

FOR LEASE

FREERPORT COMMERCE CENTER

FREERPORT PARKWAY AT I-635 | IRVING, TX



BUILDING A: 141,275 SF | BUILDING B: 186,900 SF

- +1,000' of frontage on I-635
- State-of-the-art building design
- Deed restricted business park setting
- Corporate signage opportunity on I-635
- Close to hotels, dining & labor force
- Full interchange at Freerport Parkway

BRIAN GILCHRIST

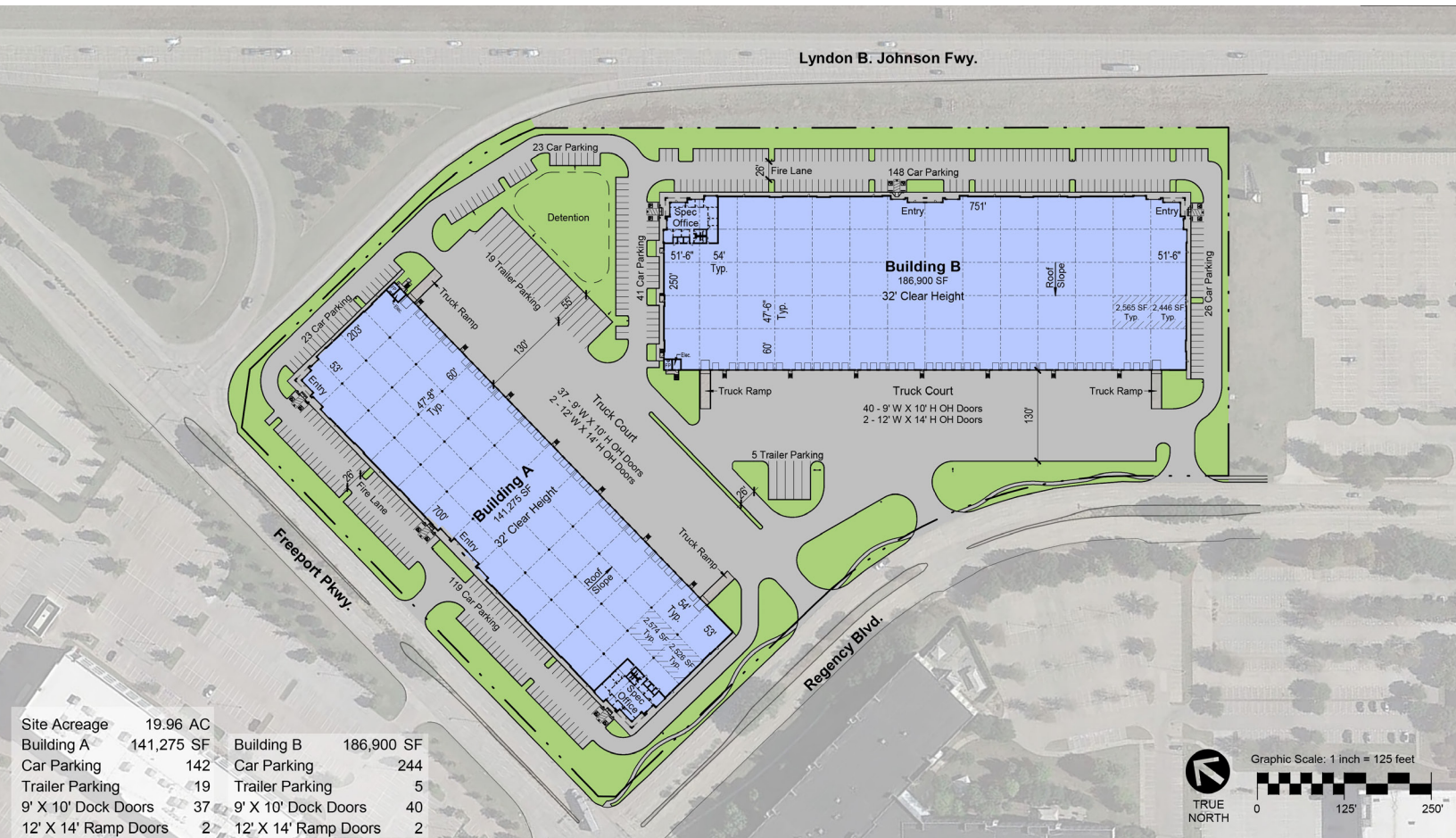
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BUILDING A SPECIFICATIONS

(A) TOTAL SF	141,275 SF (35,000 Min. Divisible)
SPEC OFFICE	±4,670 SF
CLEAR HEIGHT	32'
DOCK HIGH DOORS	37
DRIVE-IN DOORS	2 Ramps 12' x 14' OH Doors
BAY STAGING	54' x 47'-8" with 60' Staging Bays
TRUCK COURT DEPTH	130/185'
TRAILER STORAGE	19 Trailer Positions
CAR PARKS	142 (1/1,000)
SPRINKLER	ESFR

BUILDING B SPECIFICATIONS

(B) TOTAL SF	186,900 SF (47,000 Min. Divisible)
SPEC OFFICE	±4,670 SF
CLEAR HEIGHT	32'
DOCK HIGH DOORS	40
DRIVE-IN DOORS	2 Ramps 12' x 14' OH Doors
BAY STAGING	54' x 47'-6" with 60' Staging Bays
TRUCK COURT DEPTH	130/185'
TRAILER STORAGE	5 Trailer Positions
CAR PARKS	244 (1.27/1,000)
SPRINKLER	ESFR

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CORPORATE NEIGHBORS

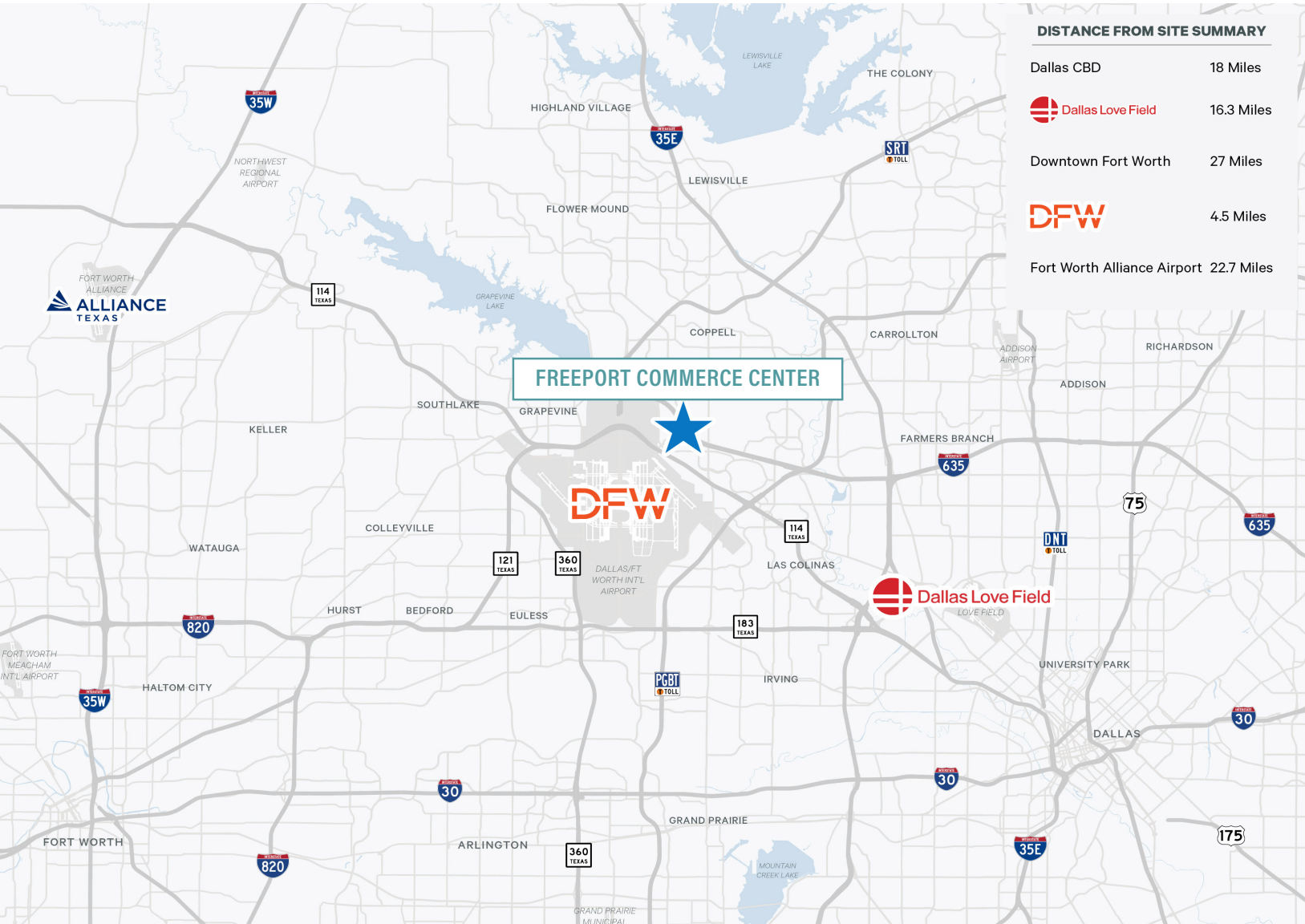


2021 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,721	112,195	331,687
Household Income	\$106,492	\$92,920	\$88,403

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CENTRAL DFW LOCATION



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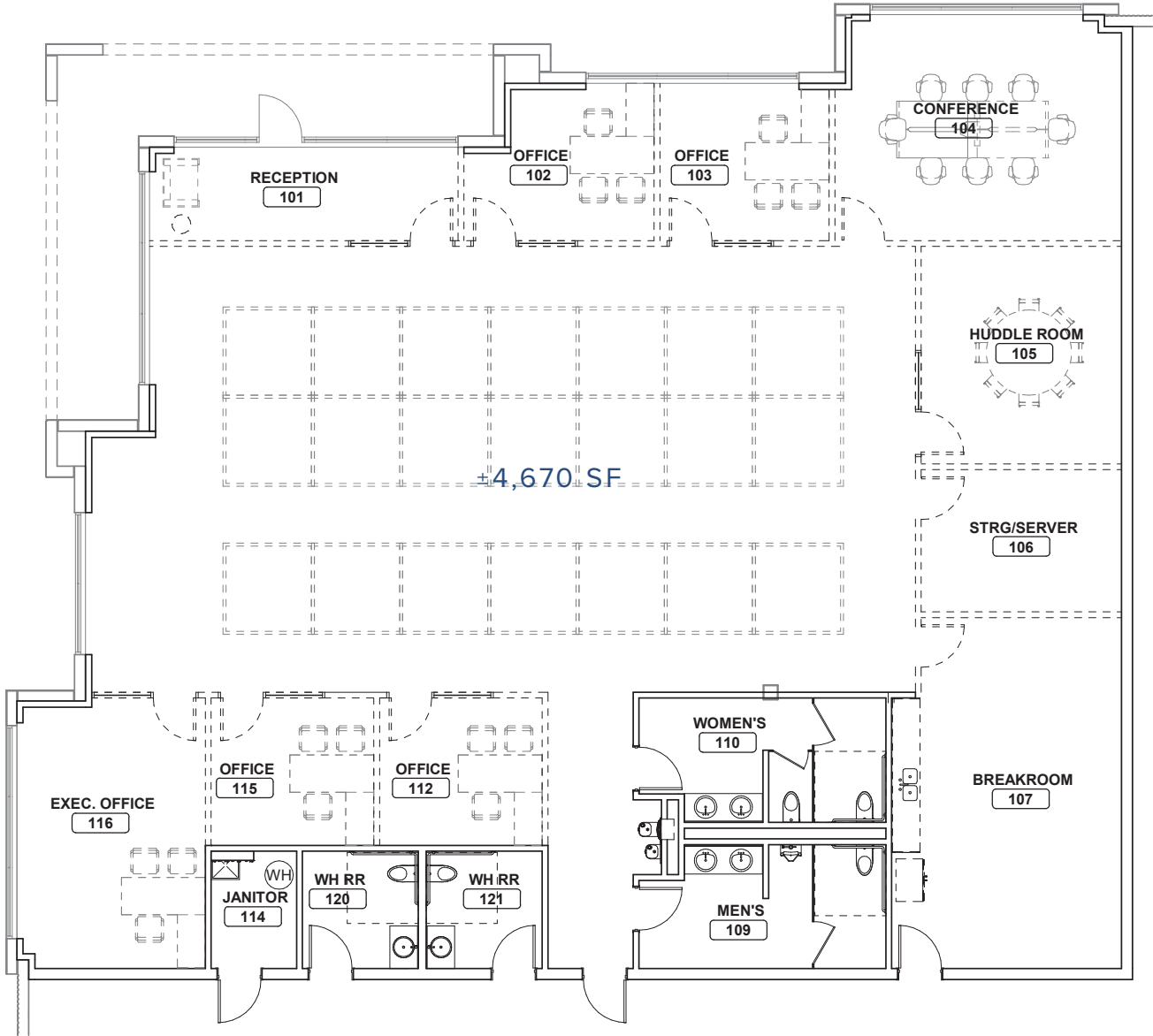
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SPEC OFFICE



Note: Dashed lines (====) indicate potential future office plan and will not be constructed in the shell building