

353,590 SF

Available for Lease



# Constellation Cavalry

4401 State Hwy 161, Irving, TX 75038



Delivering Q2 2027



green ready



**Building Total**.....**353,590 SF**

- State-of-the-art industrial building featuring 36' clear height and excess trailer parking
- Premier infill location in the DFW submarket
- Frontage on 161
- Direct access to Highway 161, which connects to various thoroughfares
- “Green Ready” design encompasses conduit for EV charging stations to accommodate ESG needs.

**100K to 353K**  
SF available

**150+**  
Trailer Positions

DFW Infill  
Location

Highway 161  
Frontage



This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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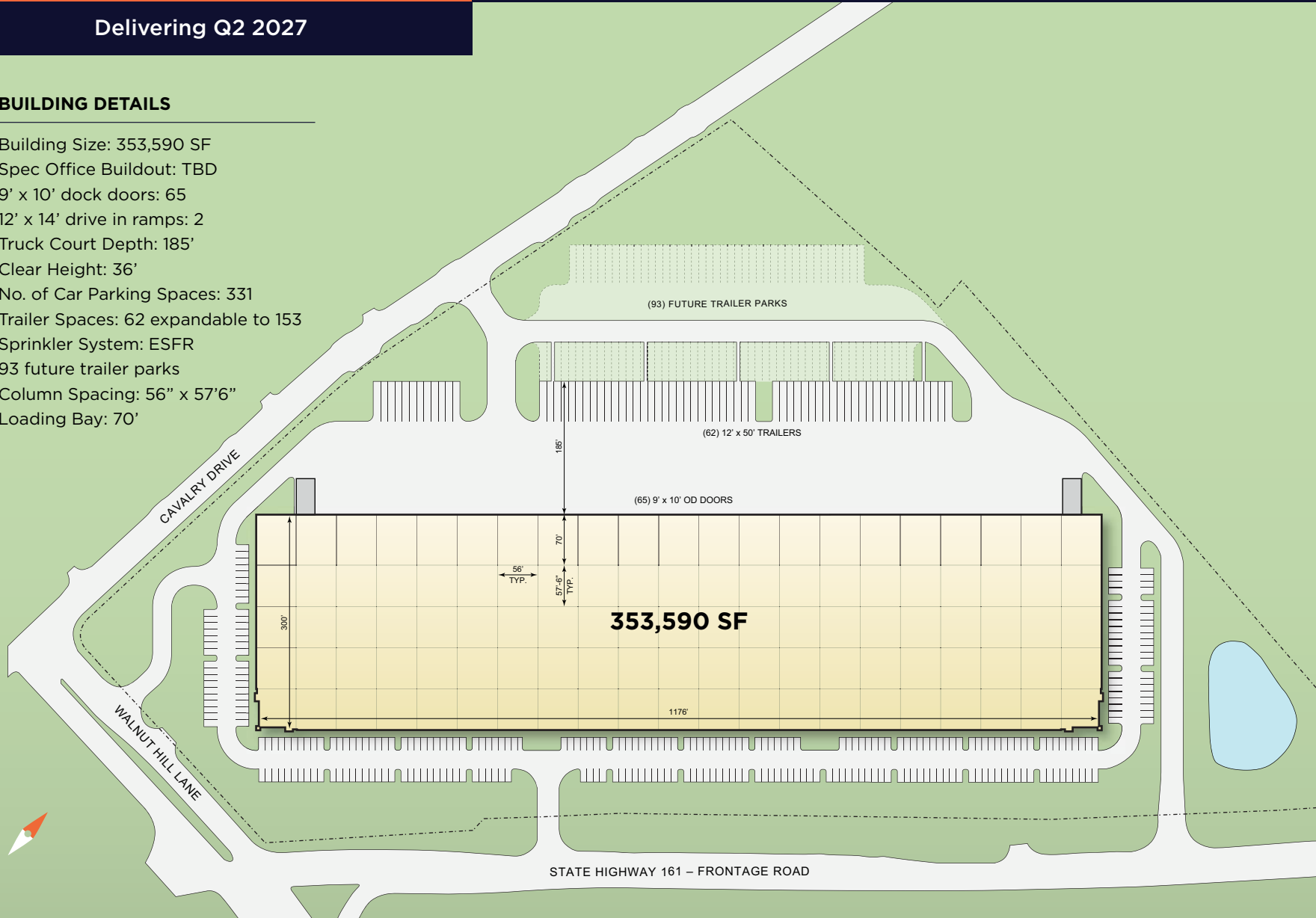
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### BUILDING DETAILS

- Building Size: 353,590 SF
- Spec Office Buildout: TBD
- 9' x 10' dock doors: 65
- 12' x 14' drive in ramps: 2
- Truck Court Depth: 185'
- Clear Height: 36'
- No. of Car Parking Spaces: 331
- Trailer Spaces: 62 expandable to 153
- Sprinkler System: ESFR
- 93 future trailer parks
- Column Spacing: 56" x 57'6"
- Loading Bay: 70'



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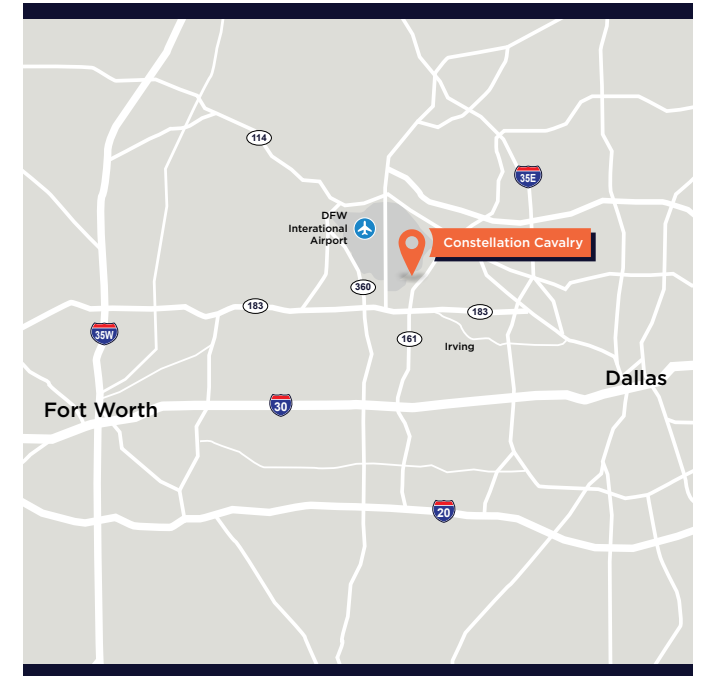
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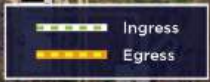
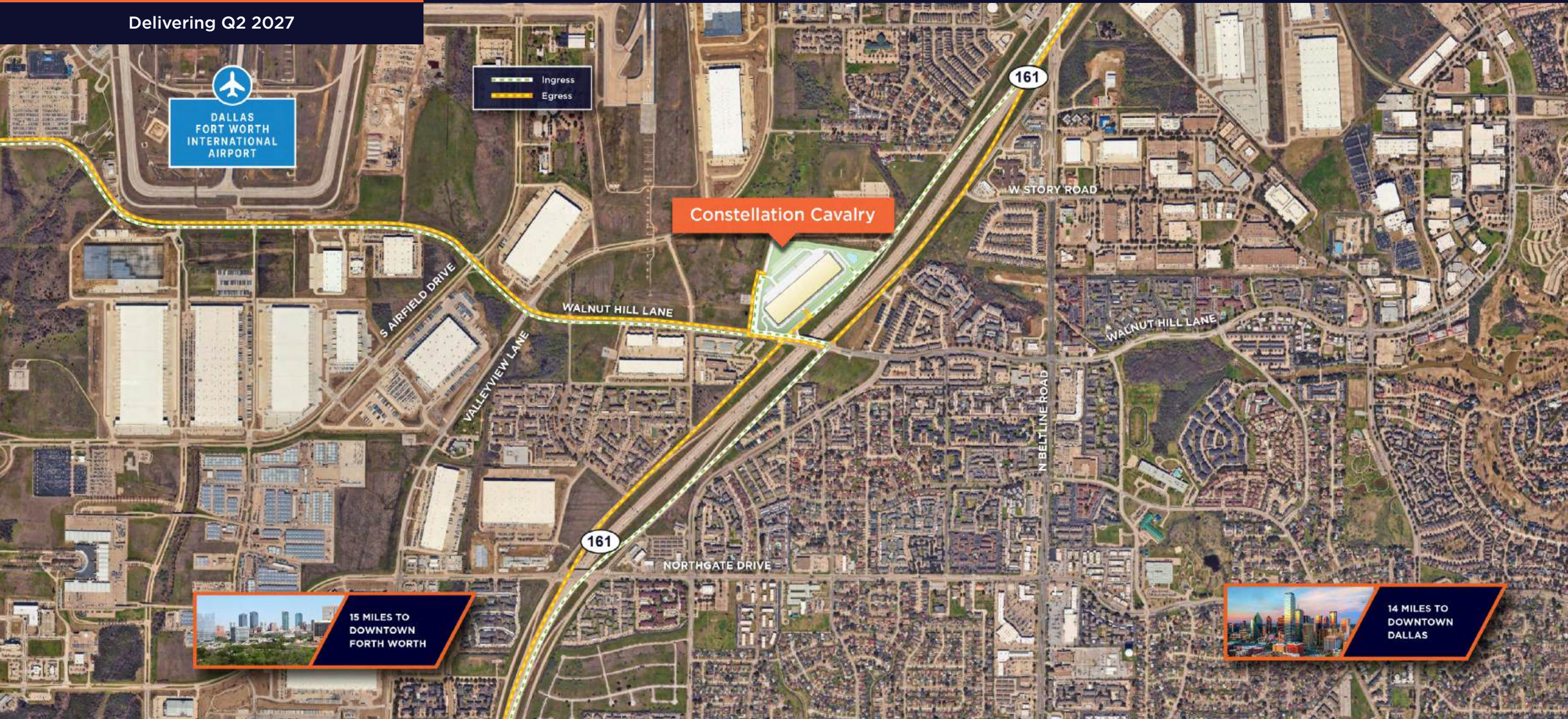
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15 MILES TO  
DOWNTOWN  
FORTH WORTH



14 MILES TO  
DOWNTOWN  
DALLAS