



# 121 COMMERCE CENTER 121

60,625 SF REMAINING IN A 272,562 SF BUILDING FRONTING STATE HIGHWAY 121  
AT THE NORTH ENTRANCE OF DFW INTERNATIONAL AIRPORT

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**SARAH OZANNE**  
214.210.1281  
sarah.ozanne@streamrealty.com

**MAC HALL**  
214.560.2371  
mac.hall@streamrealty.com

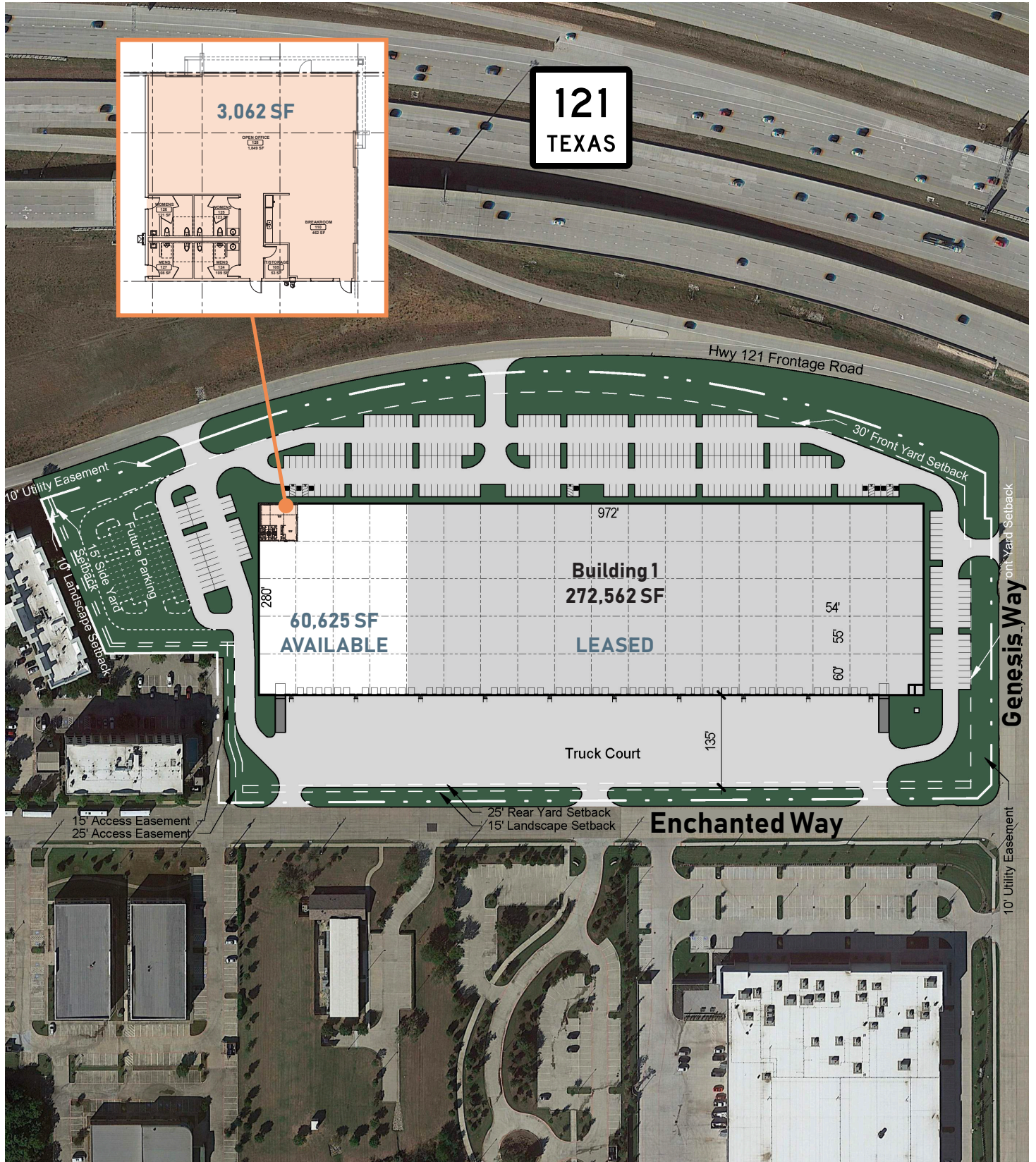
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# Site Layout



**SARAH OZANNE**  
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sarah.ozanne@streamrealty.com

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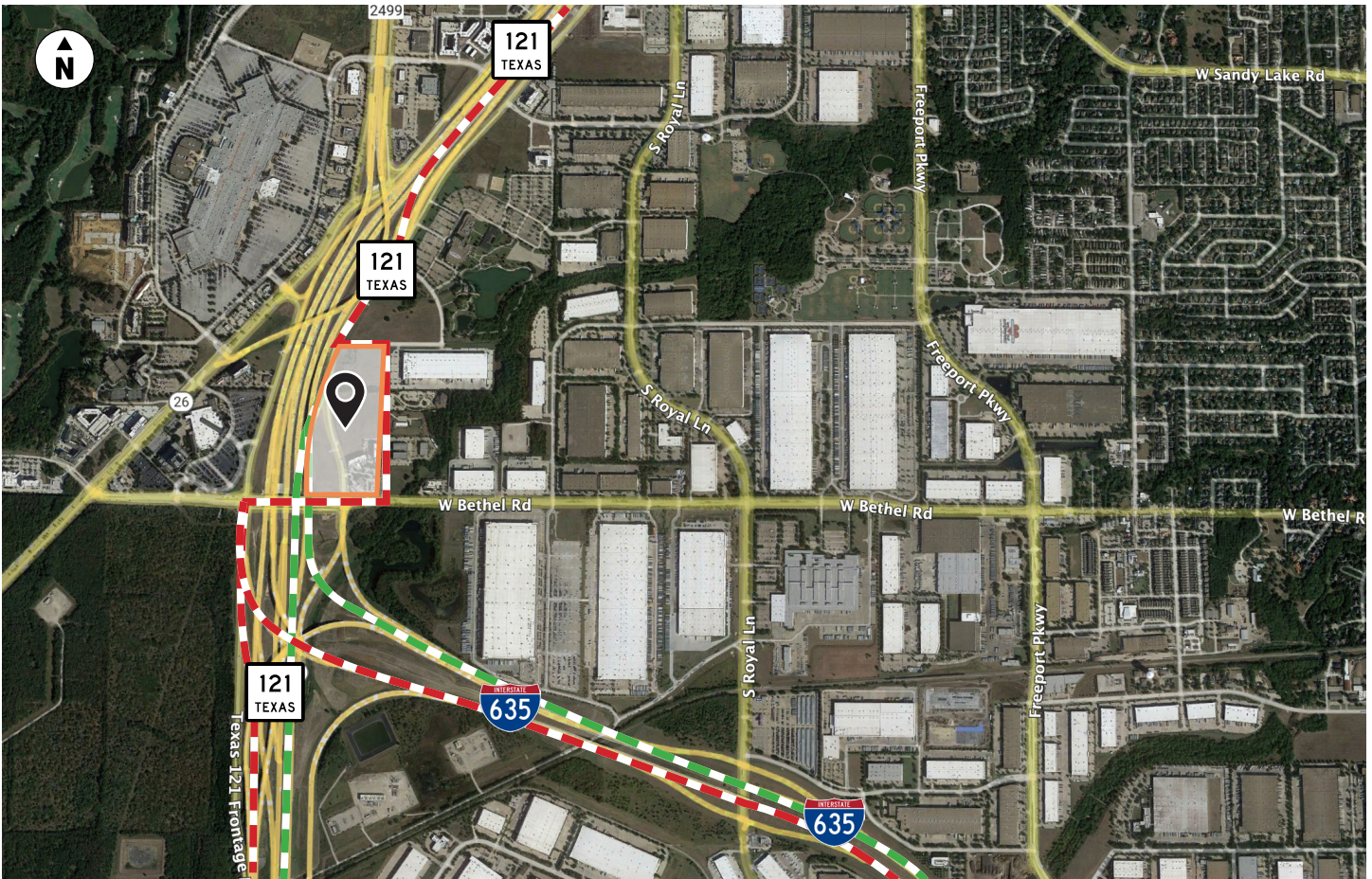
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# Space Details

|                        |  |
|------------------------|--|
| Total SF               | 60,625 SF  |
| Office SF              | 3,062 SF Spec Office Planned                           |
| Building Depth         | 280'   |
| Typical Column Spacing | 54'x55' with 60' Speed Bays                            |
| Clear Height           | 36'  |
| Loading                | 11 (9'x10') Dock High Doors<br>1 (12'x14') Ramped Door |
| Sprinklers             | ESFR   |
| Auto Parking           | 79 – Ability to Add 49 Additional adjacent to space    |
| Truck Court Depth      | 135'   |

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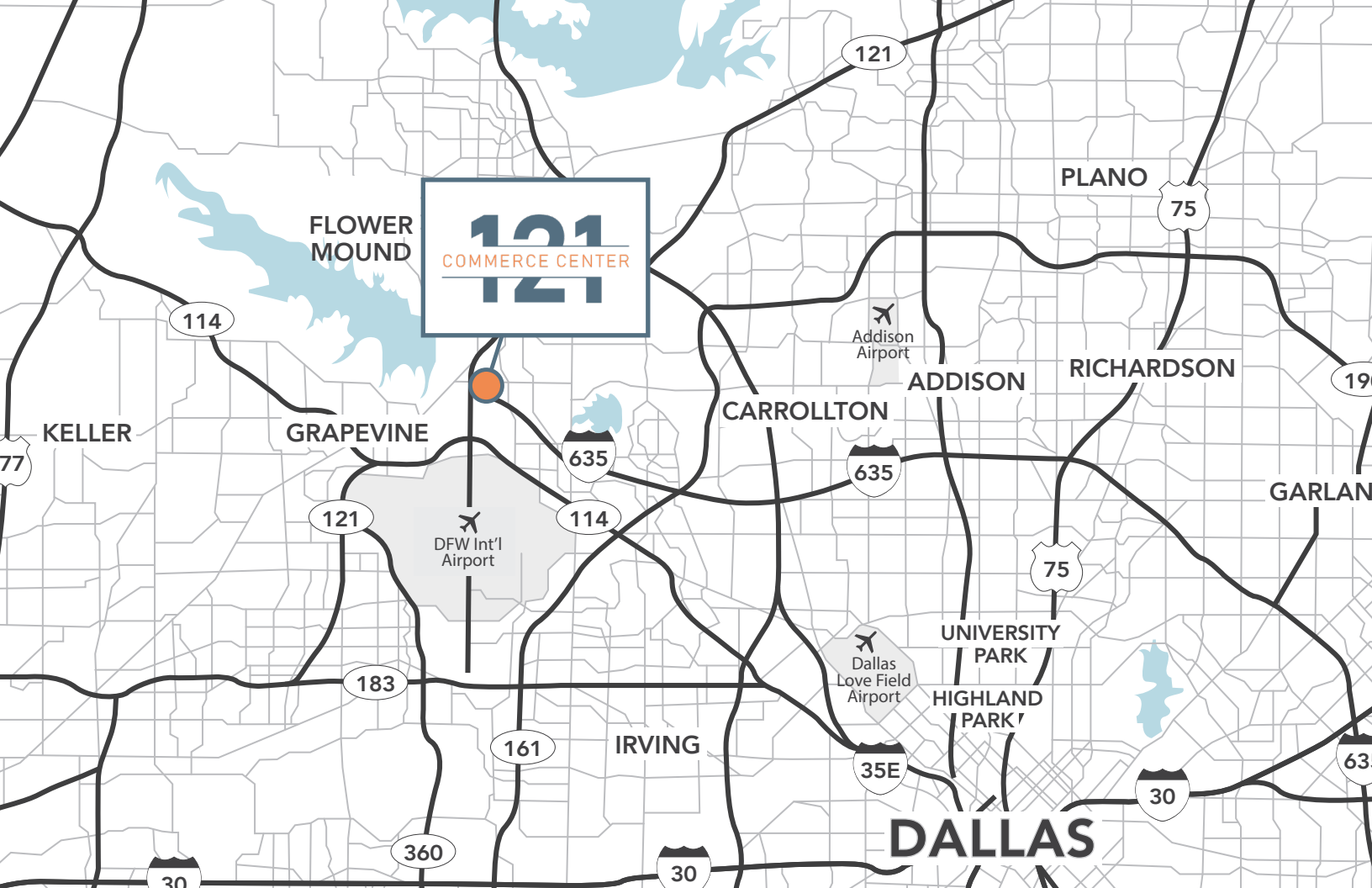
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## Location Highlights



Immediate access to Hwy 635 & Hwy 121

**3 mi.**

to the Northern Entry of DFW Airport

**3 mi.**

to Hwy 114

**21 mi.**

to Dallas CBD

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