

# For Lease

## 483,432 SF Available

Building 2 | 2501 S Airfield Drive  
Irving, Texas 75261

### Site Strengths

- Master Planned Class A Business Park
- On DFW Airport Land
- Foreign Trade Zone #39
- Strong Labor Base and Amenities
- Four Lane Divided and Signalized Access off Airfield Dr.
- 6 substations at the Airport offering redundant power to the building

### Excellent Access

- Close to FedEx, UPS, and USPS Facilities
- Located in the Middle of DFW Metroplex - Virtually Equidistant from the UP and BNSF Intermodal
- Immediate Access to SH 161, SH 183, with Proximity to SH 114, SH 121, and SH 360
- 30 Minute Drive Time to Dallas CBD
- 30 Minute Drive Time to Ft. Worth CBD

DFW COMMERCE CENTER

DFWcommercecenter.com



Jones Lang LaSalle Brokerage, Inc.

A Development of:



CLX VENTURES



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### Property Highlights

59 Acre Site

40' Clear Height

56' x 60' Column Spacing

1 (12'x 14') Ramp Door

600' Building Depth

85 (9'x10') Dock Doors

42 on the East side

43 on the West side

185' Truck Courts

314 Car Parks

97 Trailer Parks

60' Speed Bays

Ability to secure truck court with guard shack

Sixty (60) 45,000 pound levelers and seals

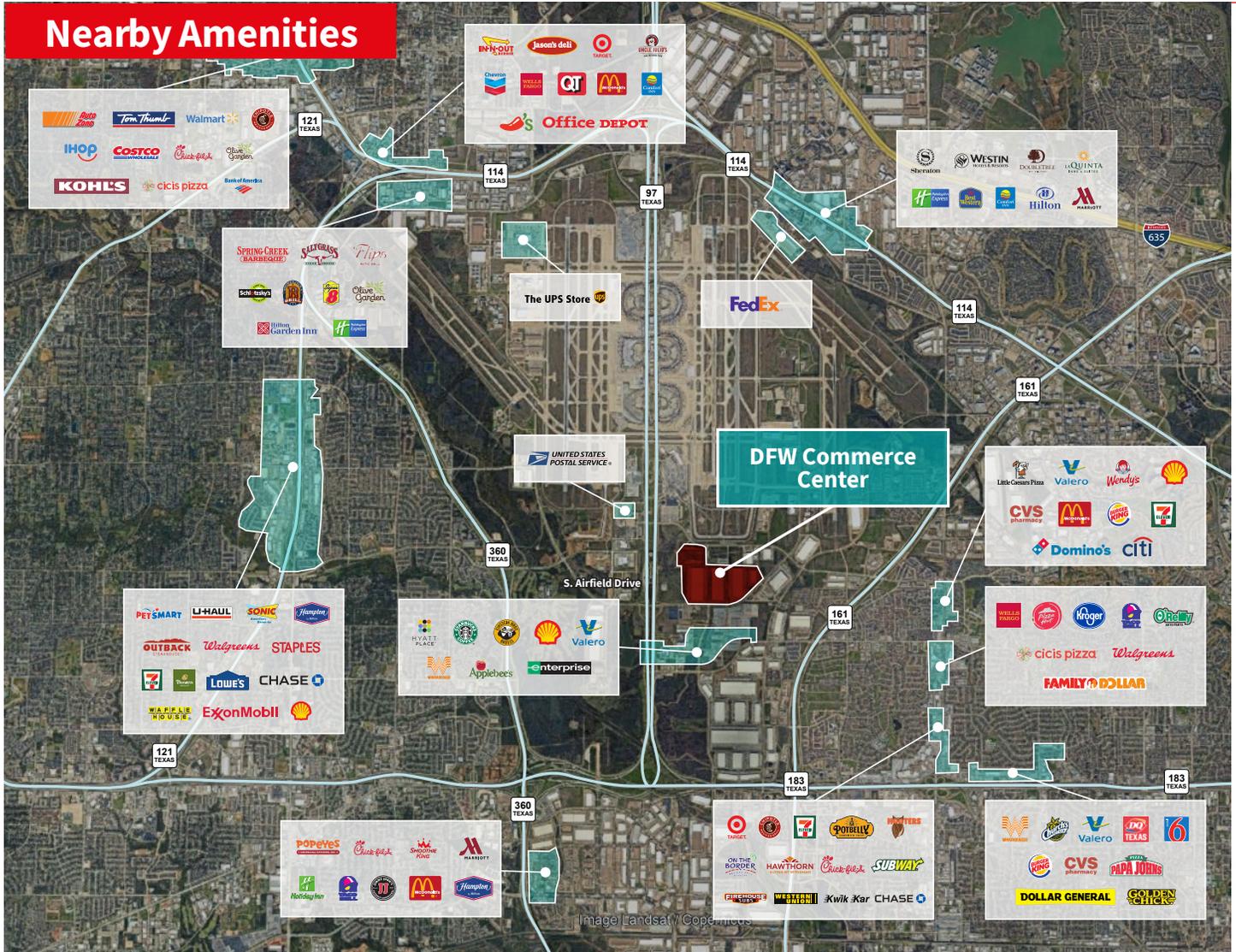




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