



# 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

**AVAILABILITY**  
12,852 SF to 70,644 SF

**HVAC**  
100% Available

**CONDITION**  
Quality White-Box  
Showroom

**FRONTAGE**  
1,400 Feet Hwy 183

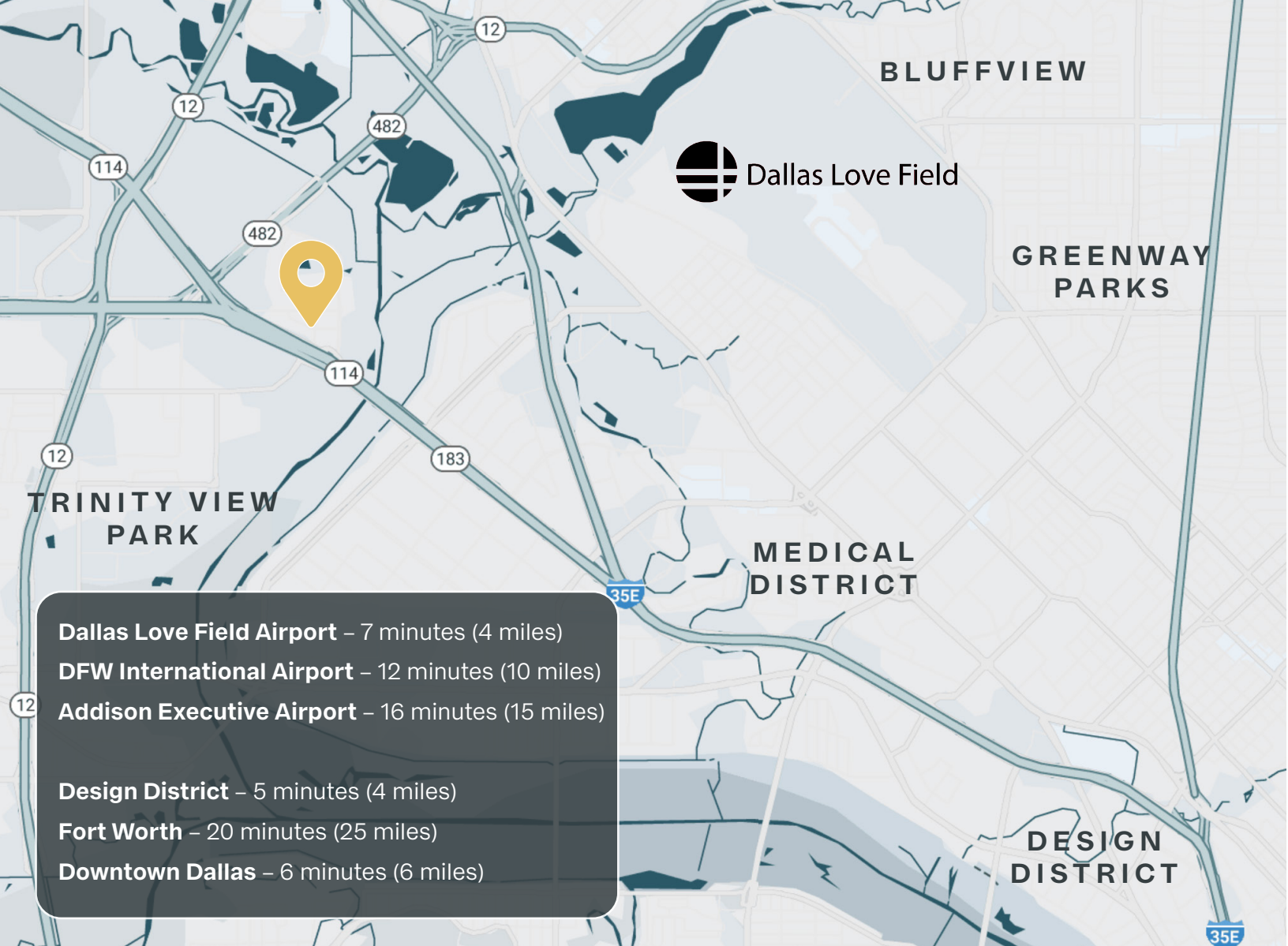
**CLEAR HEIGHT**  
Up to 18'

**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



BLUFFVIEW

 Dallas Love Field

GREENWAY PARKS

TRINITY VIEW PARK

MEDICAL DISTRICT

DESIGN DISTRICT

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 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 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  
LEASED

## BUILDING B

3300 Royalty Row  
LEASED

## BUILDING C

3230 Royalty Row  
25,704 SF

## BUILDING A

3308 Royalty Row  
44,940 SF

