

# 80,457 SF For Lease or Sale



## 3385 Roy Orr Blvd

Grand Prairie, TX 75050



80,457 SF  
Available



2,000  
Amps



5.26  
Acres



2 Ground Level  
Drive-In Doors & 1 Oversized  
Grade Level Door



130 Auto  
Parking Spaces



28' Clear  
Height

### Please contact

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 **TA REALTY**  
**KBCADVISORS**

# Property Specifications

3385 Roy Orr Blvd, Grand Prairie, TX 75050

**80,457 SF**  
AVAILABLE

**63,702 SF**  
WAREHOUSE

**8,298 SF**  
FIRST STORY  
OFFICE

**8,457 SF**  
SECOND STORY  
OFFICE

**2000**  
AMPS

**LED**  
LIGHTING

**14**  
TRUCK PARKING  
SPACES

**110'**  
TRUCK COURT  
DEPTH

**45' x 50'**  
COLUMN SPACING

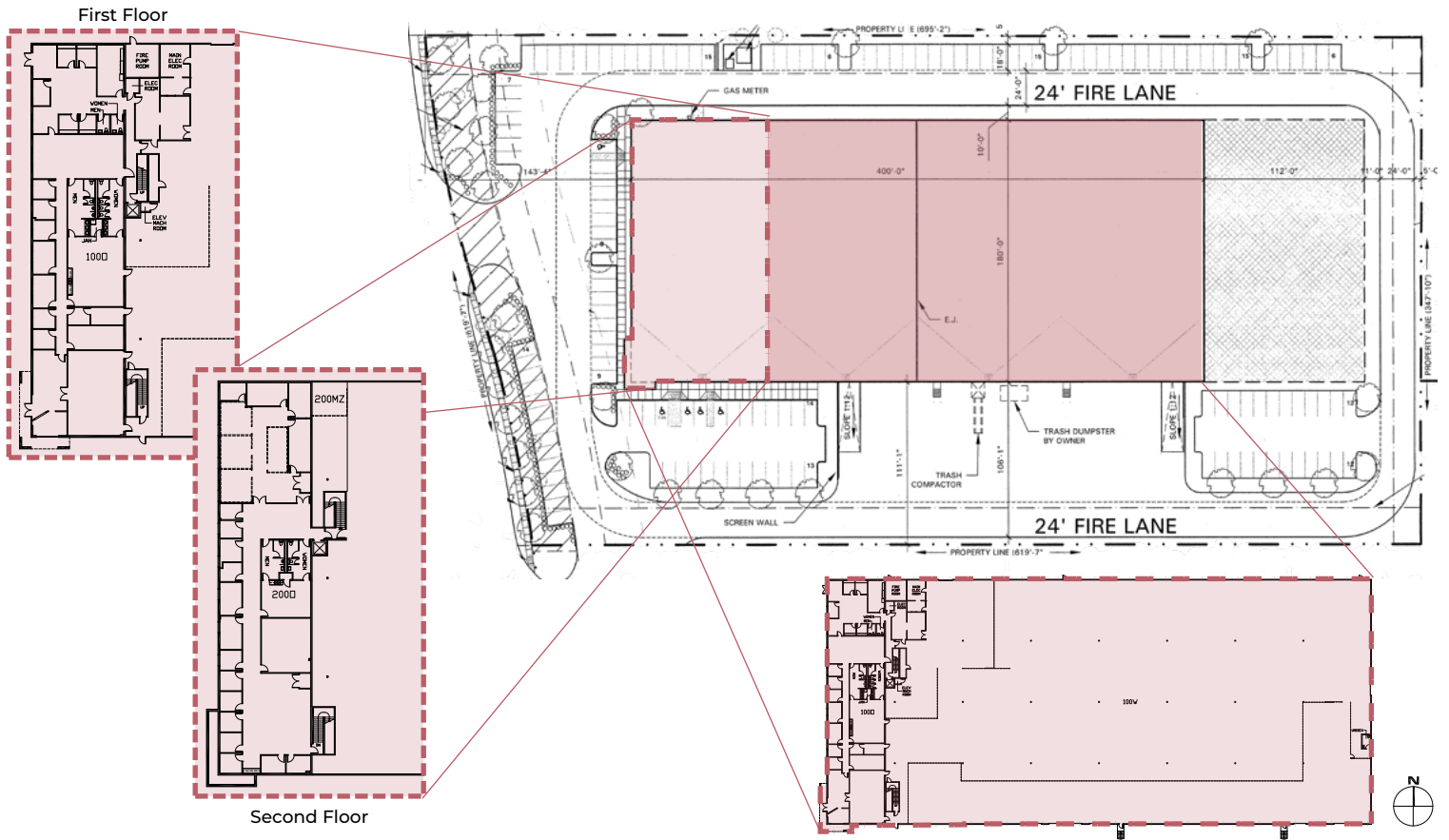
**Fenced**  
TRUCK COURT

**2**  
RAMPED DOORS

**5**  
DOCK DOORS  
EXPANDABLE

**20,266 SF**  
EXPANSION/  
OUTDOOR STORAGE

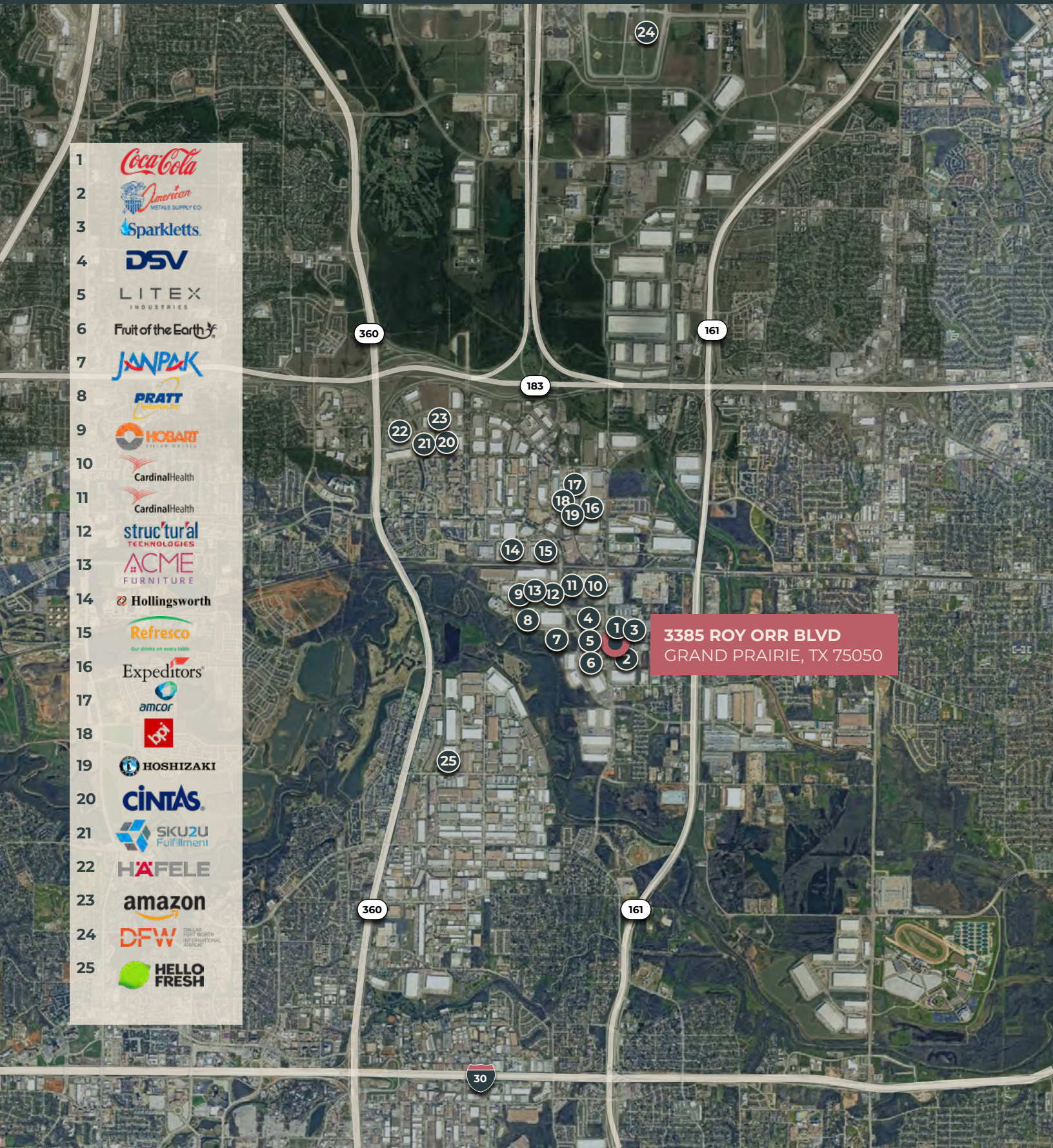
**28'**  
CLEAR HEIGHT



# Amenities

3385 Roy Orr Blvd, Grand Prairie, TX 75050

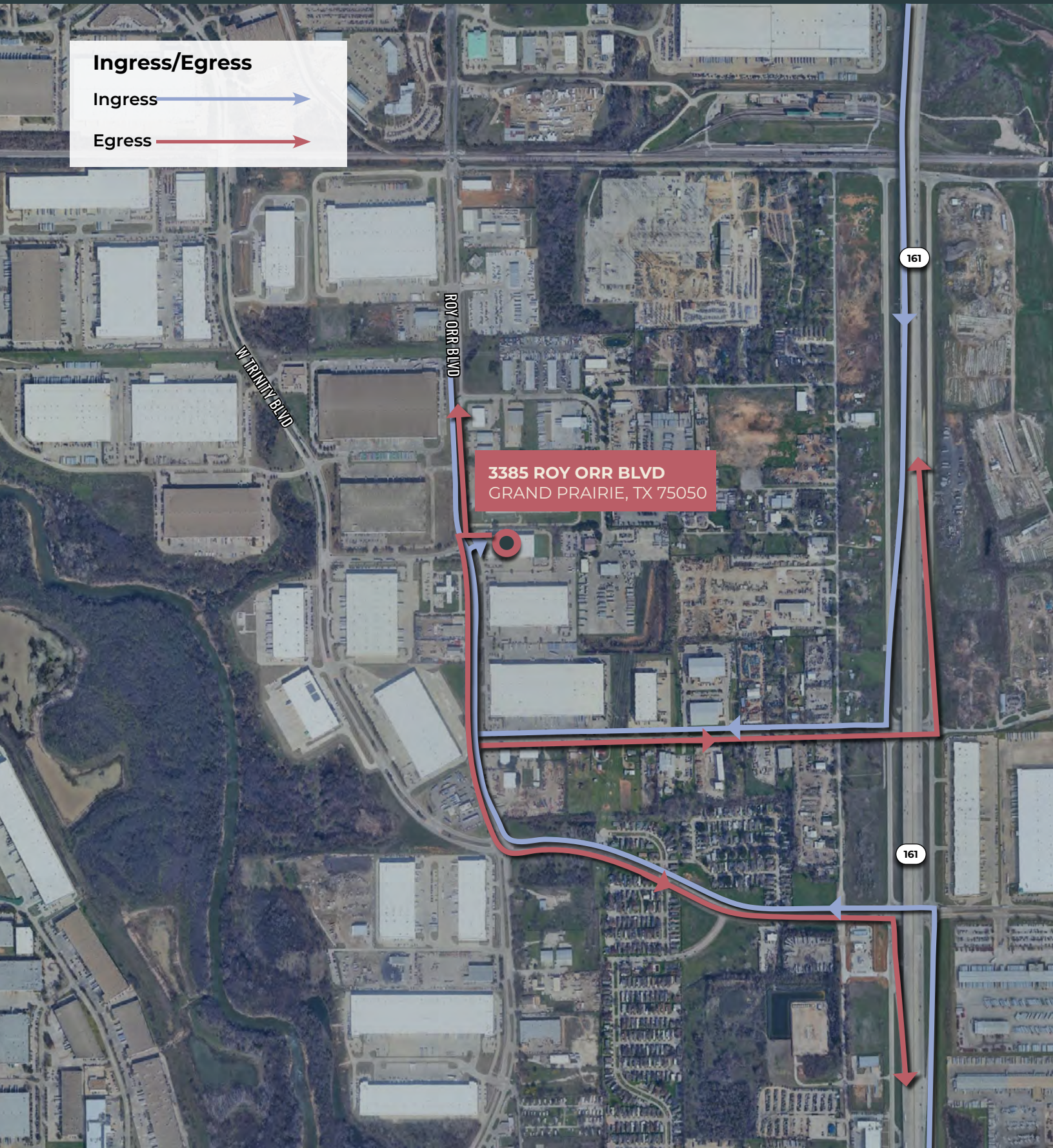
- 1 
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- 24 
- 25 



**3385 ROY ORR BLVD**  
GRAND PRAIRIE, TX 75050

# Immediate Highway 161 Access

3385 Roy Orr Blvd, Grand Prairie, TX 75050



**Ingress/Egress**

Ingress →

Egress →

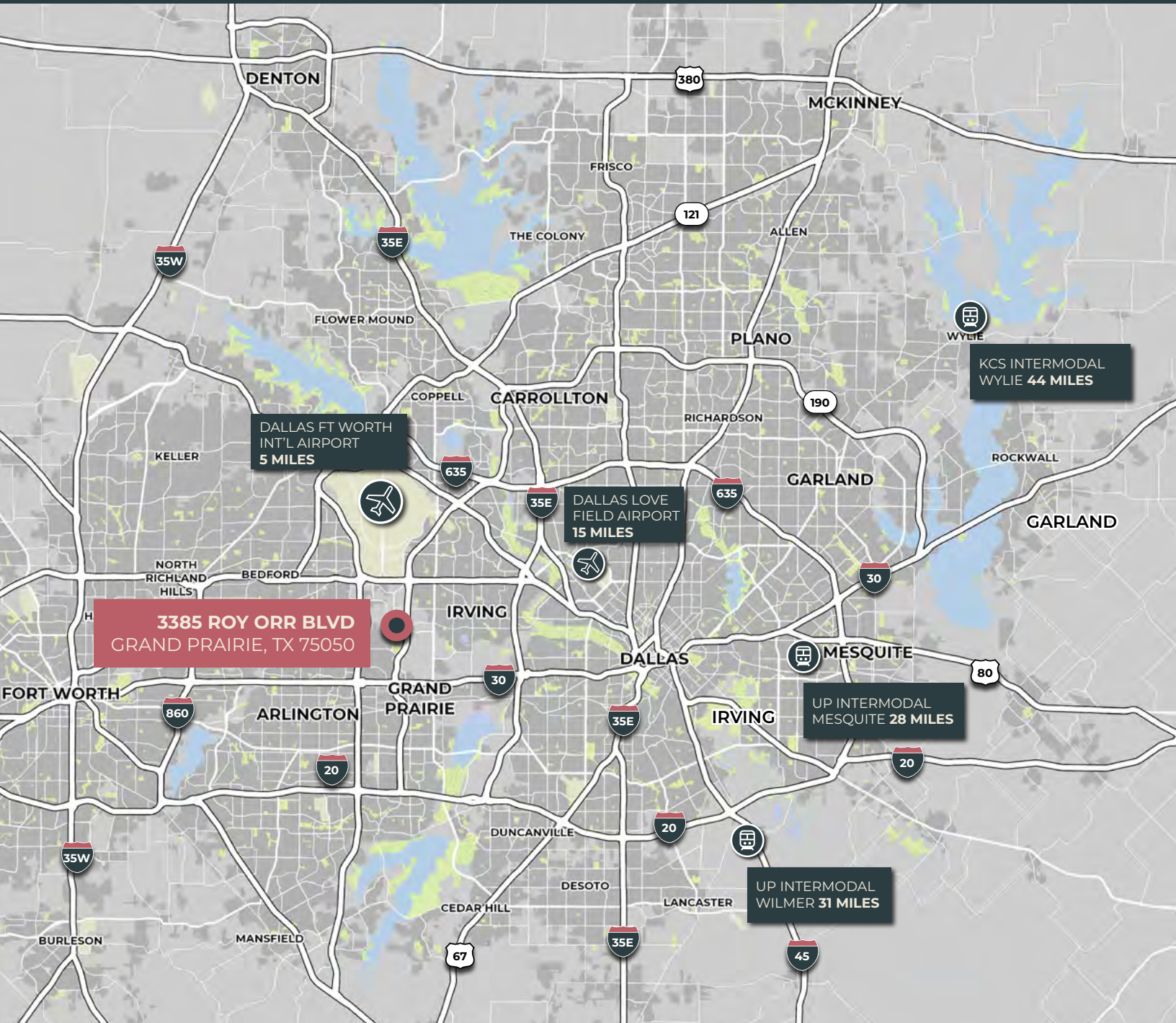
**3385 ROY ORR BLVD**  
GRAND PRAIRIE, TX 75050

161

161

# Premier Regional Connectivity

3385 Roy Orr Blvd, Grand Prairie, TX 75050



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