

FOR LEASE ±47,511 SF TOTAL 1720-1750 HURD DRIVE

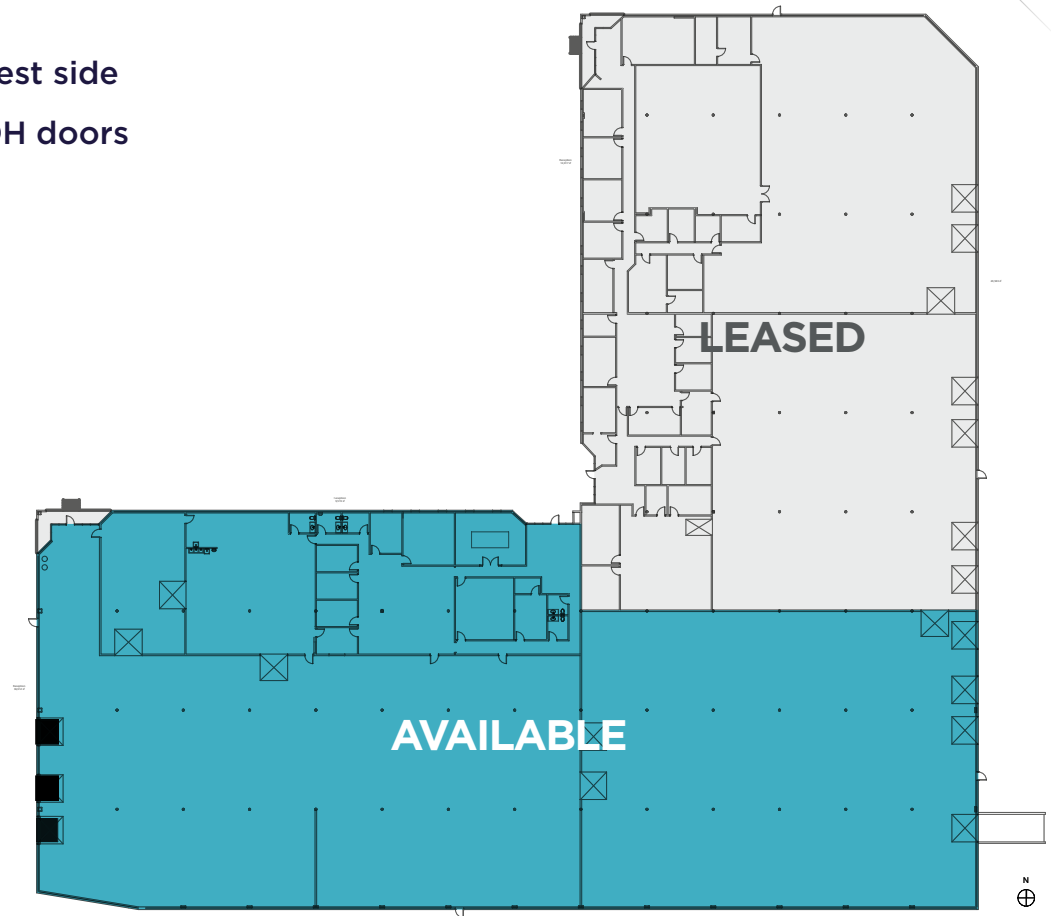
CROSS DOCK INDUSTRIAL SPACE LOCATED JUST EAST OF DFW
INTERNATIONAL AIRPORT IN LAS COLINAS

**50% HVAC
WAREHOUSE!**



PROPERTY HIGHLIGHTS

- 47,511 SF
 - 5,202 SF Office
 - 4,293 SF HVAC Production Area
 - 20,325 SF ambient warehouse with 3 DH doors - west side
 - 16,587 SF HVAC warehouse with insulation with 3 DH doors and 1 ramped door - east side
- 625 Amp/480V/3 Phase Power - Upgradable
- 20' Clear Height
- Fully Sprinklered
- 6 Dock High Doors
- 2 Dock Levelers
- 1 Ramped Door
- Ability to convert to 100% HVAC
- Make Ready Complete: New LED Warehouse Lighting, New Paint & Flooring in the Office Space, New LED Office Lighting, Addition of new windows in office space



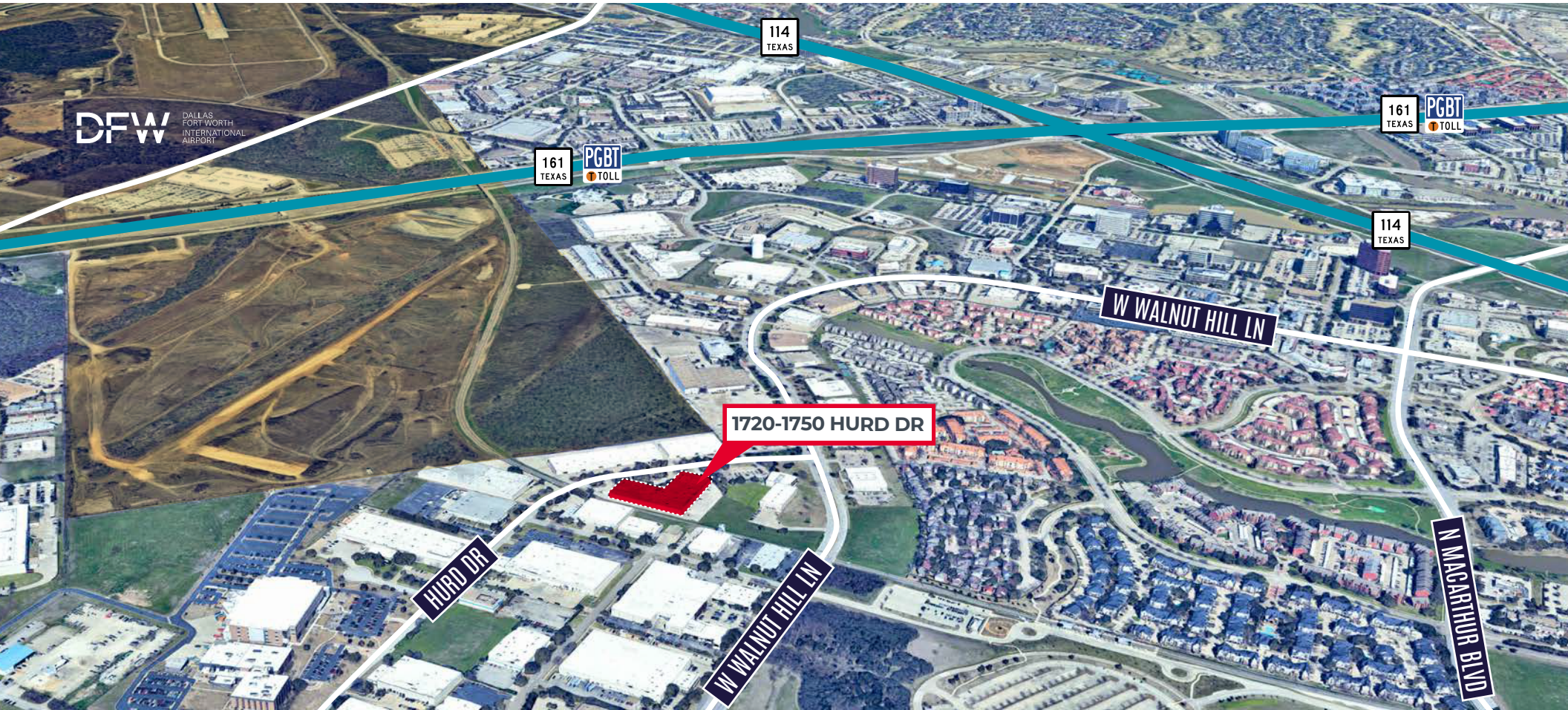
LOCATION HIGHLIGHTS

- 4.36 Acre Site
- Located in DFW Airport/Las Colinas Submarket
- 7 Miles to DFW Airport Entrance
- Excellent Access to Hotels and Restaurants
- Excellent Access to Hwy. 161 & Hwy. 114

PROPERTY PICTURES



THE SURROUNDING AREA



GREAT INFILL LOCATION IN DFW AIRPORT SUBMARKET

HIGHWAY 114	2.2 MILES
HIGHWAY 161	3.5 MILES
DFW AIRPORT	7 MILES
LOVE FIELD	13 MILES



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

