

DFW Park 161
George Bush Turnpike/
SH 161 at Beltline Road
Irving, Texas

DFW PARK **161**

LOGISTICS CENTER 12
707,940 SF AVAILABLE

