

100,500 SF MODERN INDUSTRIAL

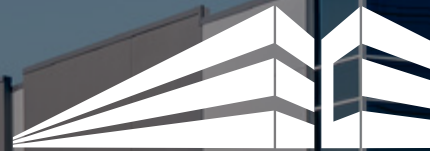
4335 W NORTHGATE DR, IRVING TX 75062



Lake Washington
PARTNERS

**AVAILABLE
NOW**

Scan or click to view



ESTELLE CREEK
— INDUSTRIAL PARK —

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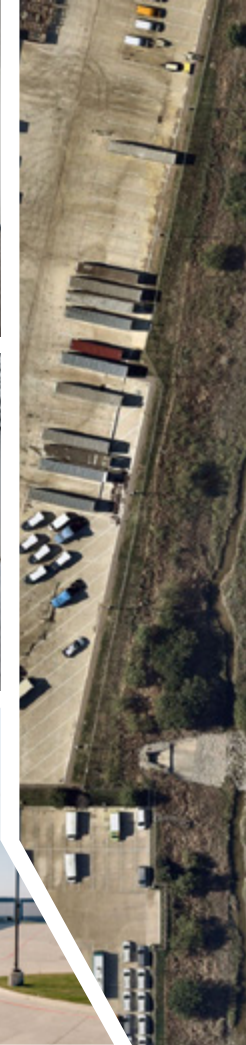


166,460 SF Industrial Park with availabilities from 25K to 100K SF

Estelle Creek is an Industrial Park comprised of two new construction Class A warehouse/distribution buildings. Strategically located in the City of Irving, this park is located in the heart of the Dallas-Fort Worth metroplex and immediately adjacent to the DFW International Airport. It features two buildings totaling 166,460 square feet with excellent frontage and access along State Highway 161 and West Northgate Drive.

PROPERTY DETAILS

4335 W NORTHGATE DRIVE, IRVING TX 75062



SQUARE FOOTAGE:
±100,500 SF



CLEAR HEIGHT:
32'



OFFICE:
2,295 SF



DEPTH:
154'6"



TRUCK COURT:
130'



DOCK DOORS:
19



COLUMN SPACING:
54' X 52'



DRIVE IN DOORS:
2



STAGING BAY:
60' X 54'



INSULATION:
R VALUE OF 20.5



CONFIGURATION:
REAR LOAD



CAR PARKING:
52



SPRINKLERS:
ESFR



AVAILABLE POWER:
1,200 AMP

- ▲ DOCK POSITION
- ▲ L DOCK DOOR w/ LEVELER
- △ FUTURE DOCK POSITION
- ◆ DRIVE-INS

NORTHVIEW DRIVE

TEXAS 161 FRONTAGE ROAD

161

W NORTHGATE DRIVE

LEASED

4831 W NORTHGATE DR

AVAILABLE
65,966 SF

4335 W NORTHGATE DR

AVAILABLE
100,500 SF

14 AUTO PARKING

23 AUTO PARKING

15 AUTO PARKING

CORPORATE NEIGHBORS

ThermoFisher
SCIENTIFIC

FedEx

Landsberg
Engineered Packaging Solutions
ORORA

LOWE'S
Home Improvement Retailer

STONE
BREWING

Titleist

Veritiv

Viasat

MILLIPORE
SIGMA

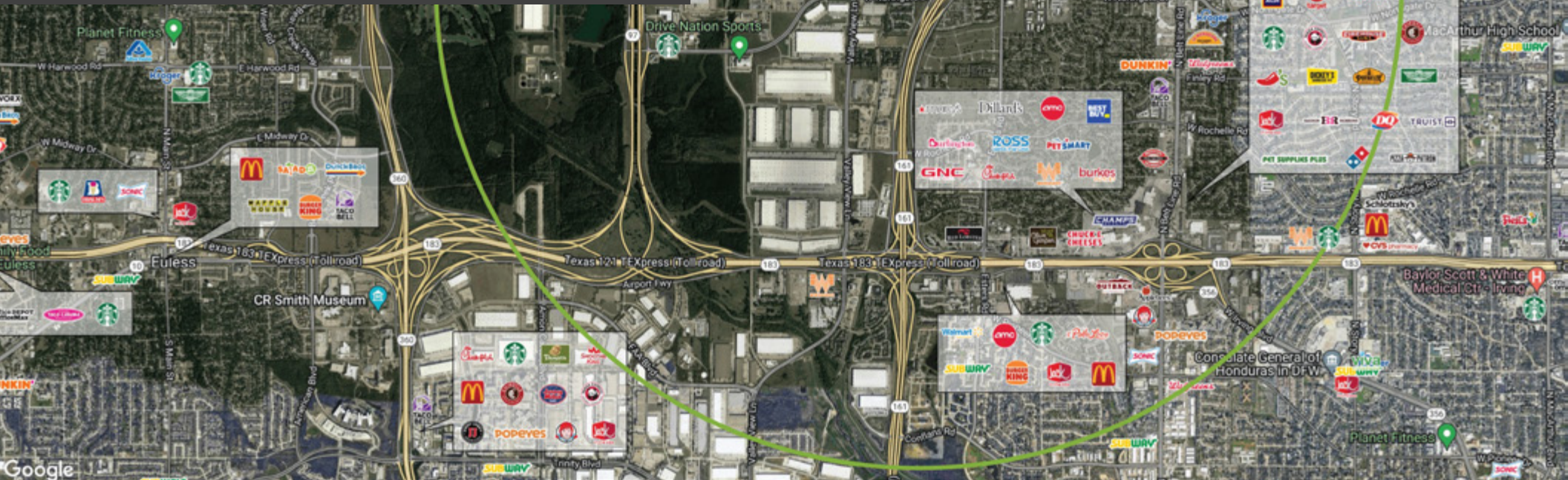
Hunter

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DFW
DALLAS-FORT WORTH
INTERNATIONAL AIRPORT

ENTRE CREEK
INDUSTRIAL PARK



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