

# Airport Distribution Center

2500 Regent Boulevard

DFW Airport, Texas



## Property Highlights

SIZE	400,123 SF divisible to 300,000 SF
AVAILABLE	June 2020
CLEAR HEIGHT	30' to bottom of joist, excluding speed bay
SPRINKLER	ESFR Sprinkler System
PARKING	366 spaces
POWER	3,600 amps 277/480
LOADING	(98) 9'x10' dock high doors and (1) 10' x 14' drive in door



Lincoln Property Company  
2000 McKinney Avenue  
Suite 1000  
Dallas, TX 75201

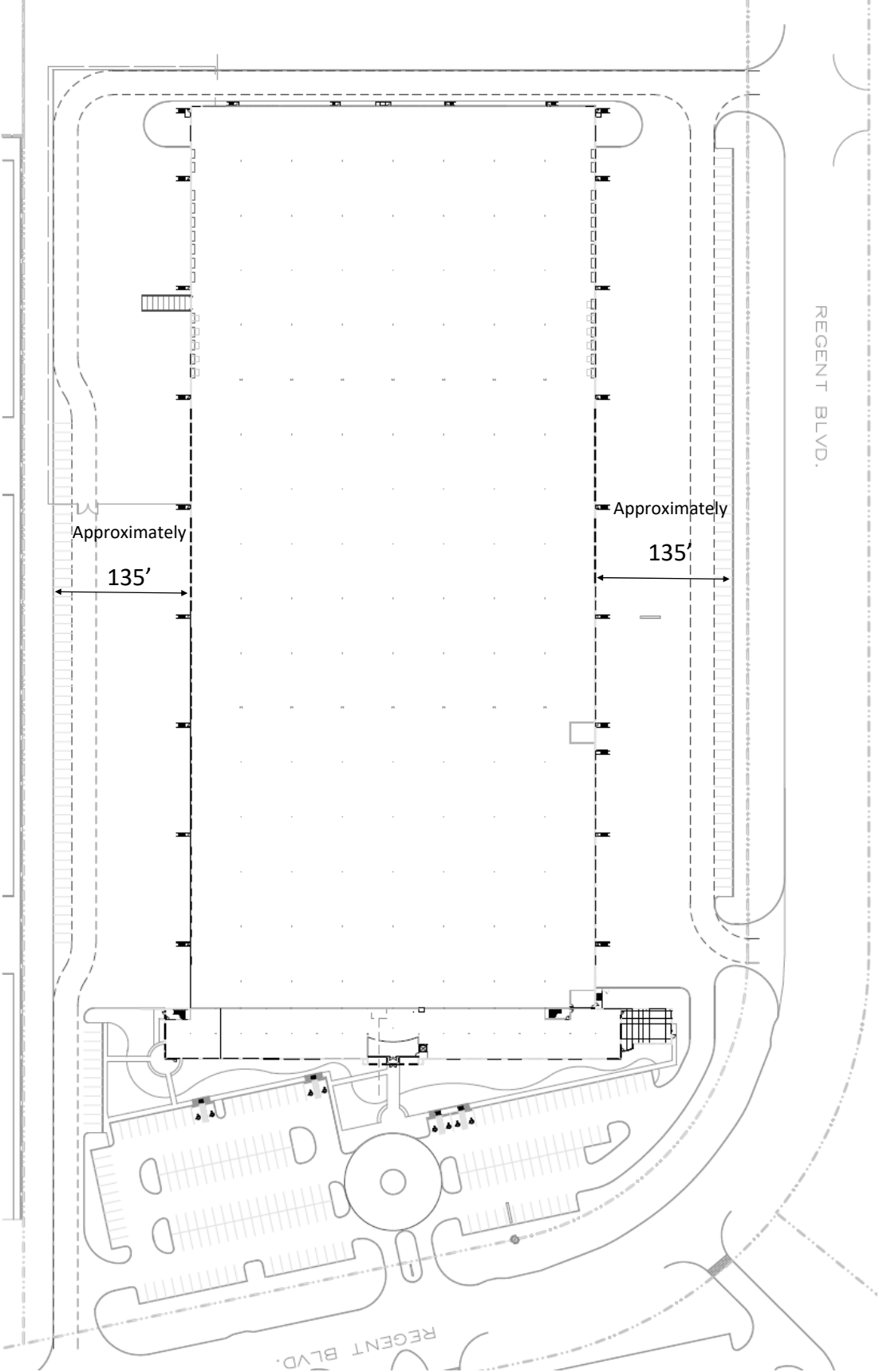
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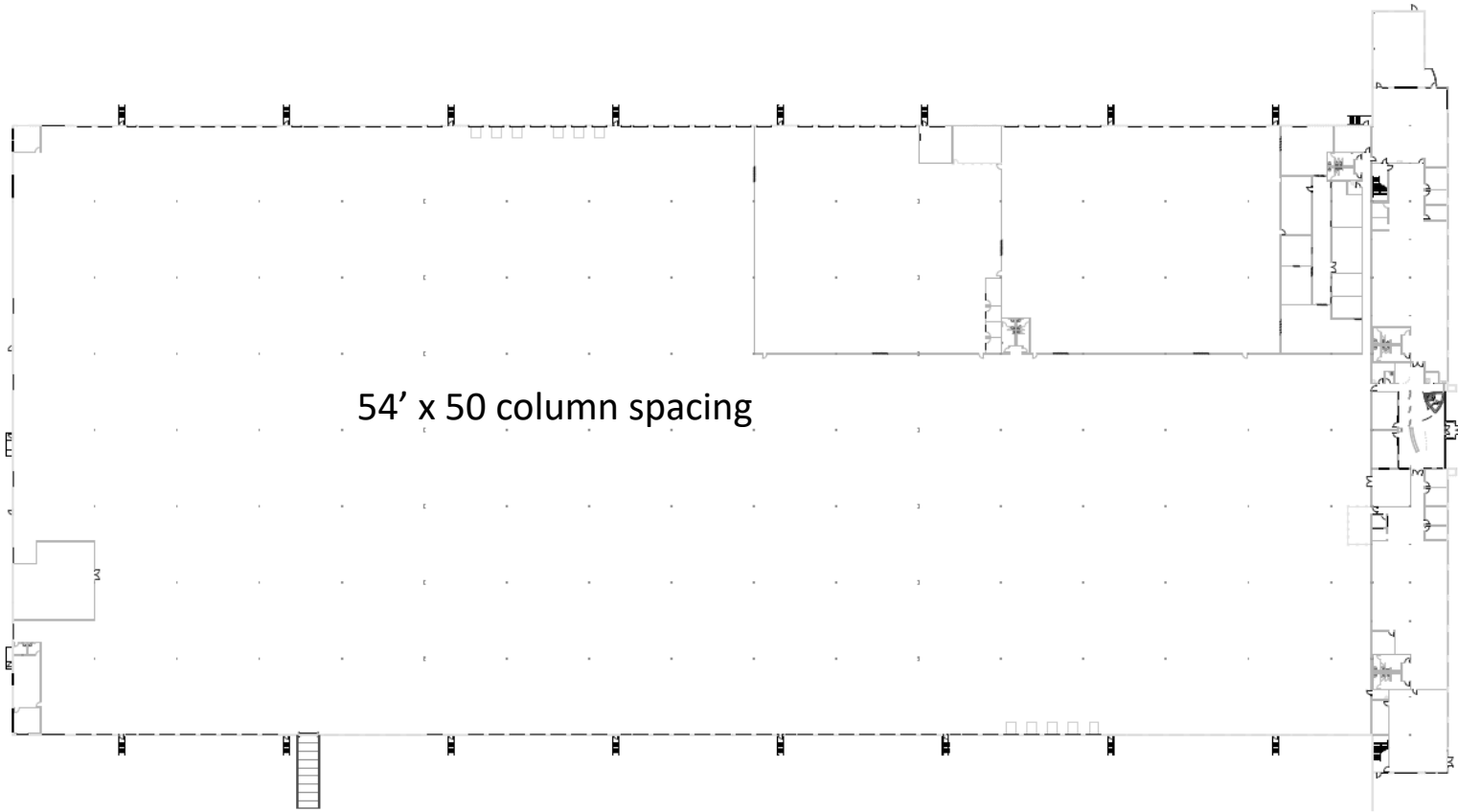
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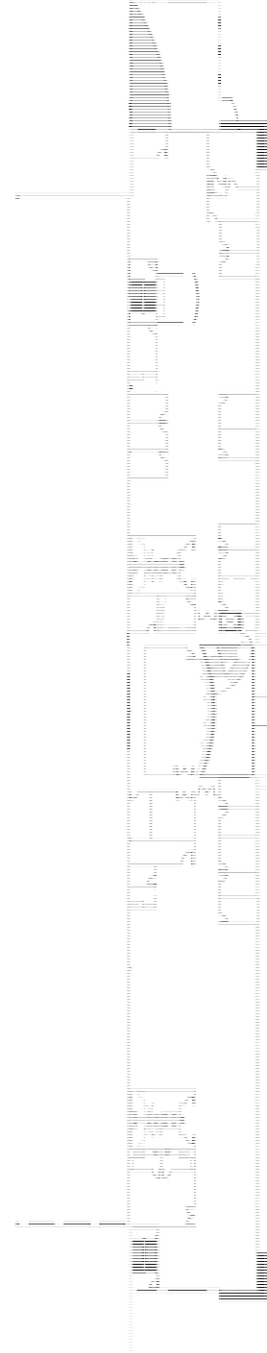
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FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



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## Property Highlights

AVAILABLE	June 2020
LOCATION	2500 Regent Boulevard DFW Airport
POWER	130KW at 480 V 3ph 156A 130KW at 208V 3ph 361 A
OFFICE AREA	Approximately 50,000 SF
WAREHOUSE AREA	Approximately 300,123 SF
PRODUCTION AREA	Approximately 50,000 SF
SPRINKLER	ESFR Sprinkler System
PARKING	366 Spaces
COLUMN SPACING	54' x 50'
FLOOR SLAB THICKNESS	6" reinforced concrete slab at production 5" reinforced concrete slab at office
BUILDING DEPTH	Office—449' 10" Warehouse—400' 3"
LOADING	(98) 9' X 10' dock high doors (1) 10' x 14' drive in door
CORPORATE IDENTITY	Monument Signage
OTHER AMENITIES	⇒ Outside Patio Area ⇒ Close proximity to DFW Airport with immediate accessibility to SH 114 and I-635 ⇒ Flag poles ⇒ Trailer storage or additional parking available on south end of the building ⇒ Covered shed area on the east side of the building ⇒ Perimeter fencing on the east side of the building



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