

# VVL

VALLEY VIEW  
LOGISTICS PARK

FOUR BUILDING, CLASS A  
INDUSTRIAL

**787,938 SF**



1501 Valley View Lane, Irving, TX 75061

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# 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

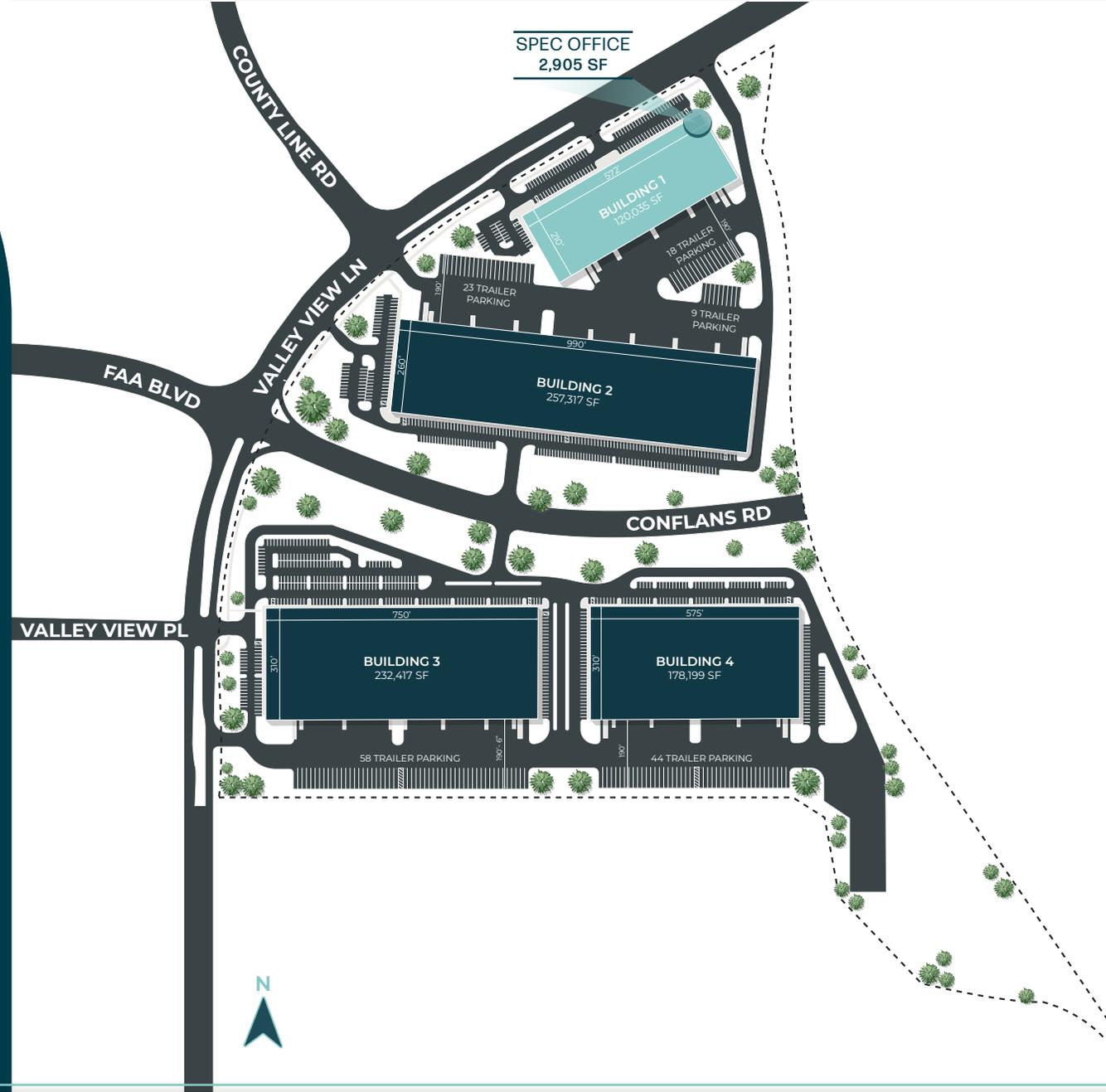
**18**  
Trailer Parking

**572' x 210'**  
Building Dimensions

**121**  
Auto Parking

**52' x 50'**  
Column Spacing

**60'**  
Speed Bays



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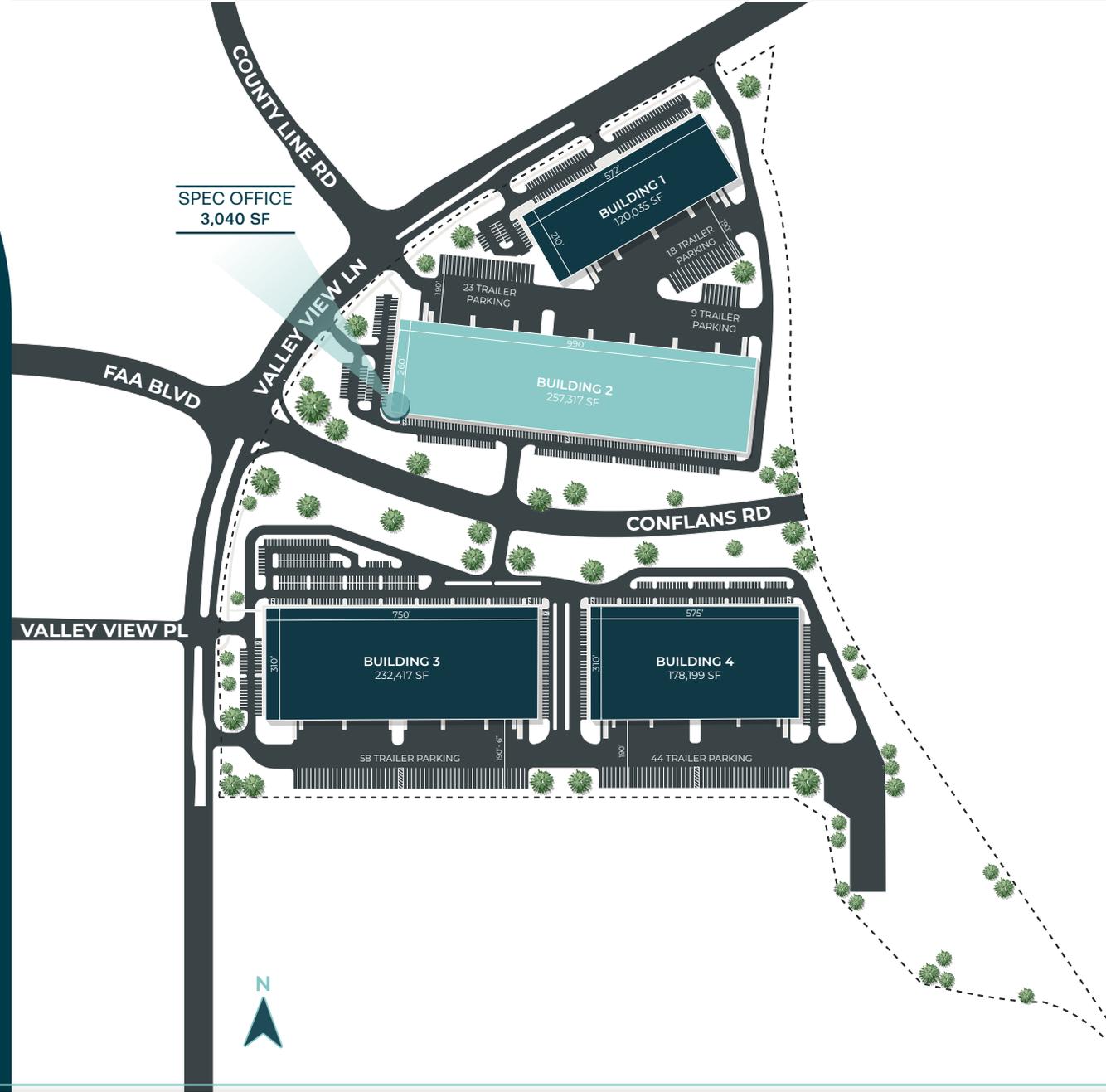
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# BUILDING 2

## 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

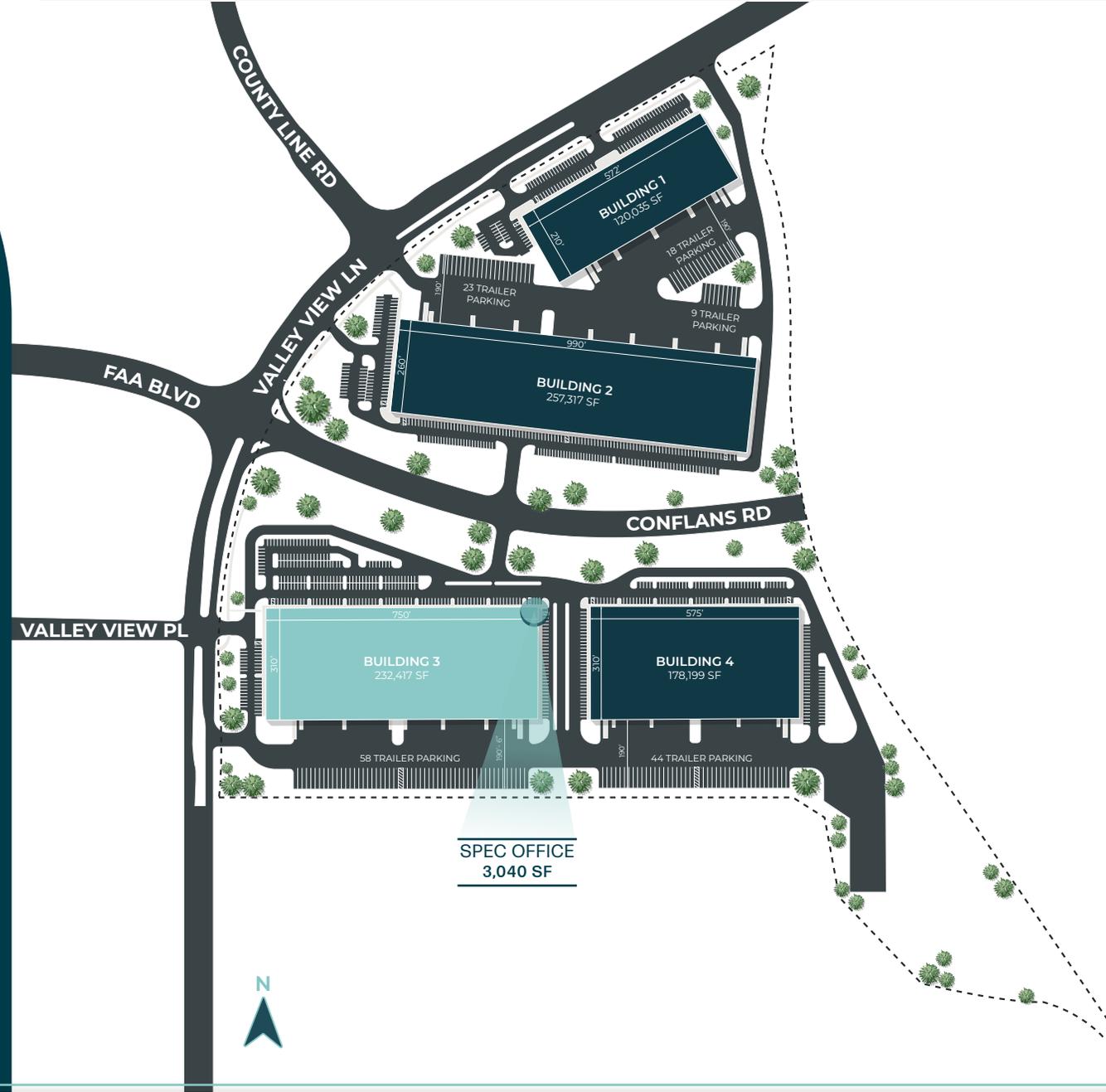
**53**  
Trailer Parking

**750' x 310'**  
Building Dimensions

**301**  
Auto Parking

**52' x 50'**  
Column Spacing

**60'**  
Speed Bays



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# BUILDING 4

## BUILDING SPECS

**178,169 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

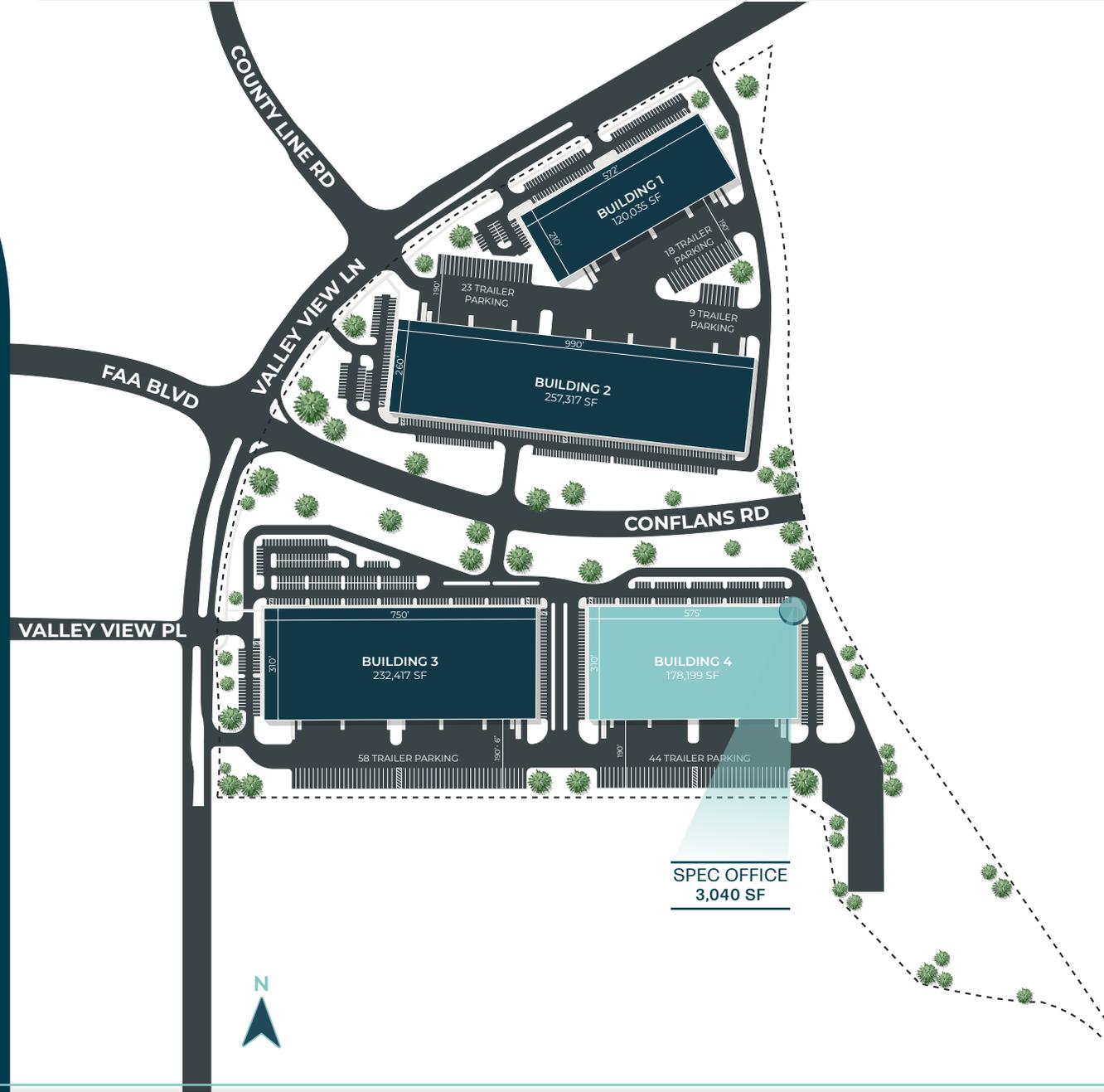
**43**  
Trailer Parking

**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



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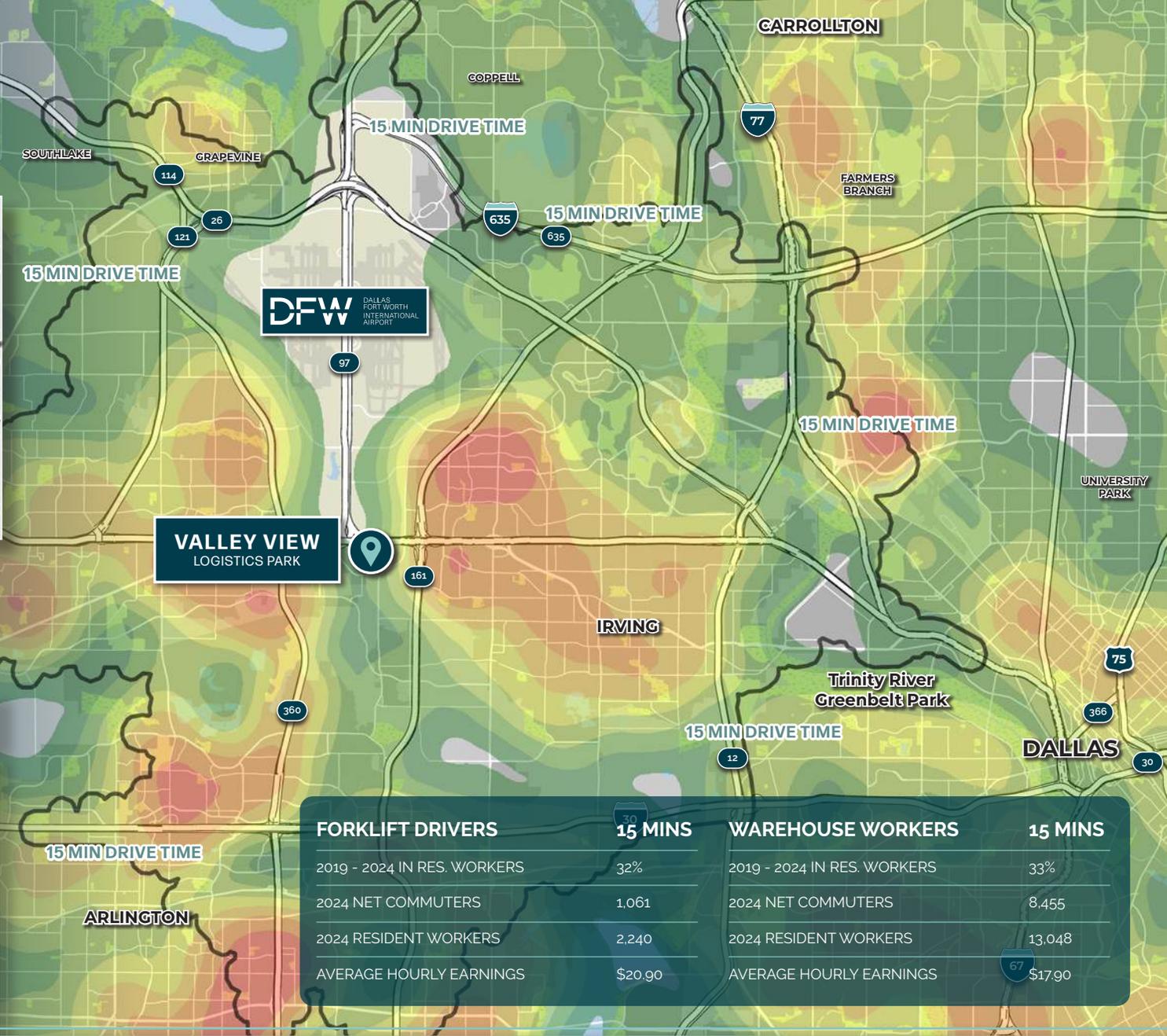
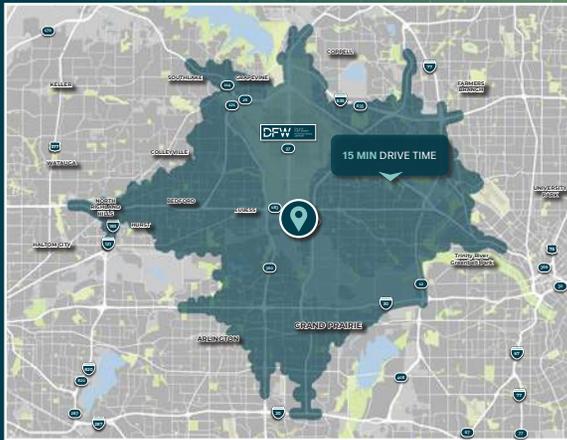
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# LABOR CONNECTIVITY



**DFW**  
DALLAS-FORT WORTH INTERNATIONAL AIRPORT

**VALLEY VIEW**  
LOGISTICS PARK

**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)

	<b>FORKLIFT DRIVERS</b>	<b>15 MINS</b>	<b>WAREHOUSE WORKERS</b>	<b>15 MINS</b>
2019 - 2024 IN RES. WORKERS	32%		33%	
2024 NET COMMUTERS	1,061		8,455	
2024 RESIDENT WORKERS	2,240		13,048	
AVERAGE HOURLY EARNINGS	\$20.90		\$17.90	

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