

HELLER PARK

Grand Prairie

WHERE ACCESS DRIVES **OPPORTUNITY**

4 SPACES
AVAILABLE

FROM 87,816 TO 554,946 SF

850 State Highway 161 | 830 SW 14th Street
210 SW 14th Street | 225 SW 14th Street



HELLER PARK

Grand Prairie

210 SW 14th Street

94,991 SF

Rail Service Available

225 SW 14th Street

87,816 SF

830 SW 14th Street

181,831 SF

Rail Service Available

850 State Highway 161

190,308 SF

Rail Service Available

Rail Line

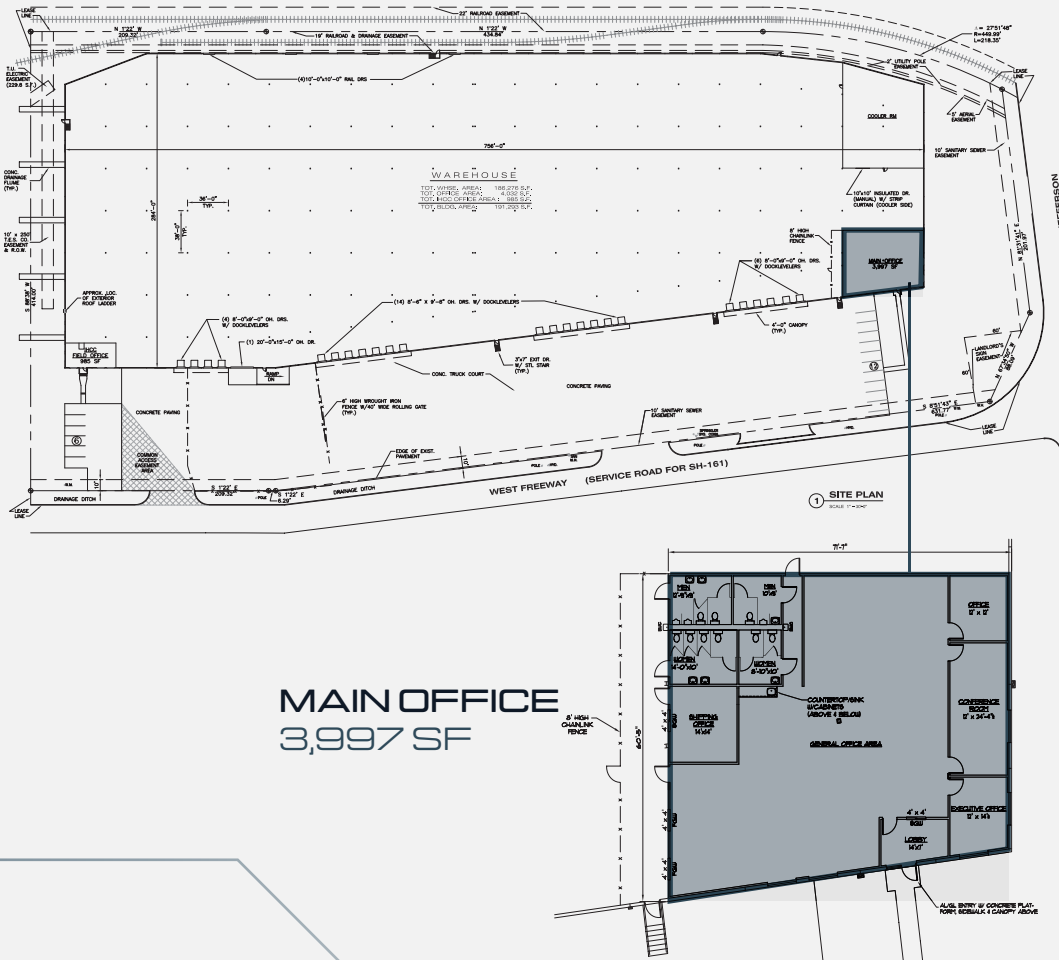
President George Bush Turnpike

Highway 180
Rail Line

850 STATE HIGHWAY 161

190,308 SF

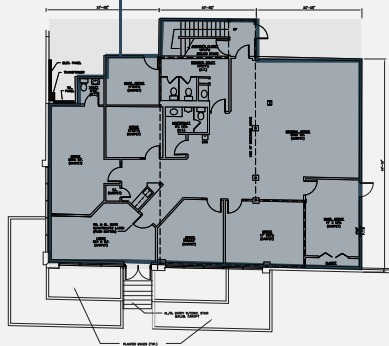
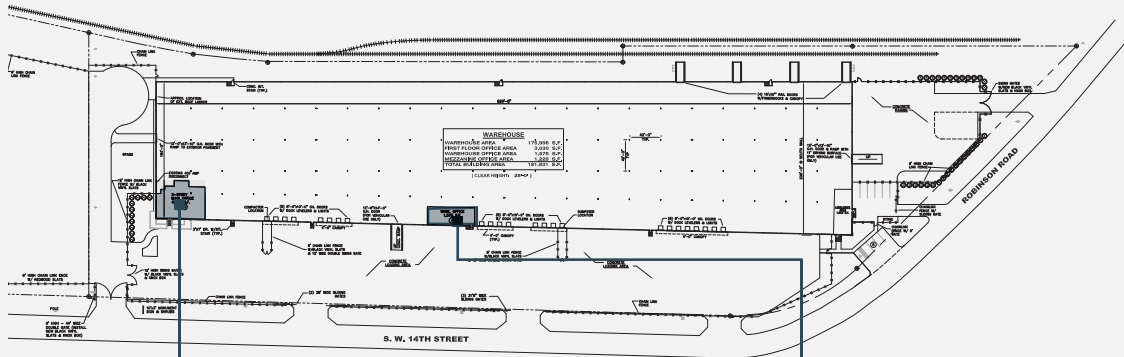
FREE STANDING BUILDING



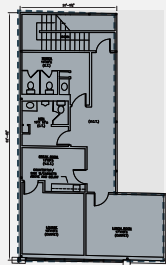
ADDRESS	850 State Highway 161 Grand Prairie, Texas
AVAILABILITY	Immediate
CONFIGURATION	Front-load
AVAILABLE SPACE	190,308 SF
OFFICE SPACE	3,997 SF
CLEAR HEIGHT	24'
SPRINKLERS	Class IV System with K-Factor of 5.6
LIGHTING	T-8
POWER	600-amps/480V/3-phase
COLUMN SPACING	38' x 36'
SECURITY	Ability to fence and secure the premises
EXPOSURE	750 linear ft. of Hwy 161 Frontage
RAIL ACCESS	Service through Union Pacific 4 rail doors (10' x 10')
LOADING	24 dock-high doors with levelers 1 drive-in ramp with door (15' x 20')

830 SW 14TH STREET

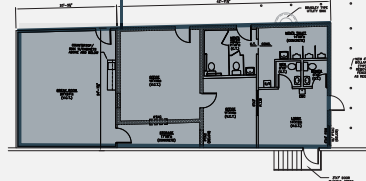
181,831 SF



FIRST FLOOR
3,030 SF



MEZZANINE
1,228 SF

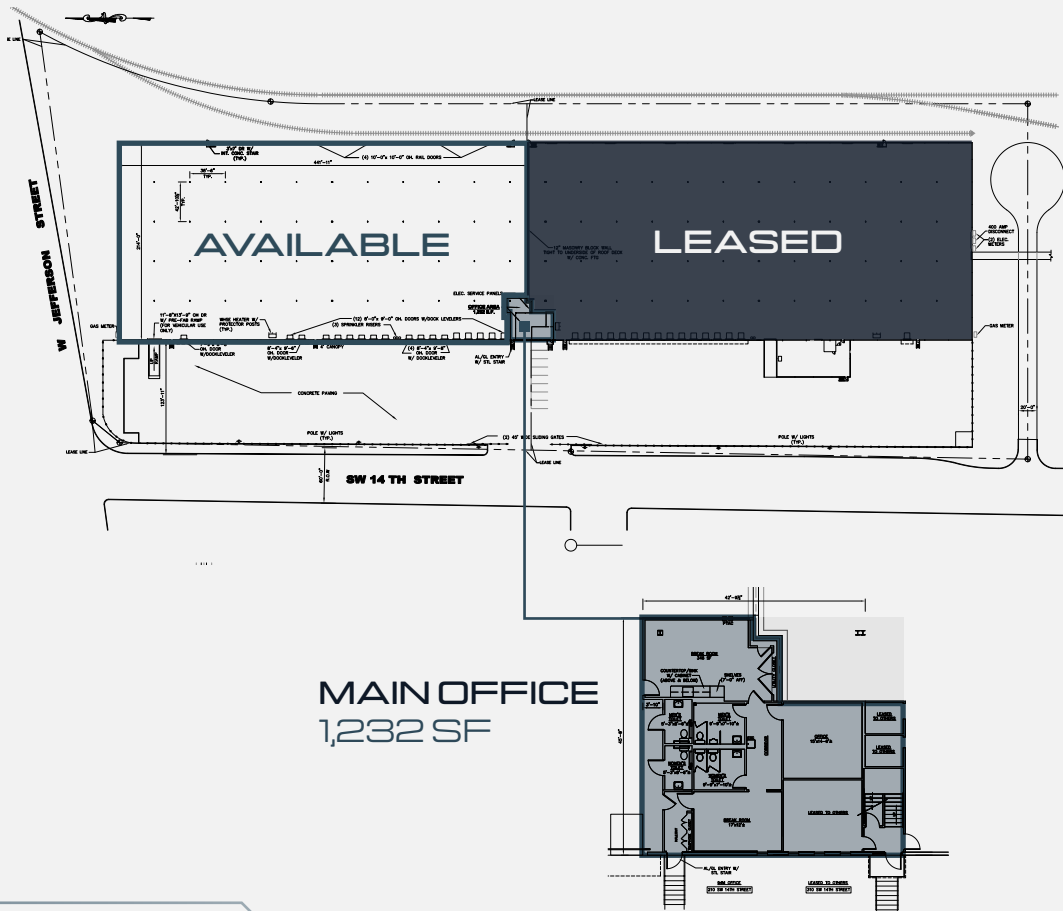


WAREHOUSE
1,575 SF

ADDRESS	830 SW 14th Street Grand Prairie, Texas
AVAILABILITY	November 2026
CONFIGURATION	Front-load
AVAILABLE SPACE	181,831 SF
OFFICE SPACE	First floor: 3,030 SF Mezzanine: 1,228 SF Warehouse: 1,575 SF
CLEAR HEIGHT	28'
SPRINKLERS	Class IV System with 0.38/4900 Density
LIGHTING	LED throughout
POWER	800 Amps of 480V 3-Phase
COLUMN SPACING	42' x 42'
TRUCK COURT	110'
OUTDOOR STORAGE	Fenced and secured lots on both ends of the building
RAIL ACCESS	Service through Union Pacific 4 rail doors (10' x 10')
LOADING	24 dock-high doors (8' x 10') with levelers/lights 3 drive-in ramp with door (12' x 15')

210 SW 14TH STREET

94,884 SF

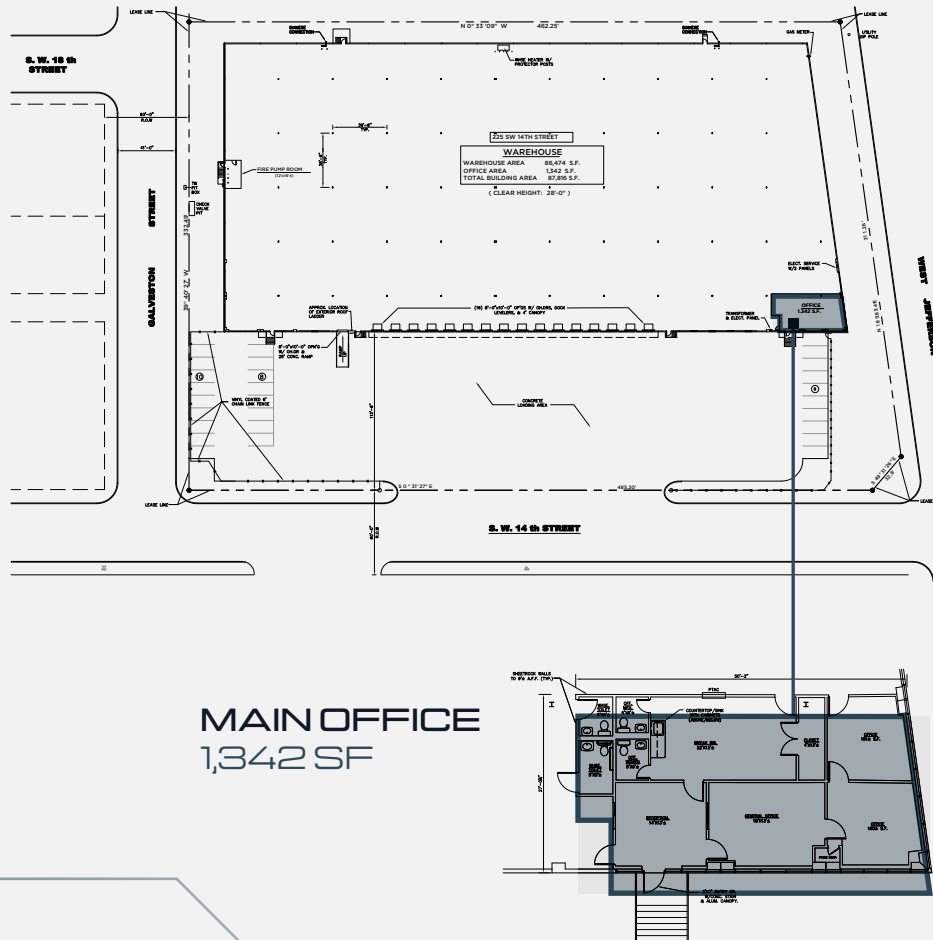


ADDRESS	210 SW 14th Street Grand Prairie, Texas
AVAILABILITY	Potentially as soon as July 1, 2026
CONFIGURATION	Front-load
AVAILABLE SPACE	94,884 SF
OFFICE SPACE	1,232 SF
CLEAR HEIGHT	24'
SPRINKLERS	Class IV System with 0.286/5145 Density and 5.6 K-Factor
LIGHTING	LED throughout
POWER	400 Amps of 480V 3-Phase
COLUMN SPACING	38' x 42'
ACCESS	Approx. 500 ft from the Hwy 161 access road
TRUCK COURT	110'
RAIL ACCESS	Service through Union Pacific 4 rail doors (10' x 10')
LOADING	18 dock-high doors with levelers

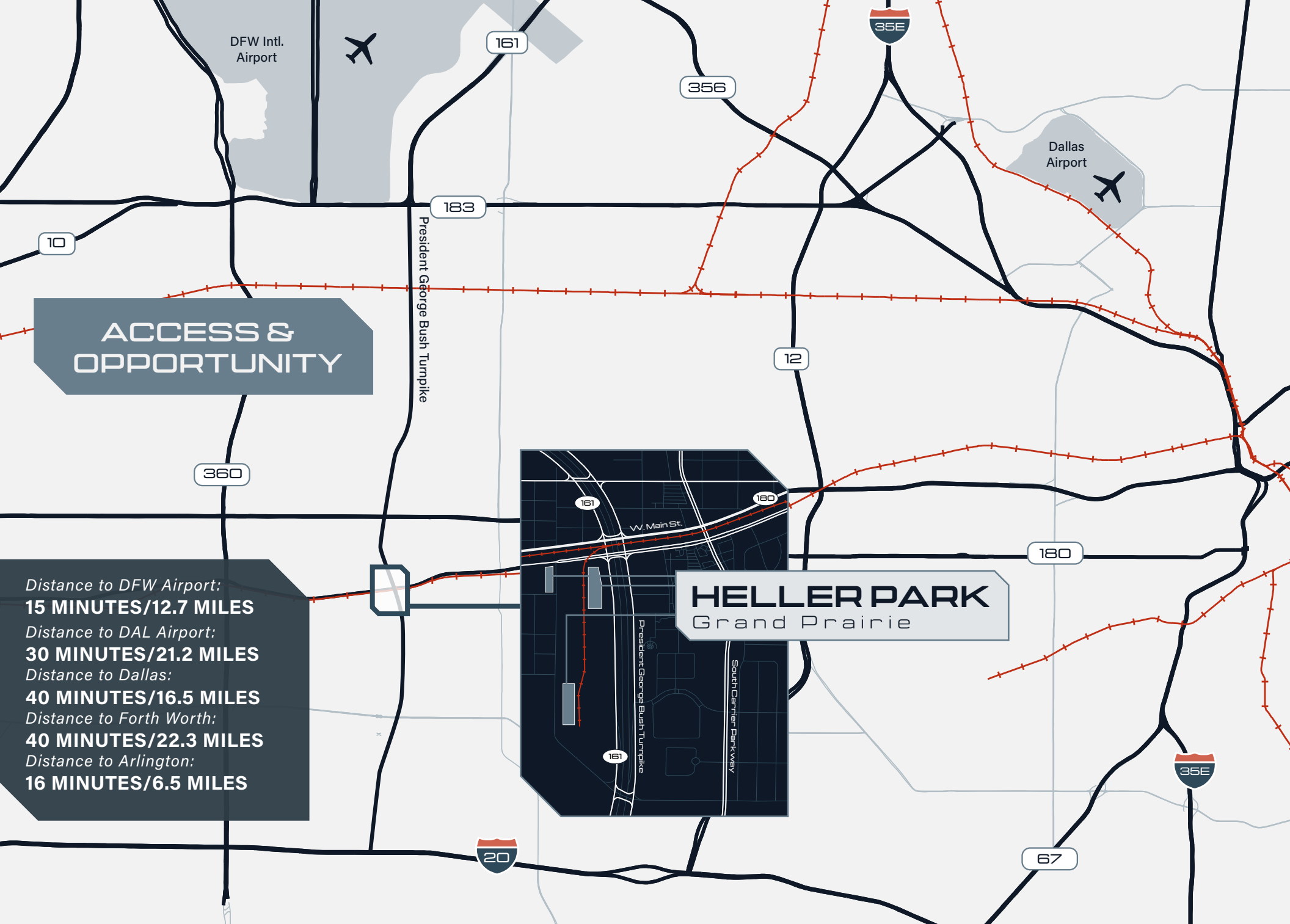
225 SW 14TH STREET

87,816 SF

FREE STANDING BUILDING



ADDRESS	225 SW 14th Street Grand Prairie, Texas
AVAILABILITY	July 2026
CONFIGURATION	Front-load
AVAILABLE SPACE	87,816 SF
OFFICE SPACE	1,342 SF
CLEAR HEIGHT	28'
SPRINKLERS	ESFR - K-14 Heads
LIGHTING	T-5 480V Fixtures
POWER	400-amps/460-480V/3-phase
SECURITY	Ability to Fence and Secure
ACCESS	Less than 1/4 mile from the Hwy 161 access road
LOADING	16 dock-high doors (8' x 10') with levelers 1 drive-in ramp with door (12' x 15')





CORPORATE
NEIGHBORS

HELLER PARK
Grand Prairie

Jefferson St.

Jefferson St.



360

Poly-America



161



303



HELLER PARK

Grand Prairie

WHERE ACCESS DRIVES **OPPORTUNITY**



FOR MORE INFORMATION,
PLEASE CONTACT:

JOHN BREWER
Managing Director
+1 214 680 9415
john.brewer@cushwake.com

RILEY MAXWELL
Senior Director
+1 214 676 3235
riley.maxwell@cushwake.com

JACK BREWER
Senior Associate
+1 469 601 2601
jack.brewer@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

