

DFW PARK 161

BUILDING 11

3050 STATE HIGHWAY 161
DFW AIRPORT, TX 75261

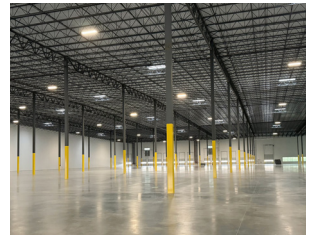
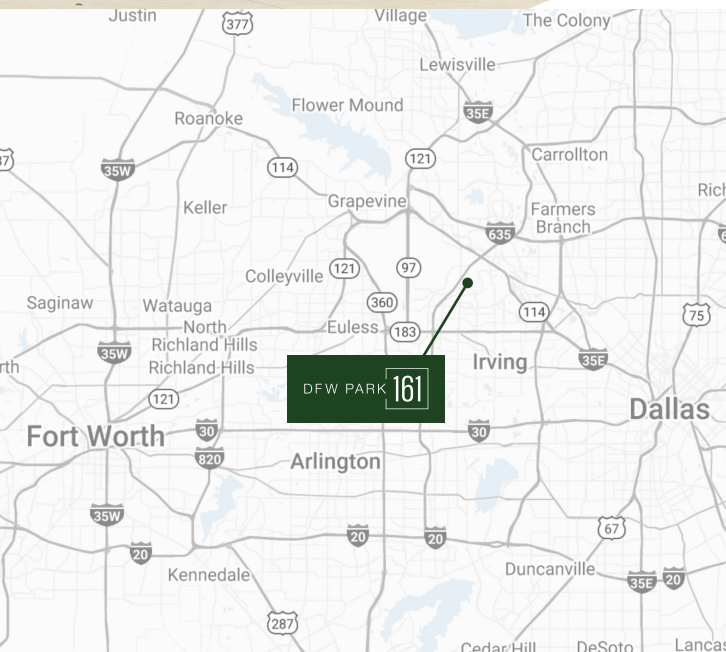


PROPERTY FEATURES

- Foreign Trade Zone
- Triple Freeport Tax Incentive
- Located on DFW Airport Land
- Dedicated Spine Road & Circulation Drive Around Park

PROPERTY ACCESS

- | | |
|---------------------------|--------------------------|
| SH 161: Immediate | I-635: 4 miles |
| SH 114: 1 mile | I-35E: 5 miles |
| SH 183: 1 mile | Dallas CBD: 13 miles |
| FedEx Ground Hub: 3 miles | Fort Worth CBD: 22 miles |



Sarah Ozanne
sarah.ozanne@streamrealty.com
(214) 210 1281

Jeremy Kelly
jkelly@streamrealty.com
(214) 210 1360

Mark Hayes
mark.hayes@streamrealty.com
(214) 267 0416

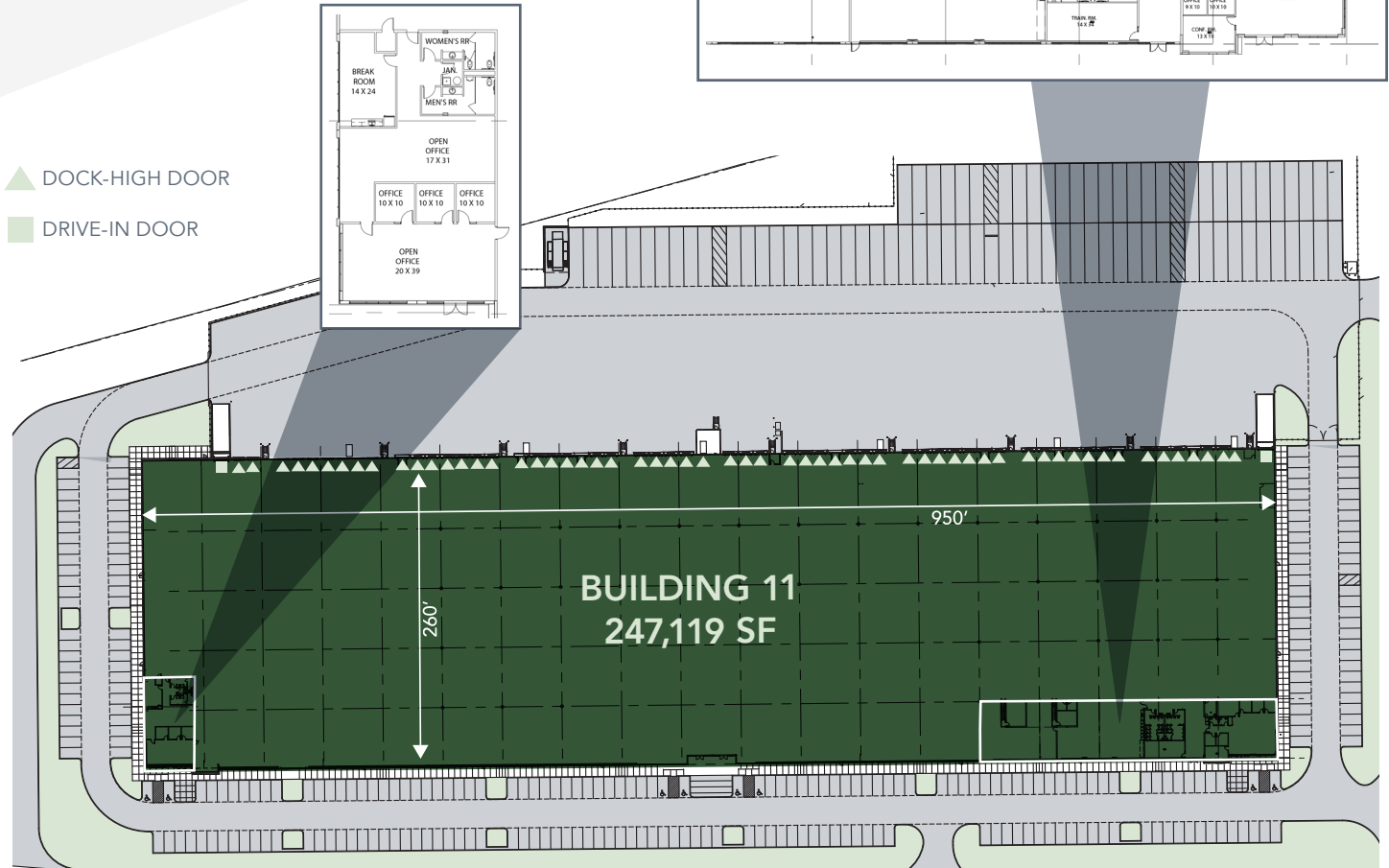
STREAM

Copyright © 2025 Stream Realty Partners, All rights reserved. The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.

BGO

DFW PARK 161

BUILDING 11



BUILDING SPECIFICATIONS

- | | | |
|---|---|--|
| 247,119 SF Total | 2 Drive-In Doors | 190' Truck Court
<i>(240' at Double Stacked Trailer Storage Area)</i> |
| Divisible to 65,000 SF | 9 Pit Levelers | LED Lighting |
| Two Endcap Office Pods (2,914 SF, 9,565 SF) | 32' Clear Height | Generator on Site |
| Dedicated Warehouse Restroom Bank | 260' Building Depth | Triple-Freeport Tax Exemption |
| Rear-Load Configuration | 50' x 50' Column Spacing | Foreign Trade Zone 39 |
| 60 Dock-High Doors with Locks/Packages | 114 Trailer Positions, Fully Fenced & Secured | ESFR Fire Protection |
| 51 EOD Levelers | 331 Parking Spaces | |

Sarah Ozanne
sarah.ozanne@streamrealty.com
(214) 210 1281

Jeremy Kelly
jkelly@streamrealty.com
(214) 210 1360

Mark Hayes
mark.hayes@streamrealty.com
(214) 267 0416