

**Former FDA approved Solid and Liquid
dose cGMP facility**



2940

**N STATE HWY 360
DALLAS-FORT WORTH**

UP TO
64,000 SF Available
for Lease



For Lease

2nd gen R&D and
manufacturing space

Life Science components:

- Water purification system
- Dust removal system
- Coating machine
- Clean rooms

General building specs:

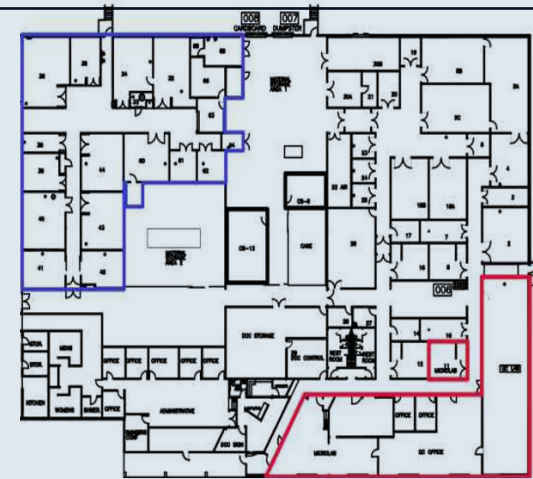
- 6/1000 SF Parking
- 24' Clear heights
- 15 Dock high doors



Suite 400 20,000 SF

R&D Laboratory
Administrative offices

Conference rooms
Power: 400A 480V



Suite 100 44,000 SF

Solid dose manufacturing
Solid dose packaging
QC commercial laboratory

Document control
Administrative offices
Power: 1200A 480V



STRATEGIC LOCATION



Accessibility

Hwy 360 frontage with quick access to 3 major highways



Close Proximity to DFW Airport

The nation's 2nd largest airport with access to every major city in the US within 4 hours



DFW Airport CEIV Certified

DFW is the second airport in North America to achieve IATA CEIV certification for meeting global standards in safe and efficient handling of pharmaceutical products



Amenities

Retail centers, dining options, hotels, and other amenities in close proximity



Market Presence

This location has already established a presence in the DFW R&D community

The strategic location of 2940 N State Hwy 360 offers key advantages for R&D and GMP facilities, including efficient logistics and high visibility. Its proximity to research institutions and healthcare providers fosters innovation, while nearby DFW International Airport, a major hub with IATA CEIV Pharma certification and specialized cold storage, provides extensive global connections. This combination creates an ideal ecosystem for biotech and pharmaceutical companies, supporting collaboration, accelerating product development, and offering superior logistical benefits within the life sciences industry.





**Dallas Fort Worth
International Airport**

Dallas Lovefield Airport

**UTSW North Campus
NB Building**

**Children's Medical
Center Dallas**

Parkland Health

2940

N STATE HWY 360

Drive times

DFW Airport:	7 miles / 10 mins
Dallas Lovefield Airport:	16 miles / 20 mins
Parkland Health:	8 miles / 22 mins
UTSW:	12 miles / 21 mins
Children's Medical Center:	18 Miles / 21 Mins
Hwy 30:	3 miles / 5 mins
183 Express:	4 miles / 6 mins
Hwy 161:	3 miles/ 8 mins



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