



CENTURY PARK

3 2 1 6 - 3 3 0 8 ROYALTY ROW

<https://centuryparkirving.com/>

UNPARALLELED
ACCESSIBILITY

UPGRADED
FEATURES

UNRIVALED
LOCATION

THE GATEWAY TO BROOKHOLLOW

Century Park is the gateway to the Brookhollow industrial submarket. Featuring the ideal balance of design and function with upgraded industrial features, modern showroom-grade spaces, high-end finish out, and unparalleled accessibility, Century Park is a beacon for light industrial users looking to make an impact.



PROPERTY HIGHLIGHTS

PROPERTY
4 Buildings

TOTAL SF
119,528 SF

PARKING
6:1,000 | 600+ spaces

DELIVERY
September 2023

HVAC
100% Available

CONDITION
Quality White-Box
Showroom

FRONTAGE
1,400 Feet Hwy 183

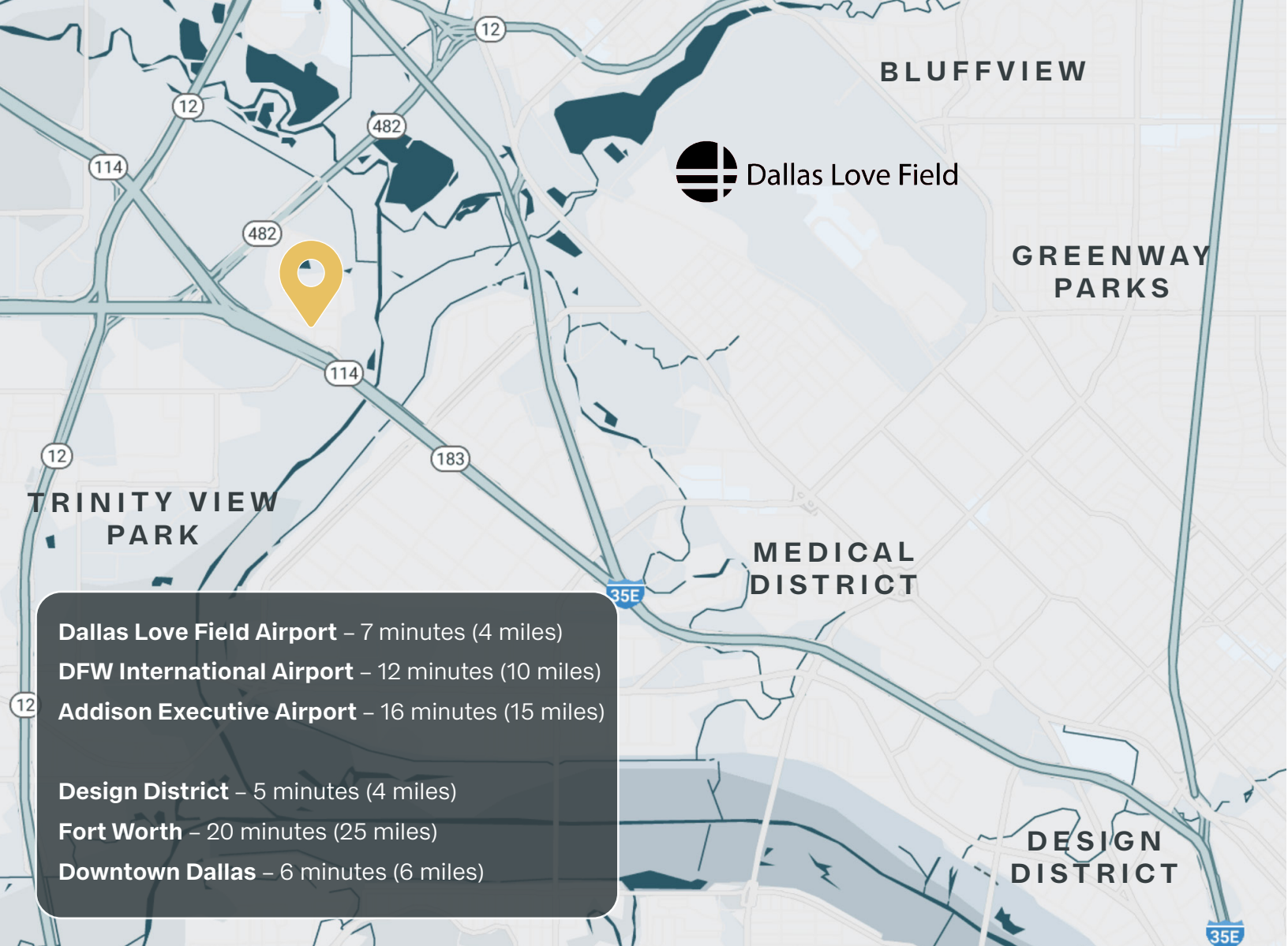
CLEAR HEIGHT
Up to 18'

SPRINKLER
Early Suppression
Fast Response

LOADING
Front Grade Level
Rear Dock High

ACCESS
Direct Access to
I-35 and Hwy 183

SIGNAGE
Tenant Signage
Visible from Highway



Dallas Love Field Airport – 7 minutes (4 miles)
DFW International Airport – 12 minutes (10 miles)
Addison Executive Airport – 16 minutes (15 miles)

Design District – 5 minutes (4 miles)
Fort Worth – 20 minutes (25 miles)
Downtown Dallas – 6 minutes (6 miles)



THE OPPORTUNITY

BUILDING D

3216 Royalty Row

23,180 SF

16' Clear Height

Office:

Shell Condition
(Build-to-Suit)

100% HVAC Available

6:1 Parking Ratio

Existing Interior
Crane Available

Suite A:

23,180 SF

1 Grade

3 Dock Doors

BUILDING C

3230 Royalty Row

25,704 SF

Office:

Shell Condition
(Build-to-Suit)

100% HVAC Available

3:1 Parking Ratio

Suite A:

12,852 SF

1 Grade

2 Dock Doors

Suite B:

12,852 SF

1 Grade

2 Dock Doors

BUILDING B

3300 Royalty Row

25,704 SF

Office:

Shell Condition
(Build-to-Suit)

100% HVAC Available

3:1 Parking Ratio

Suite A:

8,568 SF

1 Grade

2 Dock Doors

Suite B:

8,568-17,136 SF

1 Grade

1 Dock Door

BUILDING A

3308 Royalty Row

44,940 SF

18' Clear Height

Office:

Shell Condition
(Build-to-Suit)

100% HVAC Available

4:1 Parking Ratio

Suite A:

22,470 SF

1 Grade

5 Dock Doors

Suite B:

22,470 SF

1 Grade

5 Dock Doors

BUILDING D

3216 Royalty Row
23,180 SF

BUILDING C

3230 Royalty Row
25,704 SF

BUILDING B

3300 Royalty Row
25,704 SF

BUILDING A

3308 Royalty Row
44,940 SF

