

VVL

VALLEY VIEW
LOGISTICS PARK

FOUR BUILDING, CLASS A
INDUSTRIAL

787,938 SF



1501 Valley View Lane, Irving, TX 75061

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GROUP**

ADVANTAGES

PROJECT OVERVIEW

Four buildings totaling **787,938 SF**. Ability to be divisible down to **32,000 SF**.

Superior infill location **within 1 mile of DFW International Airport**.

Access to **State Hwy 183** and **State Hwy 161**.

Access to **dense warehouse labor pool**.

Visibility and entrance points from **Valley View** and **Conflans Road**.

Irving, Texas is a strong industrial submarket, benefiting from its central location within the Dallas-Fort Worth Metroplex, robust infrastructure, and a diverse local economy.

32' - 36' Clear Heights

52' x 50' column spacings and **60'** speed bays.



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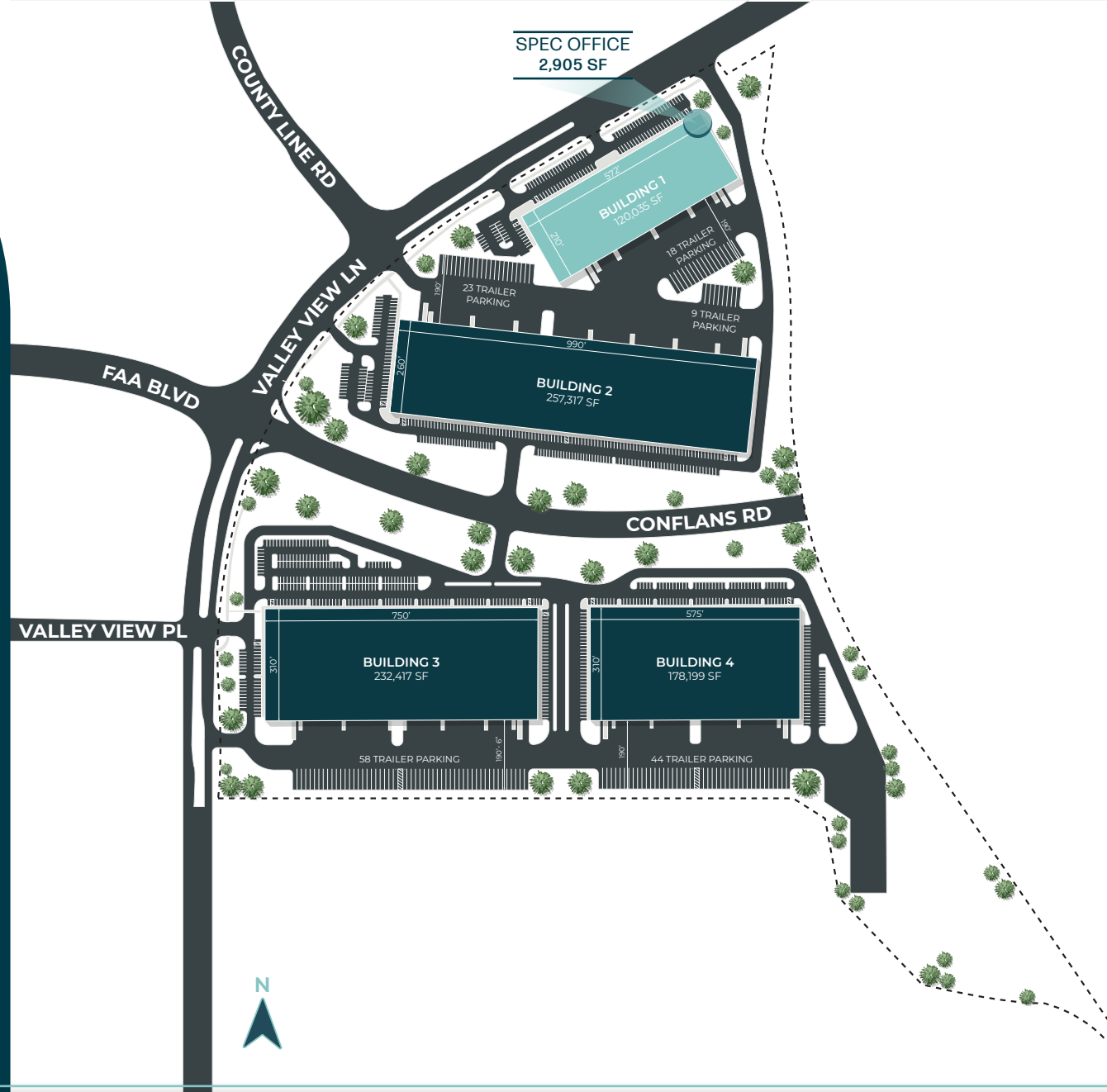
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BUILDING 1

BUILDING SPECS

	120,035 SF Building Size		25 9' x 10' Dock Doors
	2,905 SF Spec Office		2 14'x16' (Motorized) Ramp Doors
	32,000 SF Divisible To		130'/190' Truck Court
	32' Clear Height		18 Trailer Parking
	572' x 210' Building Dimensions		121 Auto Parking
	52' x 50' Column Spacing		60' Speed Bays



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BUILDING 2

BUILDING SPECS



257,317 SF
Building
Size



3,040 SF
Spec
Office



40,000 SF
Divisible
To



36'
Clear
Height



990' x 260'
Building
Dimensions



52' x 50'
Column
Spacing



56
9' x 10'
Dock Doors



2
14'x16' (Motorized)
Ramp Doors



130'/190'
Truck
Court



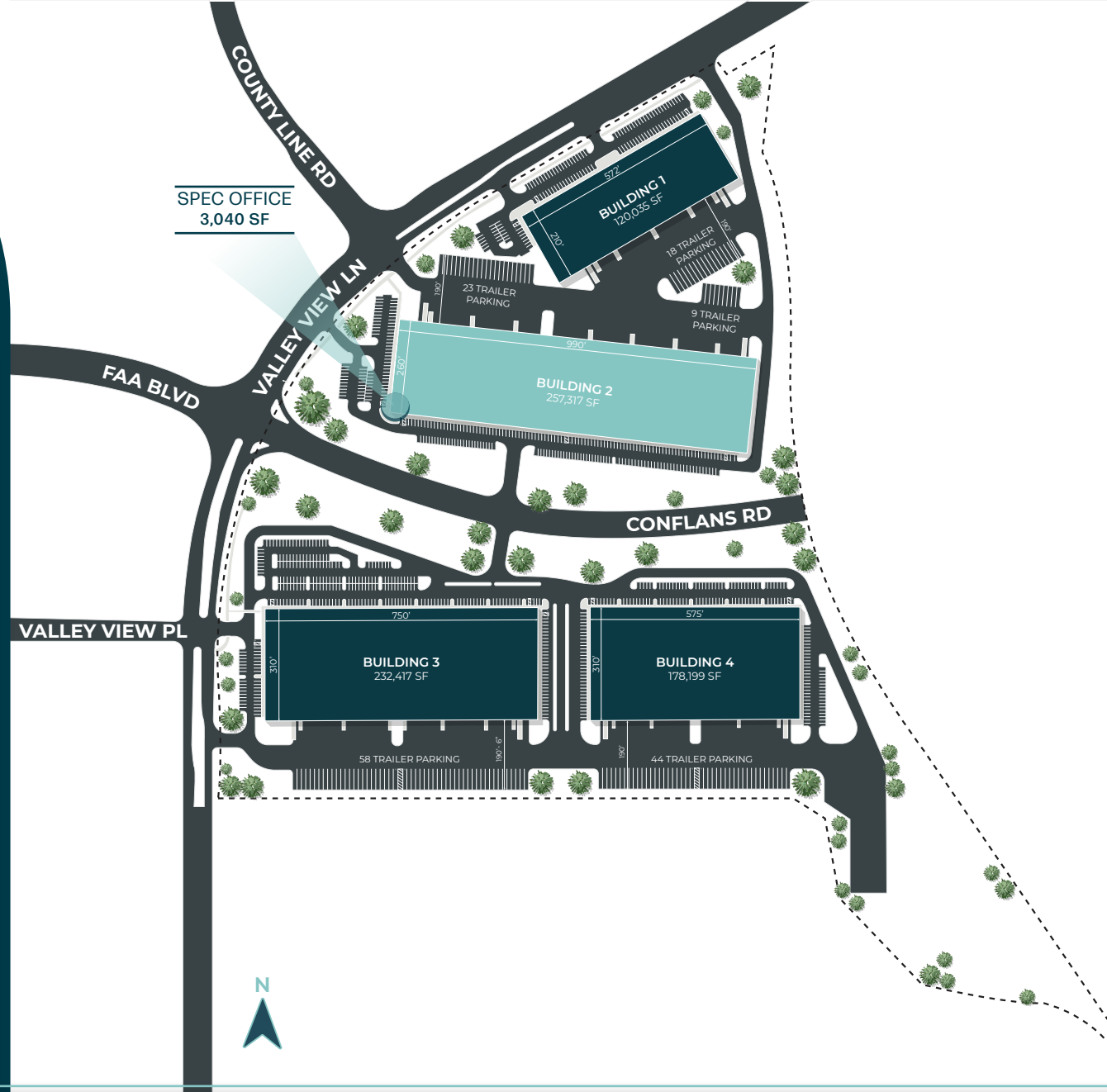
31
Trailer
Parking



259
Auto
Parking



60'
Speed
Bays



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BUILDING 3

BUILDING SPECS



232,417 SF
Building
Size



3,040 SF
Spec
Office



108,000 SF
Divisible
To



36'
Clear
Height



750' x 310'
Building
Dimensions



52' x 50'
Column
Spacing



37
9' x 10'
Dock Doors



2
14'x16' (Motorized)
Ramp Doors



190'
Truck
Court



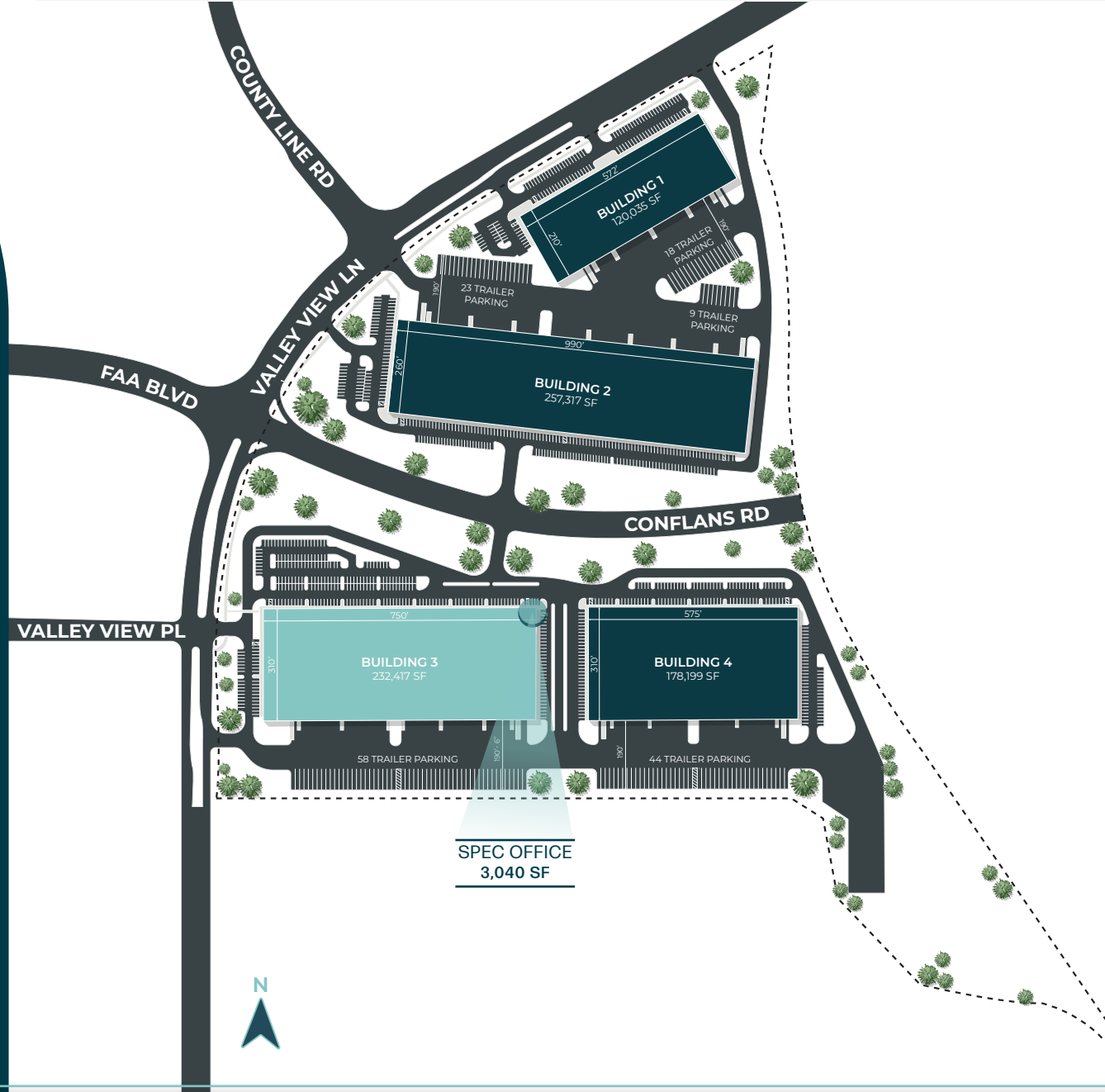
53
Trailer
Parking



301
Auto
Parking



60'
Speed
Bays



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BUILDING 4

BUILDING SPECS



178,199 SF
Building Size



29
9' x 10'
Dock Doors



3,040 SF
Spec Office



2
14'x16' (Motorized)
Ramp Doors



81,000 SF
Divisible To



190'
Truck Court



32'
Clear Height



43
Trailer Parking



575' x 310'
Building Dimensions



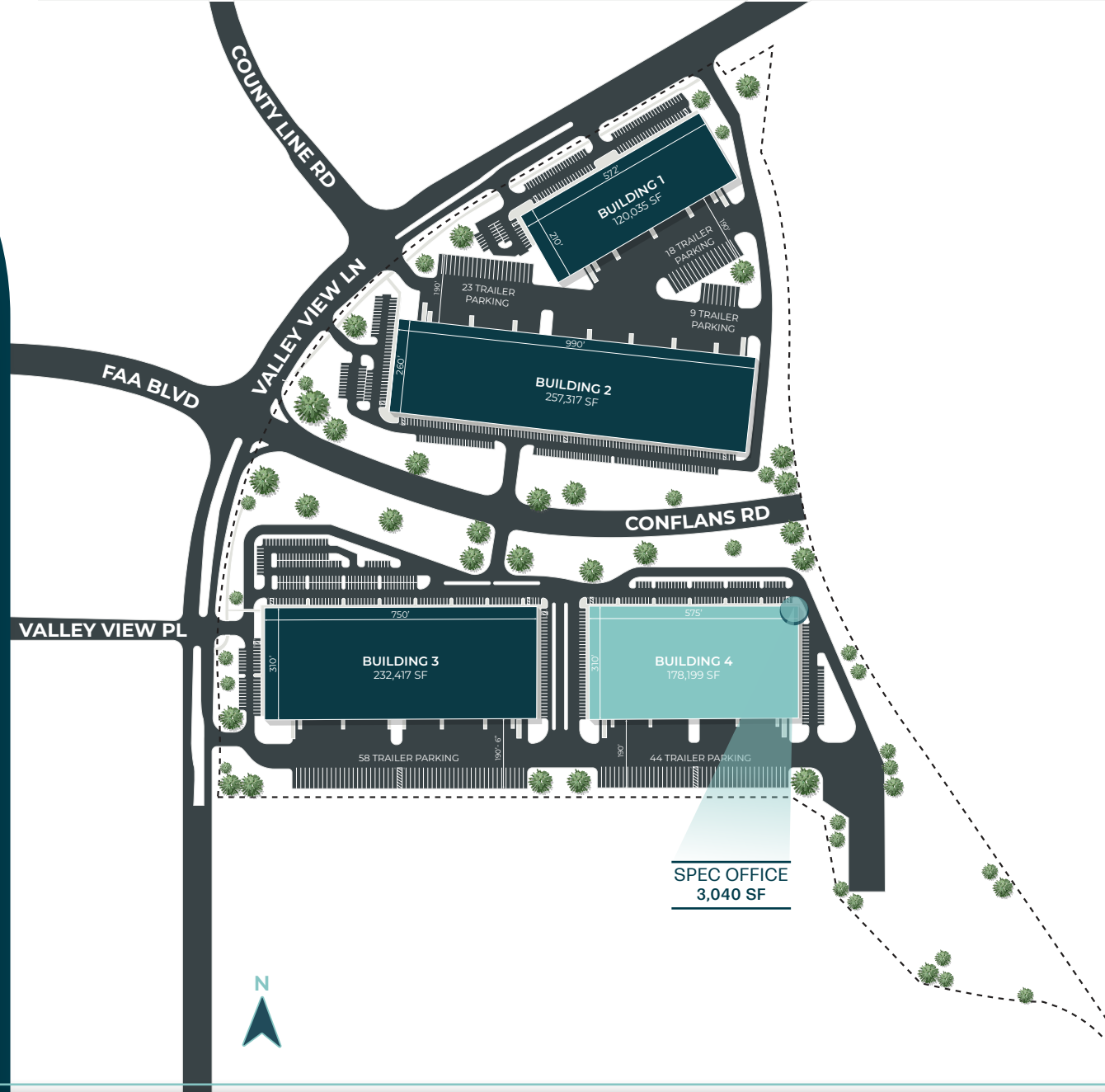
180
Auto Parking



52' x 50'
Column Spacing



60'
Speed Bays



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LOCATION & INGRESS/EGRESS

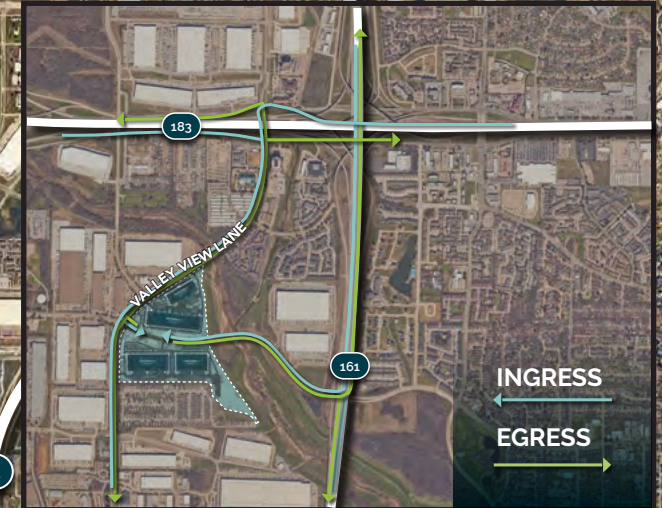
IMMEDIATE ACCESS

Infill Location with Close Proximity to DFW Airport

Less than .5 Miles to State Hwy 161 and State Hwy 183

Access to Dense Warehouse Labor Pool

✈️ DFW AIRPORT



📍 **0.5 MILES**
HWY 161

📍 **0.5 MILES**
HWY 183

📍 **2.4 MILES**
HWY 360

📍 **1 MILE**
DFW INT'L AIRPORT

📍 **5.6 MILES**
I-30

📍 **16 MILES**
DOWNTOWN DALLAS

📍 **21.8 MILES**
DOWNTOWN FORT WORTH



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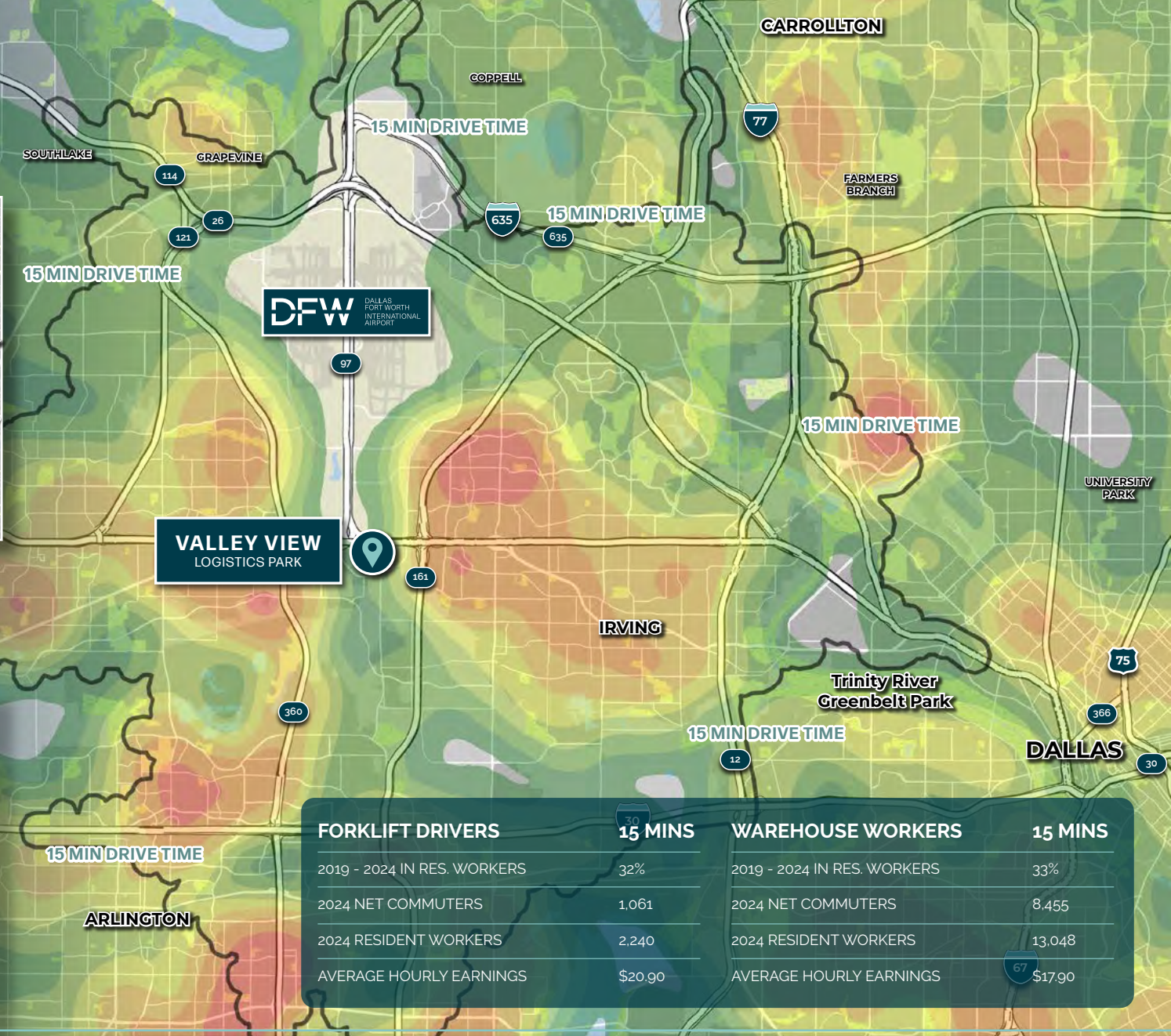
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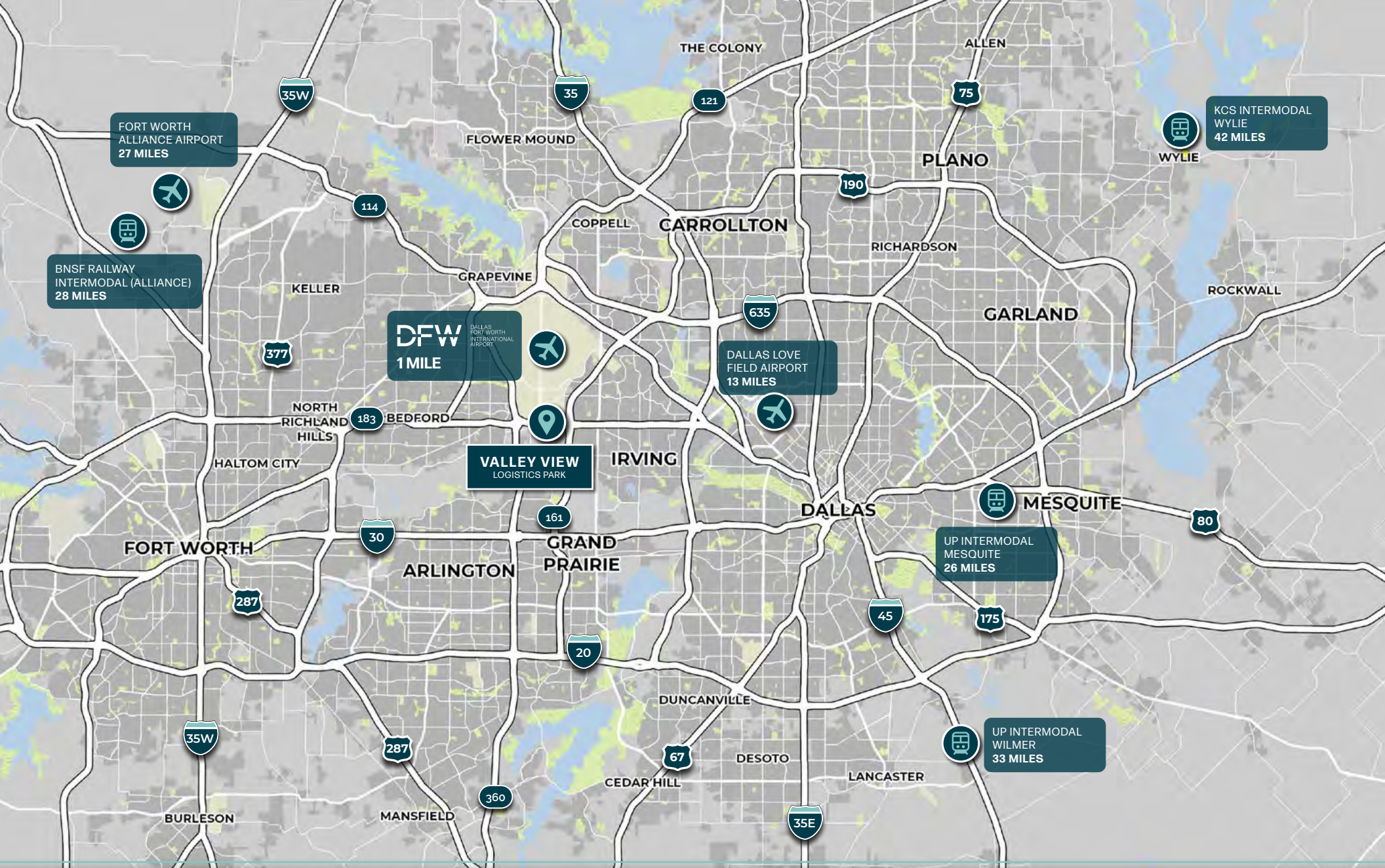
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A map of the Dallas-Fort Worth (DFW) area. A central point is marked with a location pin icon. A dark blue shaded region represents a 15-minute drive time radius from this point. The region is irregularly shaped, covering parts of several counties. Major highways are shown as grey lines with shields. Various cities and towns are labeled in white text, including Keller, Irving, Fort Worth, and Grand Prairie. A callout box with a white border and a dark blue background contains the text "15 MIN DRIVE TIME" in white capital letters. The DFW logo is also visible in the center of the shaded area.



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