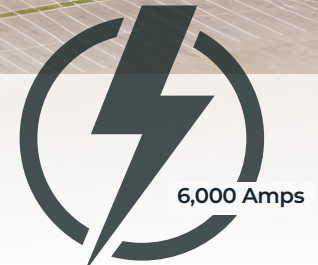




3191 COMMONWEALTH DRIVE
Dallas, Texas 75247

FOR LEASE
199,958 SF
AVAILABLE NOW

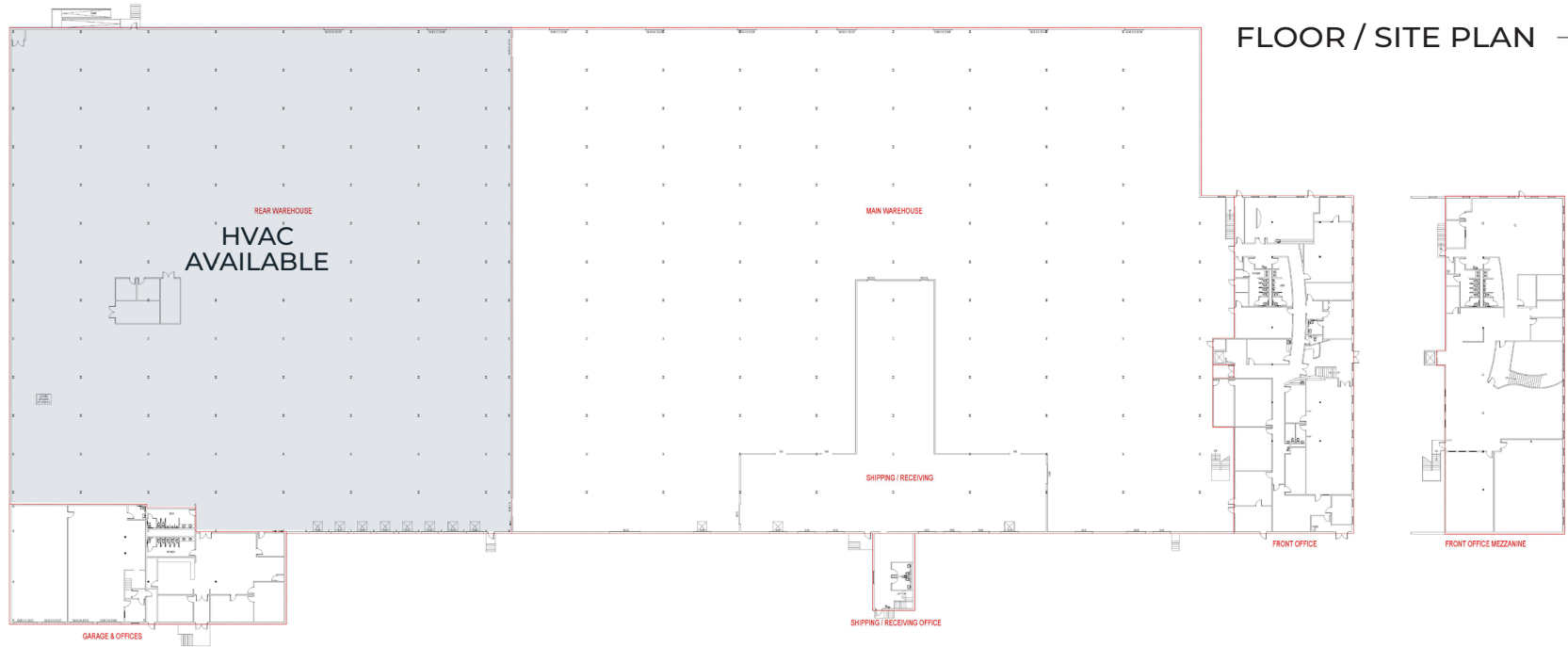


LEASED BY

NAIL Robert Lynn

- 199,958 SF Available Immediately
- 20' Clear Height
- Heavy Power via Two (2) Services:
3,000 Amp Each at 277/480 V

- 20 Dock Doors, 4 Drive-In Doors
- Climate-Controlled Warehouse Available
- +/- 153 Parking Spaces
- Fully Sprinklered



PROPERTY FEATURES

	BUILDING SIZE	199,958 SF		DOCK DOORS	20		WAREHOUSE LIGHTING	LED
	OFFICE	24,888 SF (12%)		DRIVE-IN DOORS	4		SPRINKLER SYSTEM	Fully Sprinklered
	CLEAR HEIGHT	20'		POWER	Heavy Power - Two (2) Services 3,000 Amp each at 277/480V		CAR PARKS	153
	LOADING	Front Load		HVAC WAREHOUSE AVAILABLE	67,615 SF HVAC		LOCATION	Visible from Irving Blvd (19,077 VPD) 0.25 miles to I-35E & 1.5 miles to TX-183/TX-114

3191 COMMONWEALTH DRIVE

Dallas, Texas 75247

UNPARALLELED LOCATION

Positioned at the southern gateway to the Brookhollow Industrial District, 3191 Commonwealth sits at the confluence of I-35E, TX-114/183, and Irving Boulevard - one of the most strategically connected infill locations in Dallas. The property sits at the crossroads of Brookhollow's established industrial base and the energy driving the neighboring Dallas Design District, Medical District, and Pegasus Park. With Love Field minutes away and the Dallas CBD skyline visible from the site, 3191 Commonwealth offers the rare combination of urban infill access and true last-mile positioning that the market demands.







DRIVING DISTANCES

I-35 E
0.25 miles

TX-183/TX-114
1.5 miles

DALLAS LOVE FIELD AIRPORT
3 miles

DALLAS CBD
4 miles

LOOP 12
4 miles

DFW AIRPORT
11 miles

3191 COMMONWEALTH DRIVE
Dallas, Texas 75247

BROOKHOLLOW

Industrial Submarket



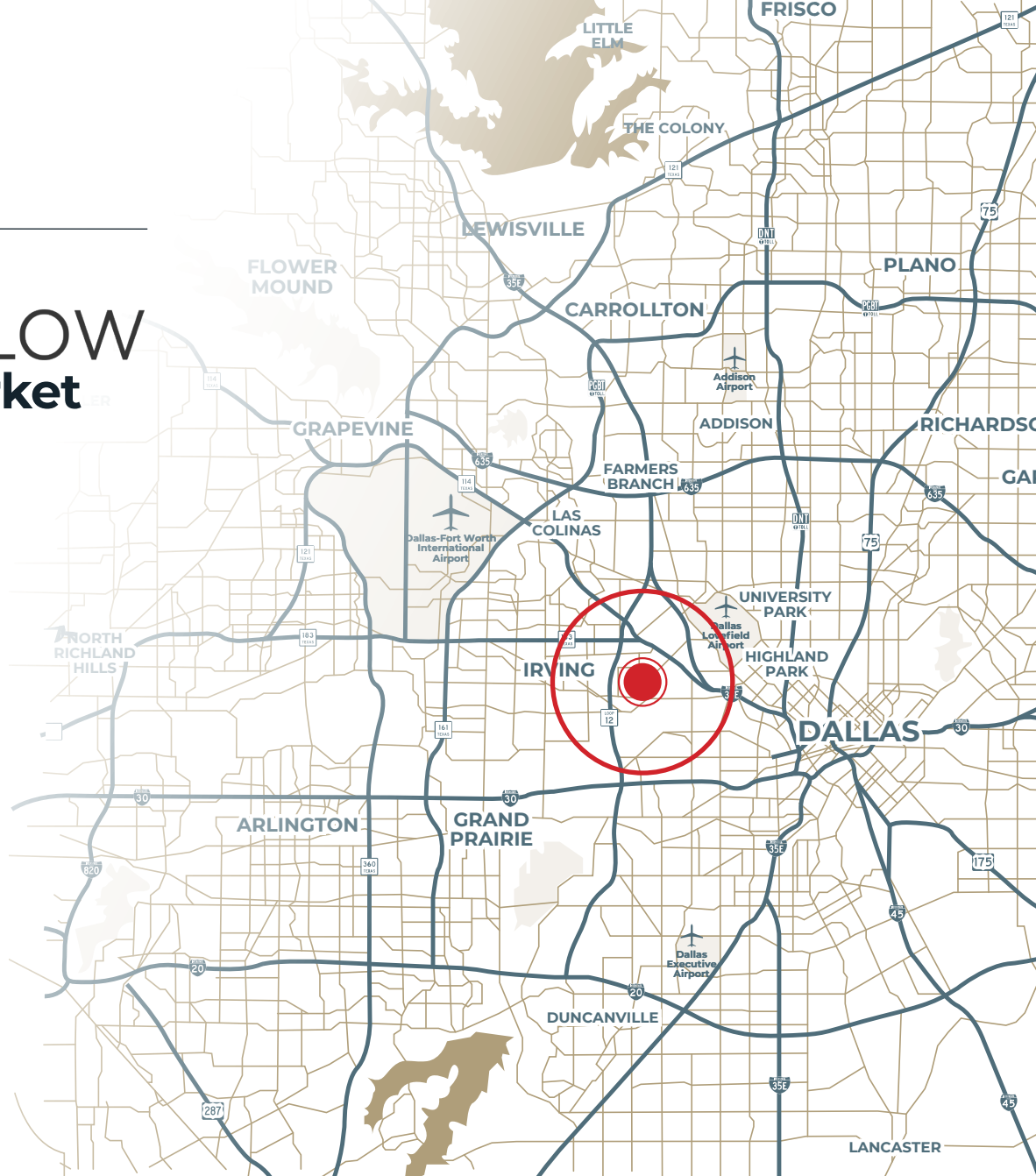
Centrally located minutes from the Dallas CBD, Dallas Love Field Airport, and the Medical and Design Districts, the submarket benefits from its proximity to dense consumer populations and direct access to the broader DFW metroplex



Direct access to TX-183, I-35E, TX-114, and Loop 12 provides best-in-class connectivity throughout the DFW metroplex



One of Dallas's most infill industrial submarkets, Brookhollow benefits from severe supply constraints due to lack of developable land – dynamics that support durable occupancy



CHASE MILLER, SIOR
214.256.7131 | cmiller@nairl.com

ANNA MILLER
469.475.9219 | amiller@nairl.com

NAI Robert Lynn