

# 4911 CONFLANS ROAD

IRVING, TEXAS



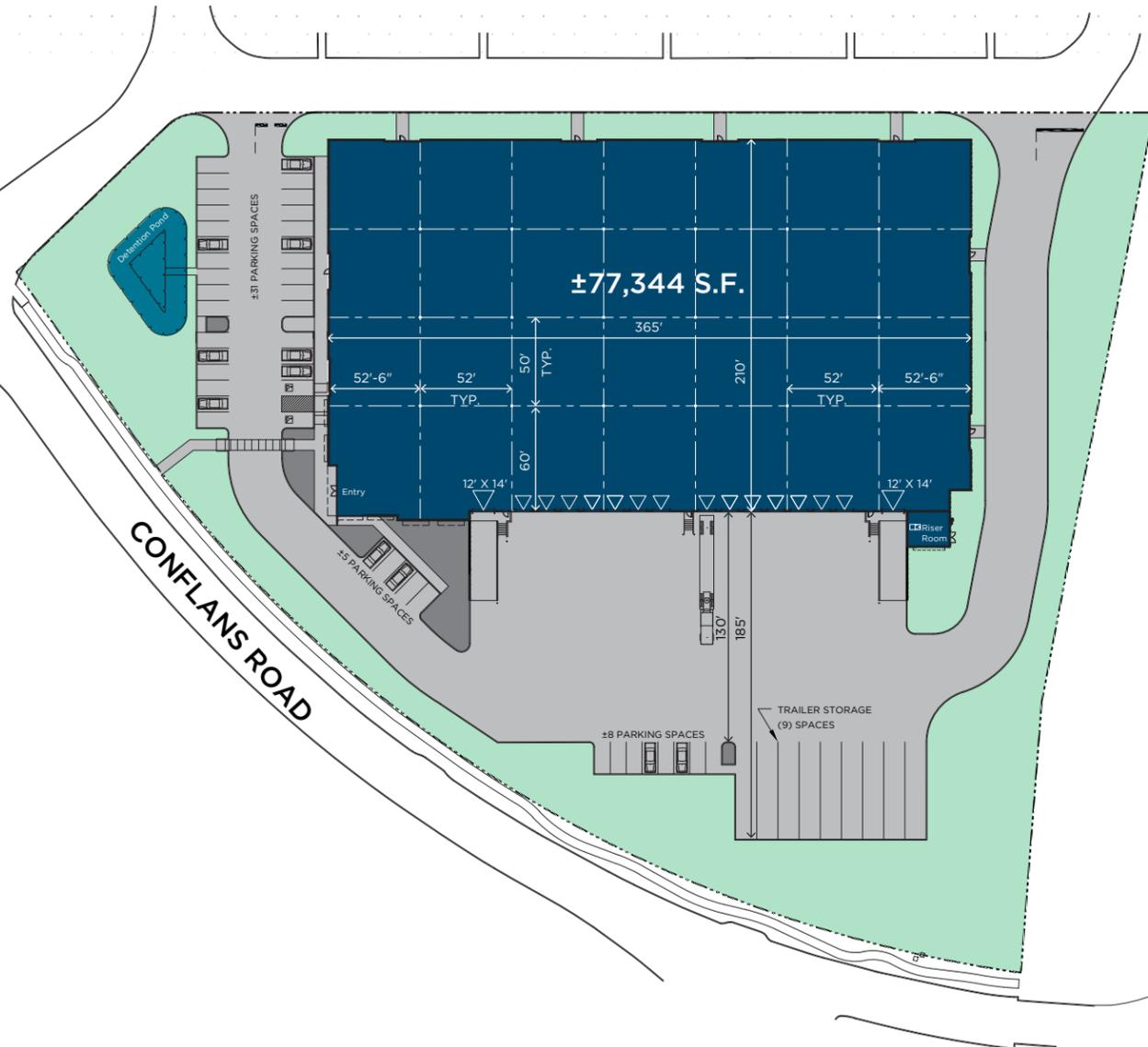
**± 77,344 SF**

Available for Sale or Lease  
Q3 2026

Developed by:  **ALLIANCE**  
INDUSTRIAL COMPANY

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY OVERVIEW



- 77,344 SF**
- 32'** Clear Height
- 44** Auto Parking Spaces
- 9** Trailer Parking Spaces
- 14** Dock High Doors
- 2** Ramped Doors (12' x 14')
- ESFR Sprinkler System**
- 50' X 52'** Typical Bays with 60' Speed Bay
- 1000 kVa** Transformer



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## Drive Times

DFW International Airport	2.5 Miles
Dallas Love Field Airport	11.7 Miles
Dallas CBD	15.8 Miles
Fort Worth CBD	22 Miles



FOR MORE INFORMATION, PLEASE CONTACT:

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