

VVL

VALLEY VIEW
LOGISTICS PARK

FOUR BUILDING, CLASS A
INDUSTRIAL

787,938 SF



1501 Valley View Lane, Irving, TX 75061

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**ROCKEFELLER
GROUP**

ADVANTAGES

PROJECT OVERVIEW

Four buildings totaling **787,938 SF**. Ability to be divisible down to **32,000 SF**.

Superior infill location **within 1 mile of DFW International Airport**.

Access to **State Hwy 183** and **State Hwy 161**.

Access to **dense warehouse labor pool**.

Visibility and entrance points from **Valley View** and **Conflans Road**.

Irving, Texas is a strong industrial submarket, benefiting from its central location within the Dallas-Fort Worth Metroplex, robust infrastructure, and a diverse local economy.

32' - 36' Clear Heights

52' x 50' column spacings and **60'** speed bays.



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BUILDING 1

BUILDING SPECS

120,035 SF
Building Size

25
9' x 10'
Dock Doors

2,905 SF
Spec Office

2
14'x16' (Motorized)
Ramp Doors

32,000 SF
Divisible To

130' / 190'
Truck Court

32'
Clear Height

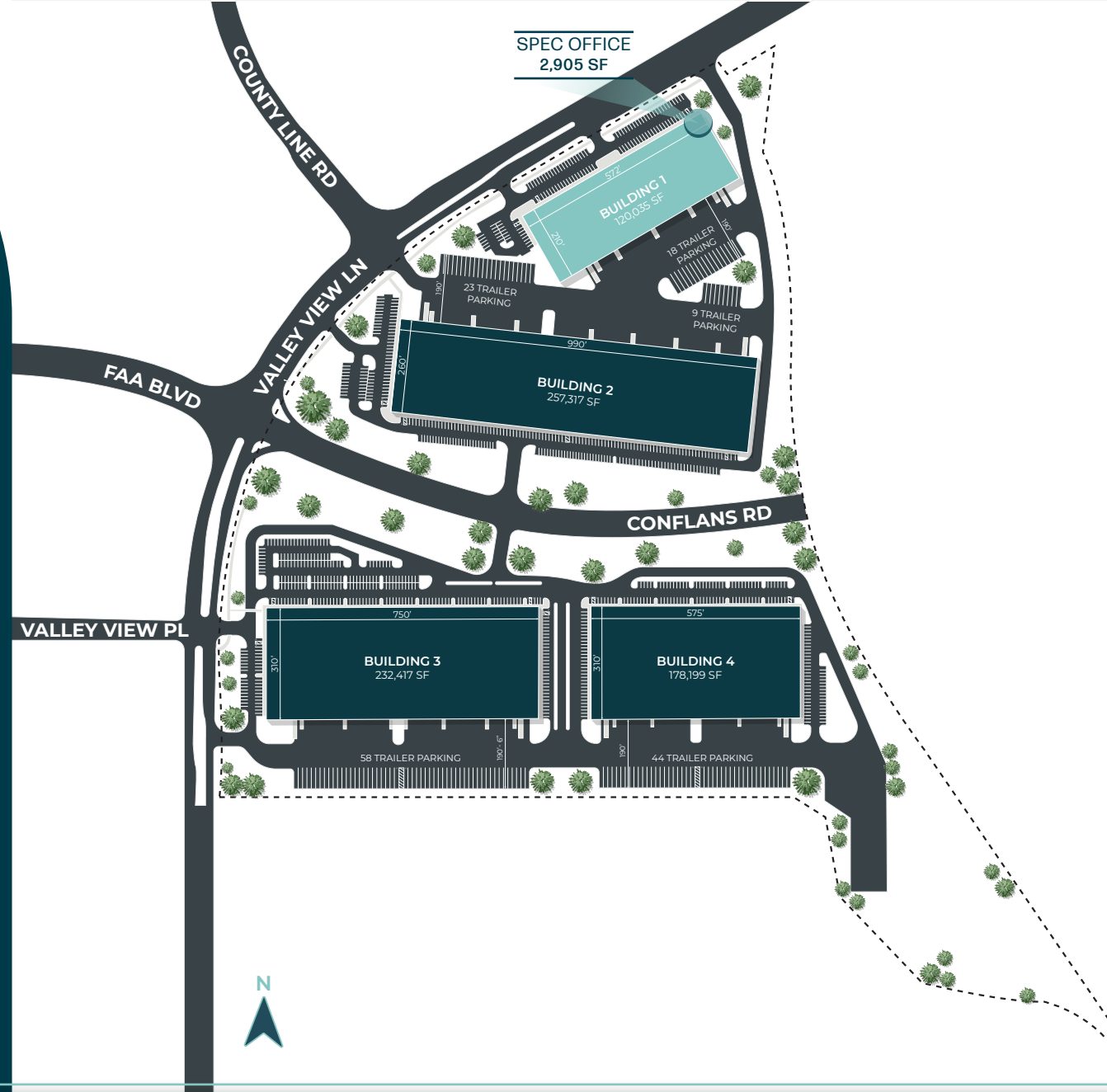
18
Trailer Parking

572' x 210'
Building Dimensions

121
Auto Parking

52' x 50'
Column Spacing

60'
Speed Bays



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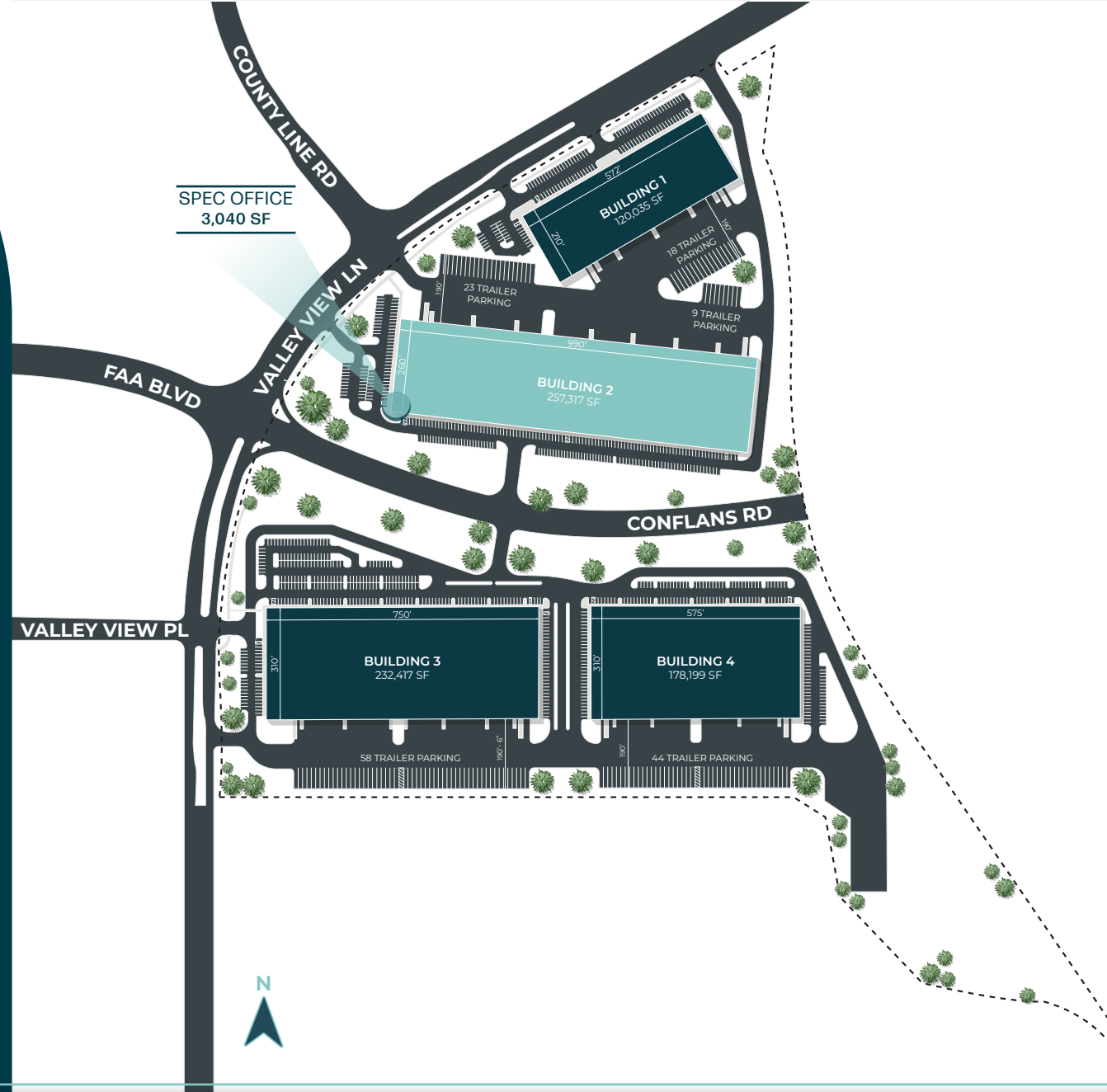
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BUILDING 2

BUILDING SPECS

-  **257,317 SF**
Building Size
-  **3,040 SF**
Spec Office
-  **40,000 SF**
Divisible To
-  **36'**
Clear Height
-  **990' x 260'**
Building Dimensions
-  **52' x 50'**
Column Spacing
-  **56**
9' x 10'
Dock Doors
-  **2**
14'x16' (Motorized)
Ramp Doors
-  **130'/190'**
Truck Court
-  **31**
Trailer Parking
-  **259**
Auto Parking
-  **60'**
Speed Bays



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BUILDING 3

BUILDING SPECS

232,417 SF
Building Size

37
9' x 10'
Dock Doors

3,040 SF
Spec Office

2
14'x16' (Motorized)
Ramp Doors

108,000 SF
Divisible To

190'
Truck Court

36'
Clear Height

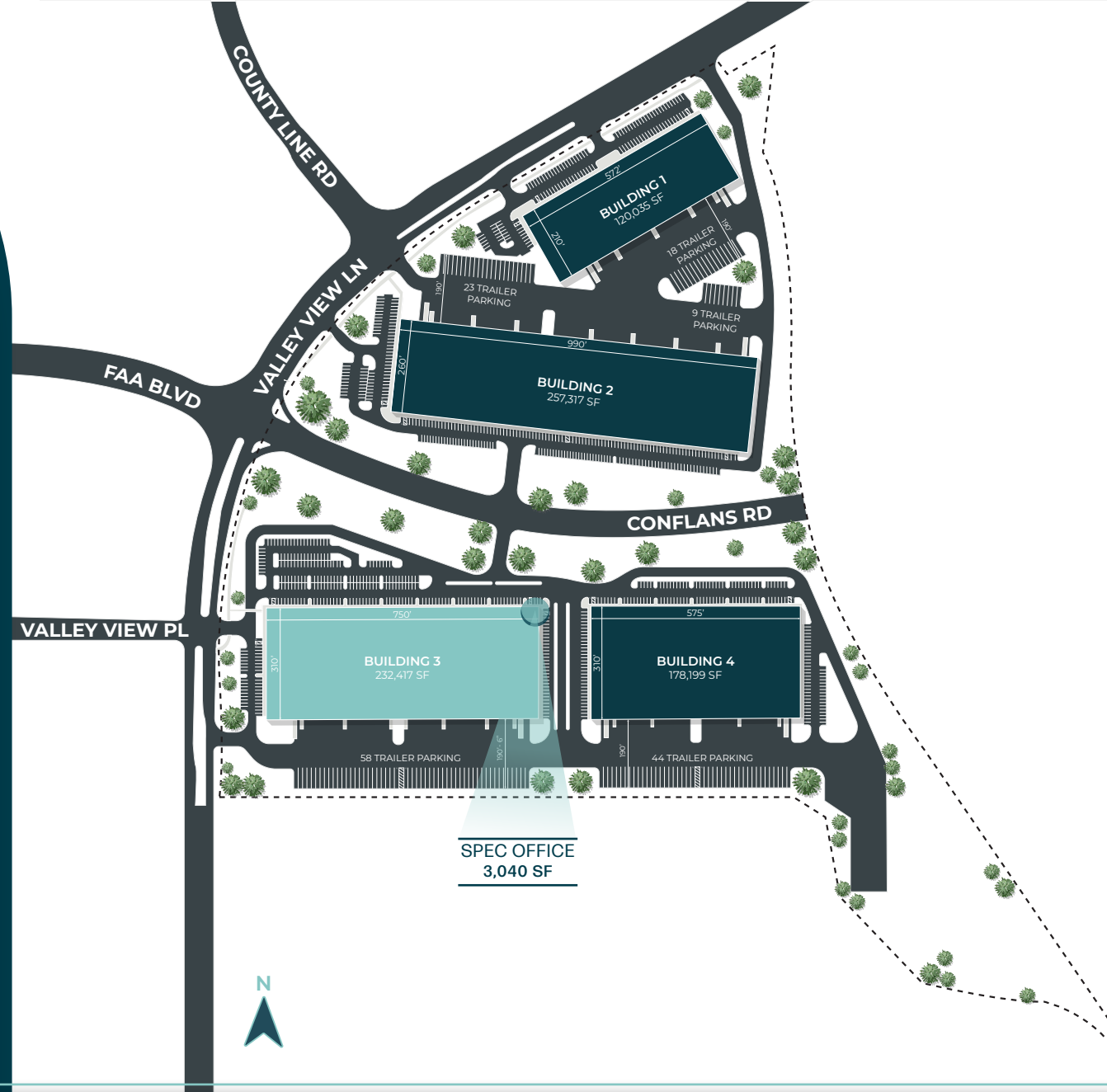
53
Trailer Parking

750' x 310'
Building Dimensions

301
Auto Parking

52' x 50'
Column Spacing

60'
Speed Bays



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BUILDING 4

BUILDING SPECS

178,199 SF
Building Size

29
9' x 10'
Dock Doors

3,040 SF
Spec Office

2
14'x16' (Motorized)
Ramp Doors

81,000 SF
Divisible To

190'
Truck Court

32'
Clear Height

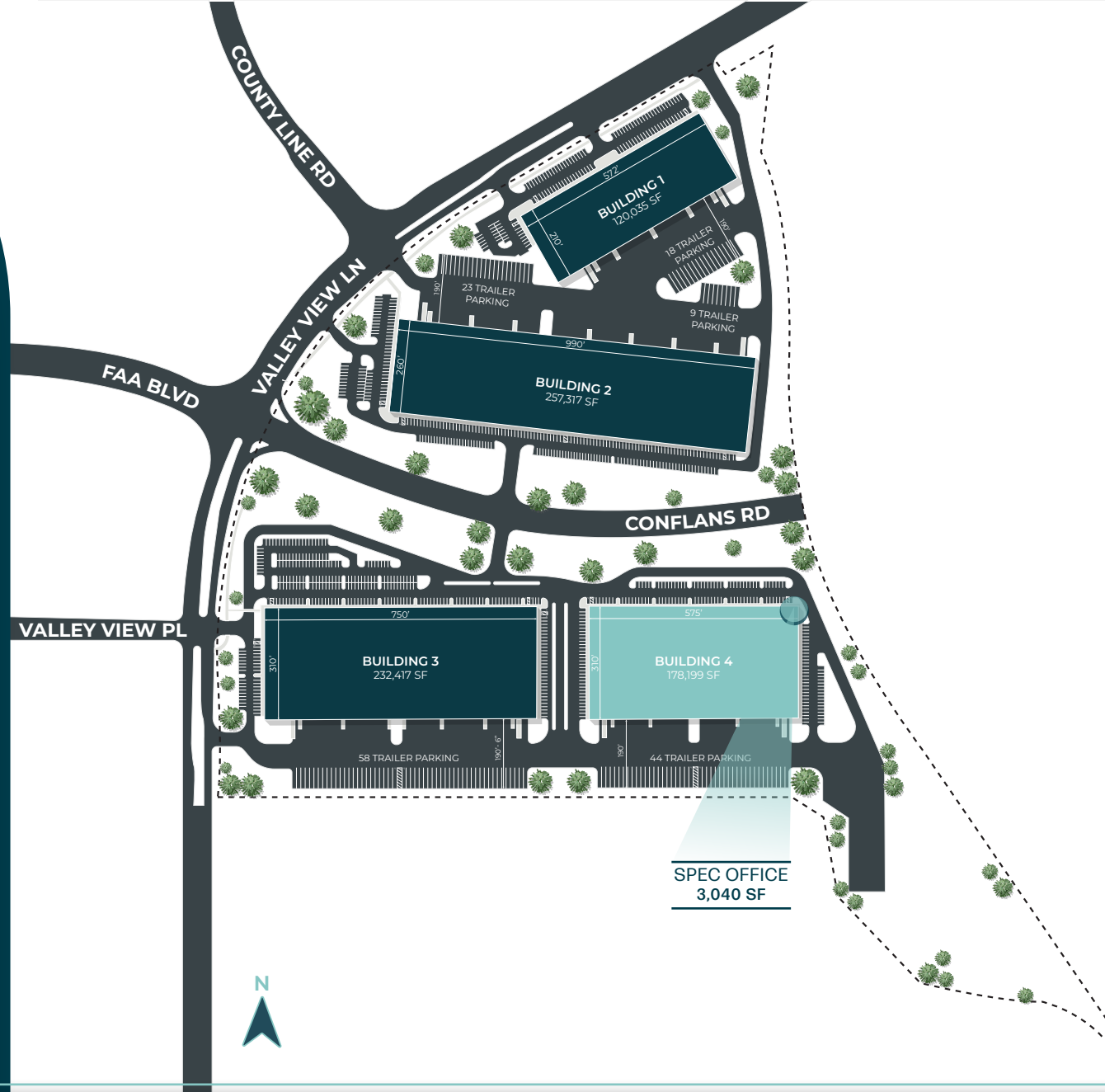
43
Trailer Parking

575' x 310'
Building Dimensions

180
Auto Parking

52' x 50'
Column Spacing

60'
Speed Bays



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LOCATION & INGRESS/EGRESS

 **DFW AIRPORT**

IMMEDIATE ACCESS

Infill Location with Close Proximity to DFW Airport

Less than .5 Miles to State Hwy 161 and State Hwy 183


Access to Dense Warehouse Labor Pool

 **0.5 MILES**
HWY 161


 **0.5 MILES**
HWY 183

 **2.4 MILES**
HWY 360

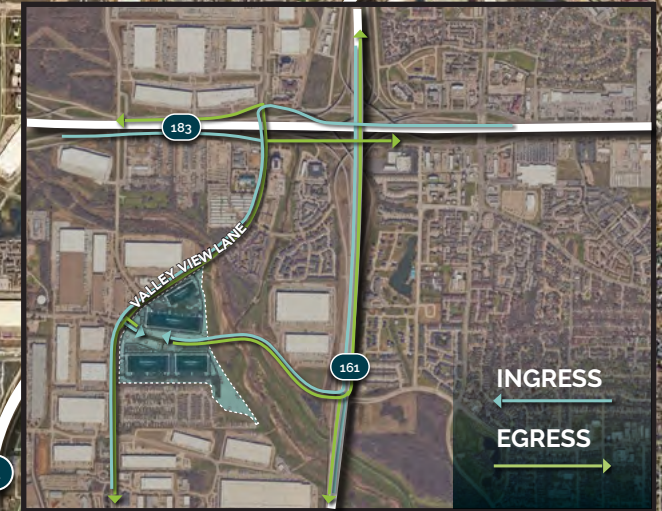
 **1 MILE**
DFW INT'L AIRPORT

 **5.6 MILES**
I-30

 **16 MILES**
DOWNTOWN DALLAS

 **21.8 MILES**
DOWNTOWN FORT WORTH

N



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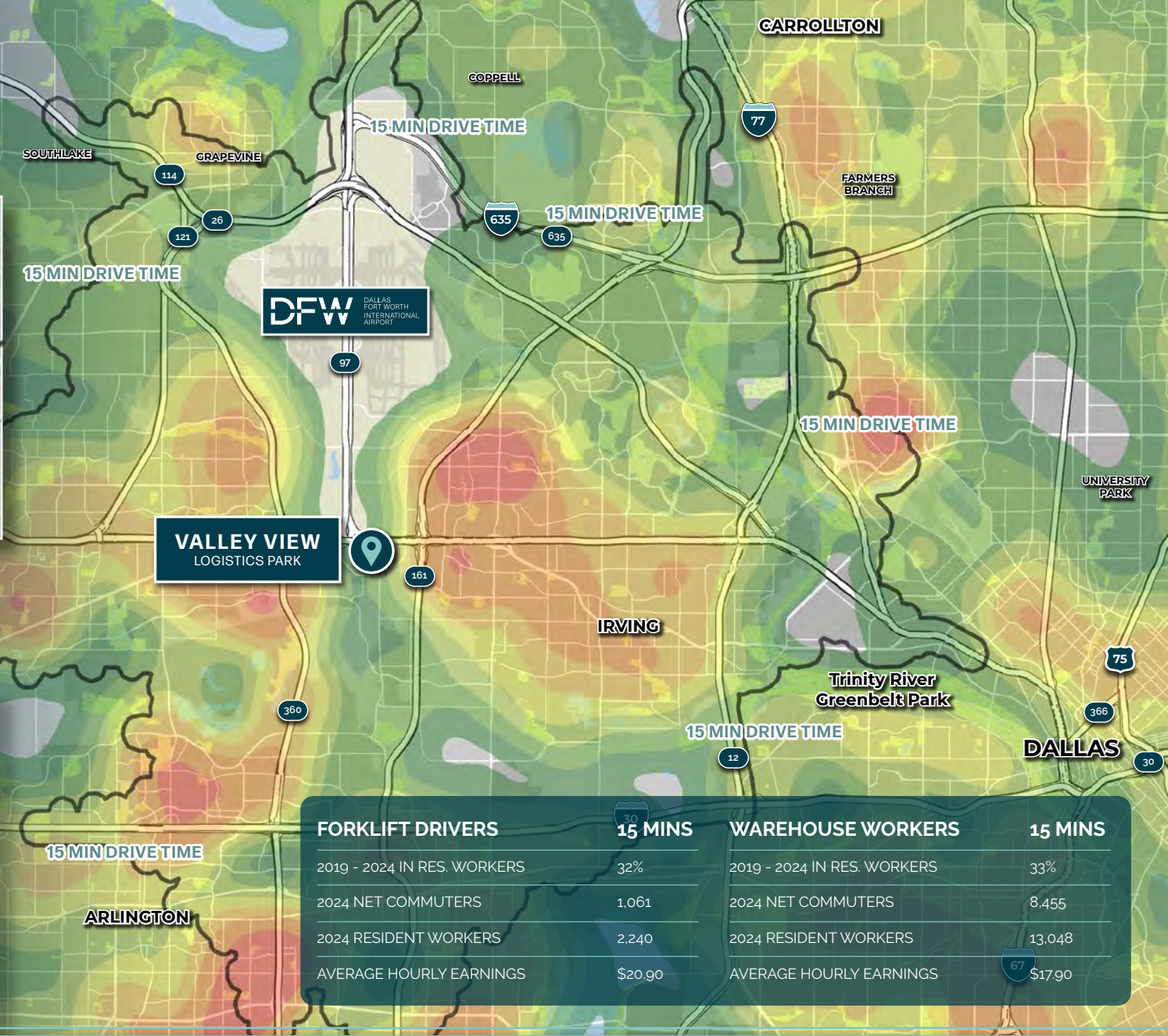
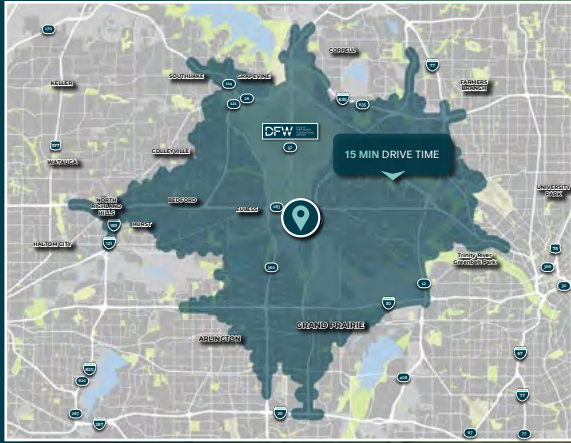
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LABOR CONNECTIVITY



15 MINUTE DRIVE TIME

2024 Occupation: Transportation/Moving

- VERY LOW (6 - 30)
- LOW (31 - 71)
- MEDIUM LOW (72 - 121)
- MEDIUM (122 - 180)
- MEDIUM HIGH (181 - 256)
- HIGH (386 - 645)
- VERY HIGH (386 - 645)

FORKLIFT DRIVERS

2019 - 2024 IN RES. WORKERS	32%
2024 NET COMMUTERS	1,061
2024 RESIDENT WORKERS	2,240
AVERAGE HOURLY EARNINGS	\$20.90

15 MINS

WAREHOUSE WORKERS

2019 - 2024 IN RES. WORKERS	33%
2024 NET COMMUTERS	8,455
2024 RESIDENT WORKERS	13,048
AVERAGE HOURLY EARNINGS	\$17.90

15 MINS

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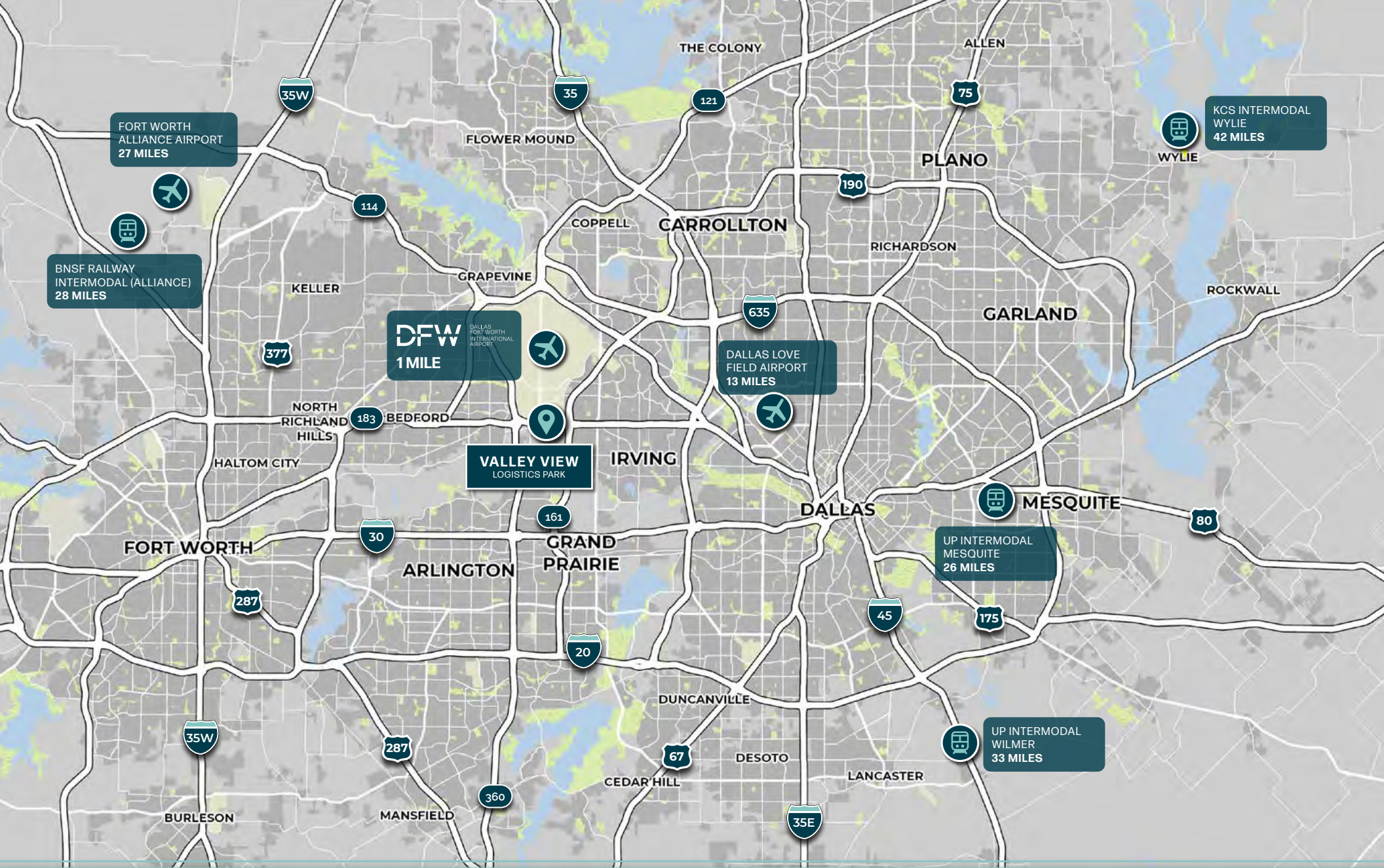
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