

# CLASS A INDUSTRIAL

8733 N STEMMONS FREEWAY  
DALLAS, TEXAS 75050

**BUILDING A - 37,500 SF**  
**BUILDING B - 40,530 SF**

AVAILABLE **FOR SALE/LEASE**  
**37,500-78,030 SF**

DOWNTOWN DALLAS

STEMMONS FREEWAY

SALVATION ARMY  
PROJECT

## PROPERTY HIGHLIGHTS

- New Construction - 2 Freestanding Tilt-Wall Buildings
- Building A: 37,500 SF and Building B- 40,530 SF
- 285' Frontage on I-35
- Traffic Count: 138,903 VPD (Views Per Day)
- 28' Clear Height
- ESFR Sprinkler System
- 76 Car Parks
- 120'-180' Truck Court
- 38 Dock Doors (Cross-Dock)
- EV Charging Stations Available
- Unparalleled Access to Love Field Airport, Southwestern Medical District, Irving, and Dallas CBD

# EXTERIORS





# MAP OVERVIEW



## DRIVE TIMES

LOVE FIELD  
AIRPORT

3.5 miles  
10 minutes

DFW  
AIRPORT

11.6 miles  
14 minutes

I-30

4.8 miles  
12 minutes