



For Lease

R&D Flex Space Now Available

– 113,406 SF Building

Space Mix

- 1st Floor Office: 13,338 sf
- 2nd Floor Office: 12,553 sf
- Warehouse: 31,652 sf
- 1st Floor Data Center: 30,135 sf
- 2nd Floor Data Center: 25,728 sf

– Situated on 4.69 acres

– 24' clear height (warehouse)

– 3 dock high doors (expandable)

– 2,500 kw transformers feeding from two substations, one 1,000 kw transformer, three kw Caterpillar generators

– 175 car parks

– Available immediately

**6001 W Campus Circle
Irving, TX 75063**

Melissa Holland

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Chris Stout

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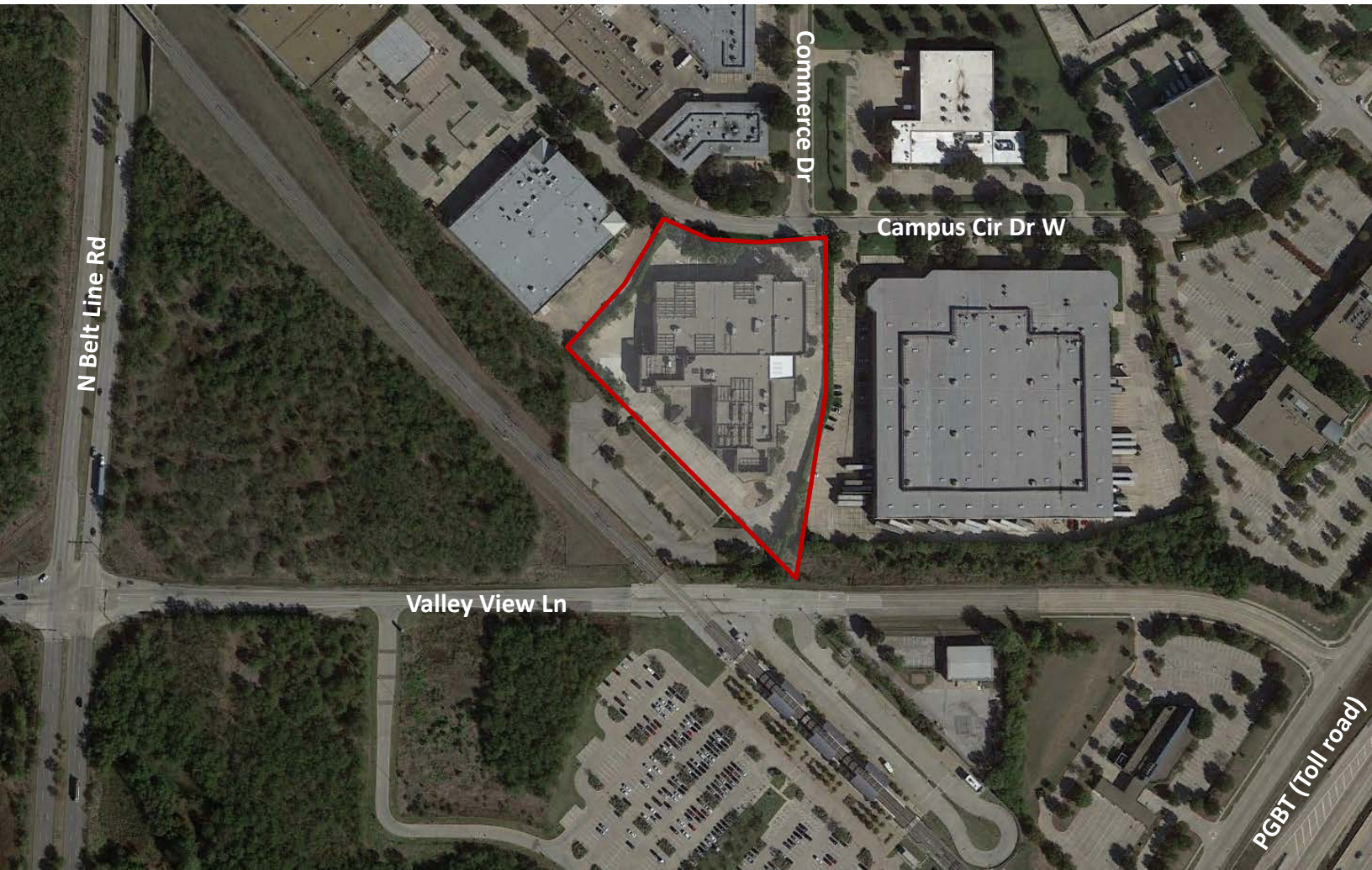
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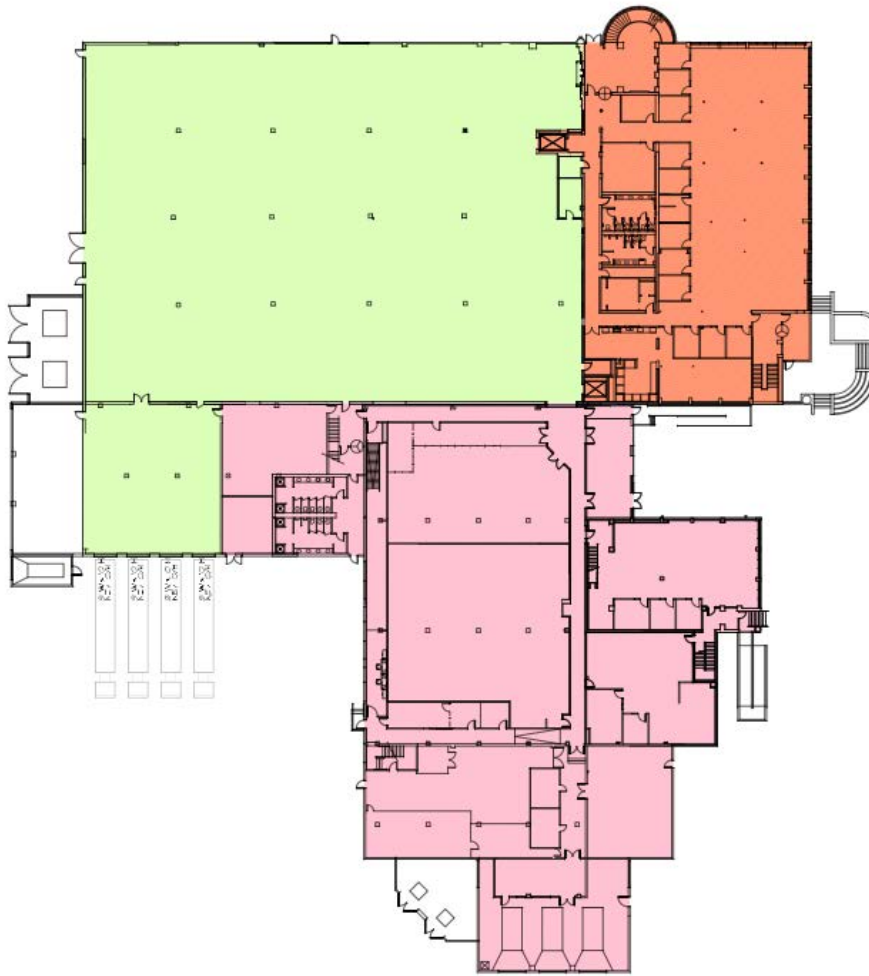
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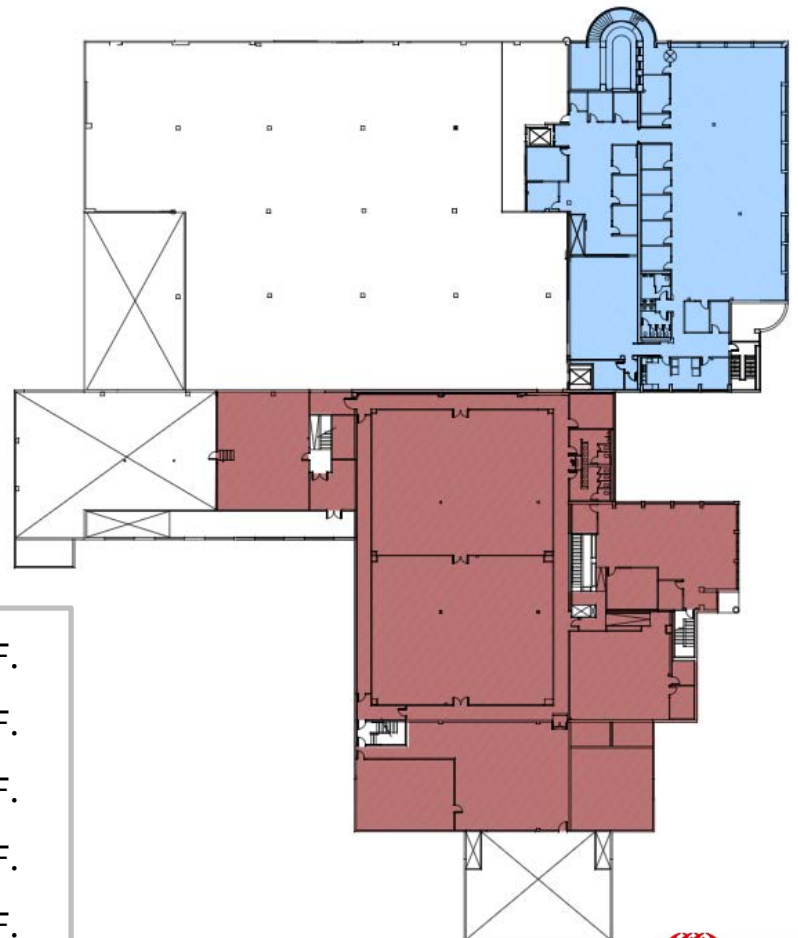







Floor Plans

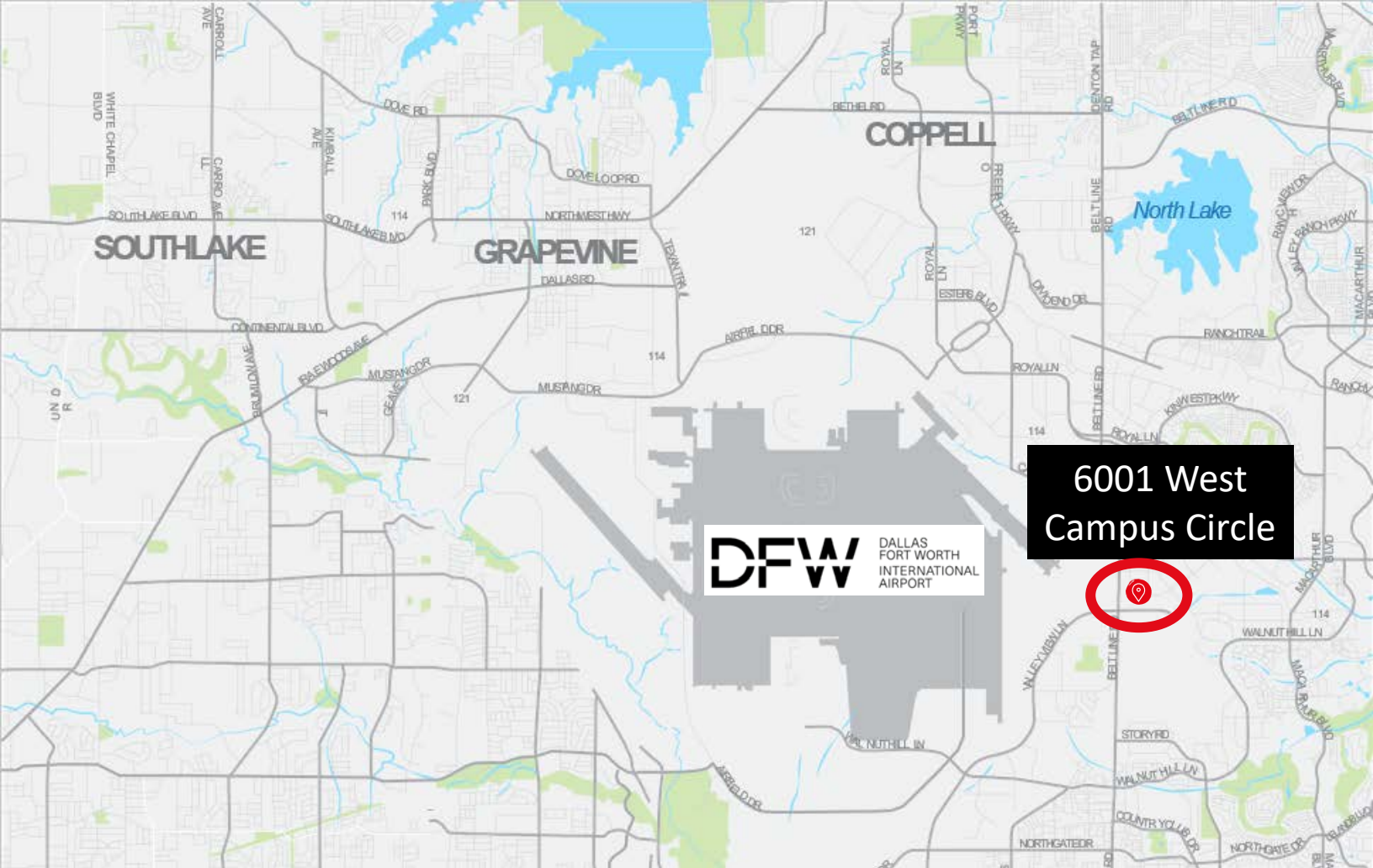


1st Floor

2nd Floor



	1 st Floor Office:	13,338 +/- S.F.
	2 nd Floor Office:	12,553 +/- S.F.
	Warehouse:	31,652 +/- S.F.
	1 st Floor Data Center:	30,135 +/- S.F.
	2 nd Floor Data Center:	25,728 +/- S.F.



6001 West
Campus Circle

For Lease

**6001 W Campus Circle
Irving, TX 75063**

R&D Flex Space Now Available

- 113,406 SF building
- Located adjacent to the Dallas Fort Worth International Airport
- Situated right off the intersection of President George Bush Turnpike (SH-161) and John Carpenter Freeway (SH-114)

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