

COMMERCE CENTER 161

DELIVERED AND MOVE-IN-READY
FOR SALE OR LEASE

TWO BUILDINGS CLASS A INDUSTRIAL

3155 N HWY 161 GRAND PRAIRIE, TEXAS 75050
BUILDING 1 | 52,536 SF

3125 N HWY 161 GRAND PRAIRIE, TEXAS 75050
BUILDING 2 | 52,536 SF



PROPERTY HIGHLIGHTS

- Two new freestanding class A developments
- 5.79 acre site
- Rear load building configuration
- 6 miles from DFW International Airport
- Highway 161 frontage with excellent signage opportunities
- Excellent access to major throughfares including I-30, Hwy 183, I-20, and Hwy 360



JOINT VENTURE BETWEEN



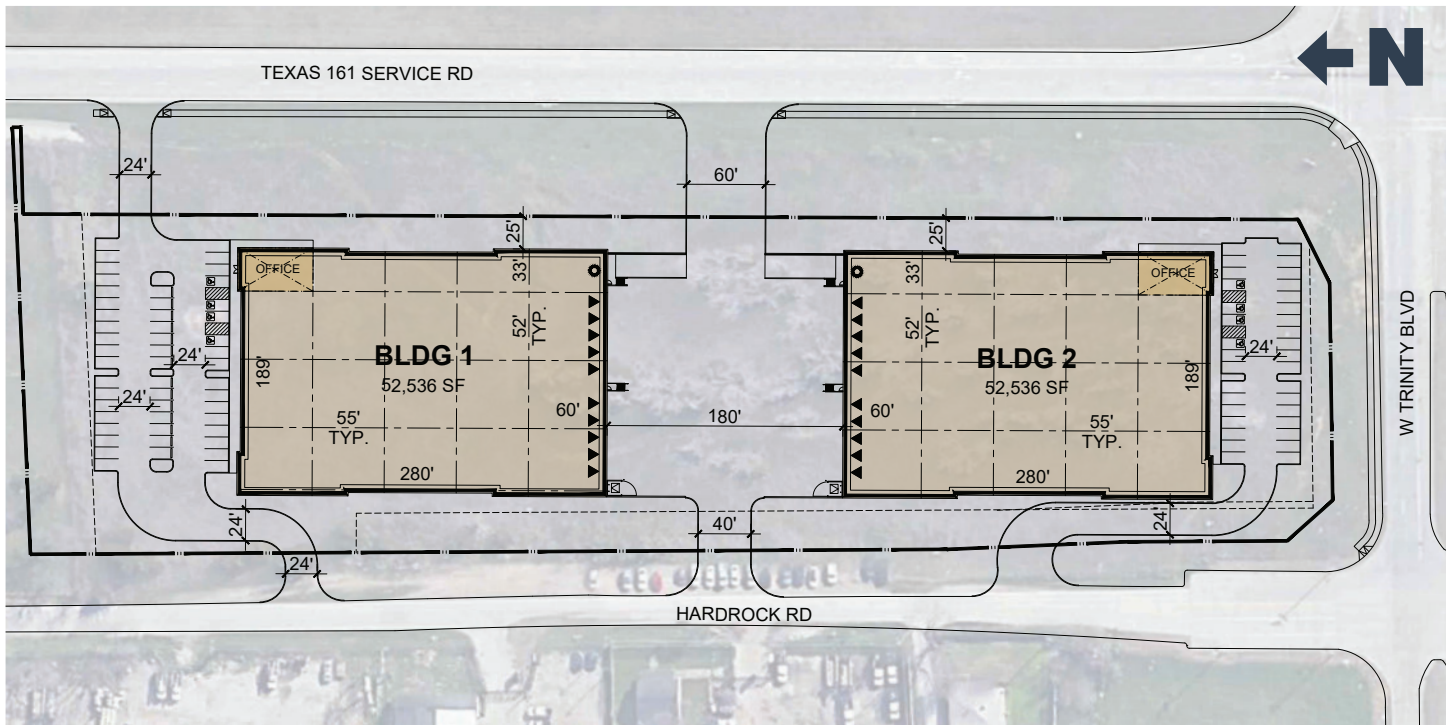
LEASED BY



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COMMERCE CENTER 161



BUILDING HIGHLIGHTS



BUILDING 1 52,536 SF Available
BUILDING 2 52,536 SF Available



SITE AREA 5.79 Acres



OFFICE AREA 2,349 SF
 Spec Office Suite



BUILDING DEPTH 280'



TYPICAL BAY SIZE 52'W x 55'D



STAGING BAY 60'



CLEAR HEIGHT 32'



LOADING Ten (10) 9' x 10' Dock High
 Doors Per Building



RAMPS One (1) 12' x 14' Ramped
 Drive In Door Per Building



SPRINKLER SYSTEM ESFR Fire Suppression



TRUCK COURT DEPTH 180' - Shared



BUILDING 1 50 Car Parks
BUILDING 2 34 Car Parks



POWER 1,200 AMP 480 V Capacity
 Per Building - 400 AMP Spec



ROOF TPO with R-25 Insulation



SLAB 6" Reinforced Slab
 with Vapor Barrier

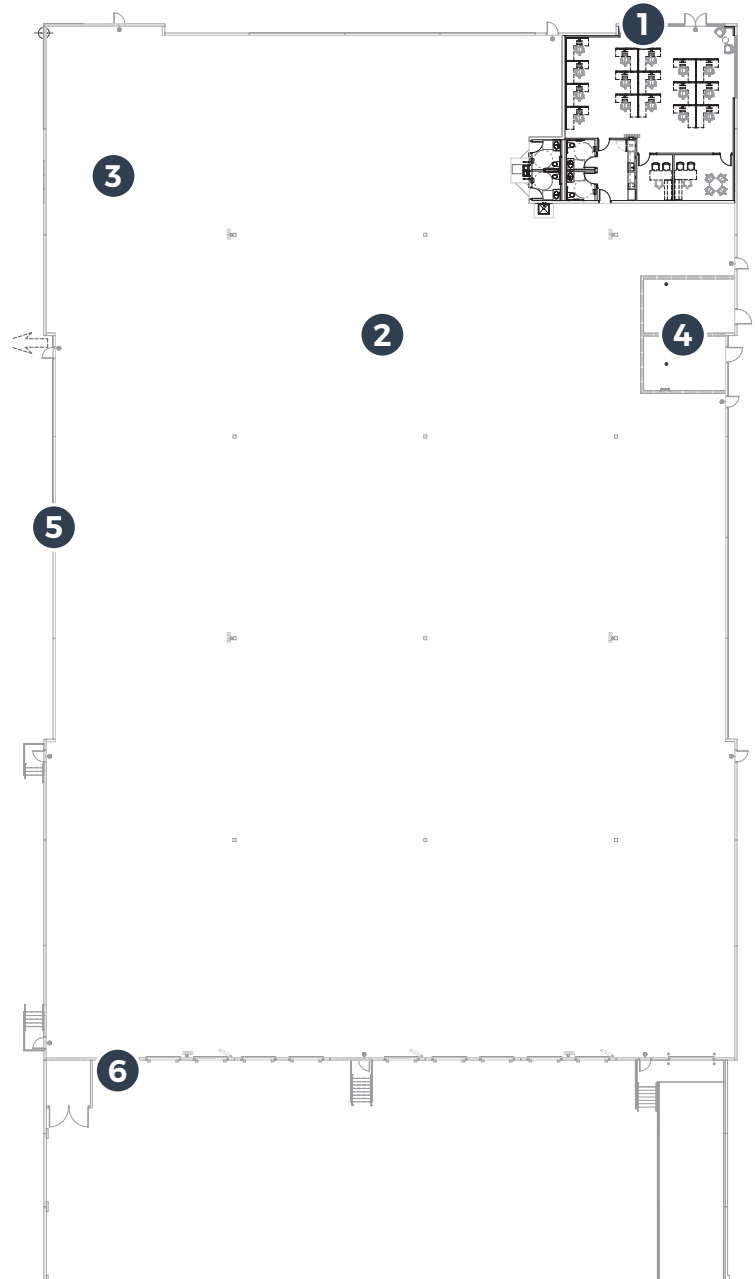
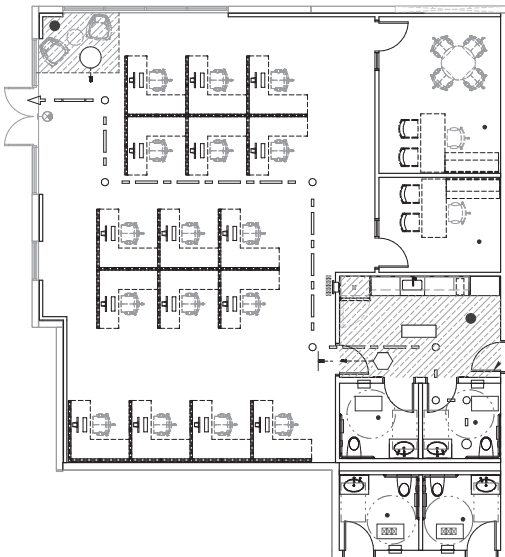
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3125-3155 N HIGHWAY 161

SPEC IMPROVEMENTS

- 1 2,349 SF Office
- 2 LED Warehouse Lighting - 30 FC
- 3 Columns Safety Yellow
- 4 500 KVA Transformer
 - 3-Phase | 480 V | 400Amp
 - 1,200 Amp Capacity
- 5 Whitebox Warehouse Walls
- 6 Z Guards at each overhead door

SPEC OFFICE PLAN



COMMERCE CENTER 161

LOCATION ADVANTAGES

- Truck circulation via perimeter road access
- Hwy 161 Frontage
- Multiple paths of ingress/egress
- Established location with proximity to restaurants & other amenities
- Close proximity to deep labor pools
- Triple Freeport Tax Exemptions

DRIVE TIMES

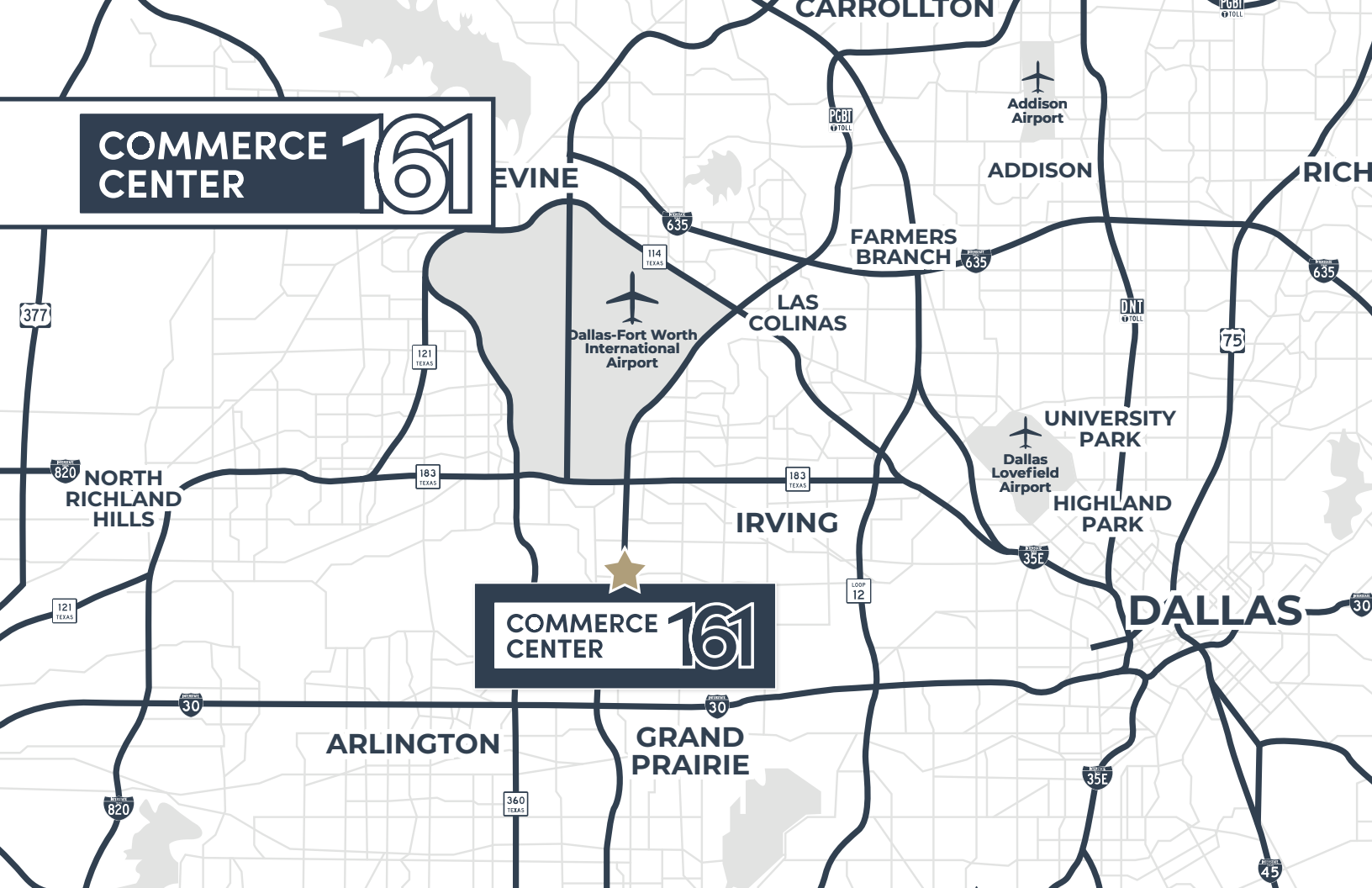
I-30	5 Minutes
DFW AIRPORT	4 Minutes
I-20	13 Minutes
I-35	15 Minutes
DALLAS CBD	25 Minutes
FTW CBD	25 Minutes



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Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experience associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/ Fort Worth.

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