



**3405**

**Roy Orr Boulevard**

Grand Prairie, Texas 75050

**For Lease**

±184,283 SF on 11.275 acres

# 3405 ROY ORR BLVD



**±184,283 SF**  
Demisable from  
85,706 SF



**24'**  
Minimum  
Clear Height



**11.275**  
Acres



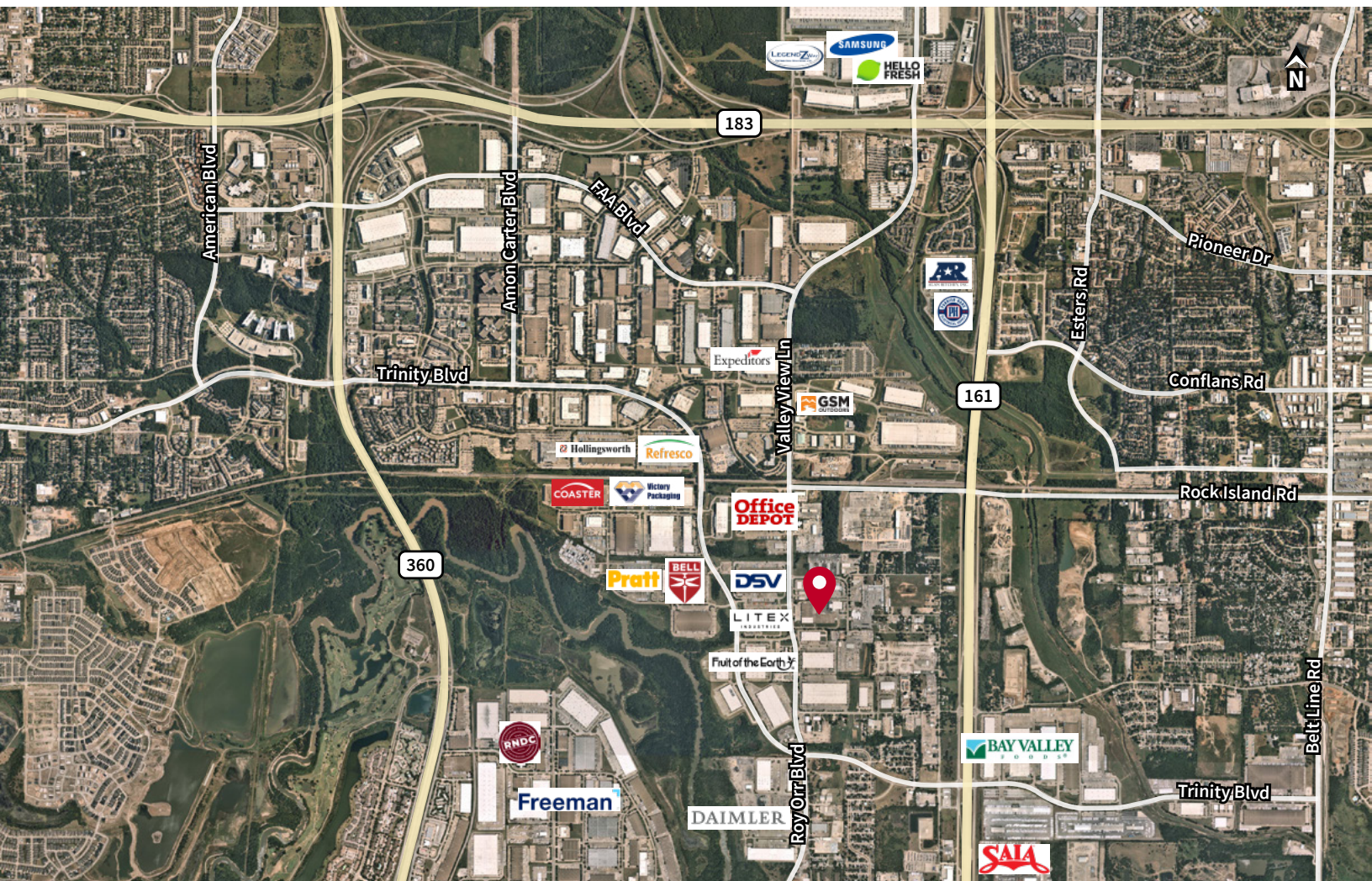
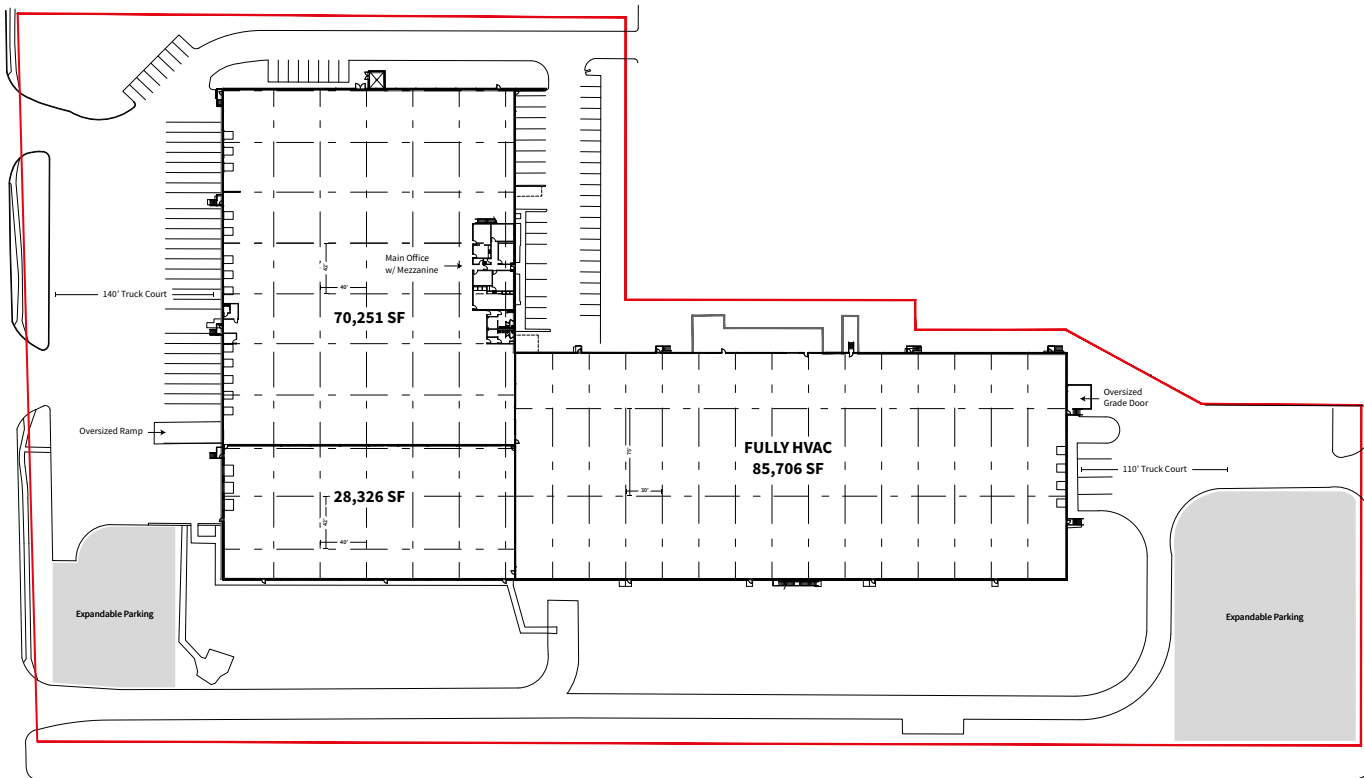
**20**  
Dock  
High Doors



## PROPERTY DETAILS

- Zoned Light Industrial (LI)
- ±7,500 SF Total Office, with bonus mezzanine space
- Demisable from 85,706 SF to full building of 184,283
- 85,706 SF of HVAC warehouse
- Large Conference Rooms
- Large Breakroom
- Men's/Women's Restrooms with Lockers
- 24' Minimum Clear Height
- 16 Dock Doors - West Side
- 4 Dock Doors - East Side
- 12'x14' Ramped Door - West Side
- 14'x14' Dock door on platform East Side
- Full Dock Packages on all Dock Doors (lights, locks, seals, automatic lift gates and automatic pit levelers)
- Car Parking - 65 existing, expandable to 200
- ESFR Sprinkler System
- (4) 2500 KVA 3 Phase Power- 10,000 Amps total
- Built-up Tar & Gravel Roof on original (2) sections and single ply on most recent 2017 addition

# SITE PLAN



### Drivetimes from property

I-30	8 min (5.3 miles)
DFW Airport	9 min (5.5 miles)
I-35E	13 min (10.6 miles)
I-20	13 min (11.1 miles)
I-35W	19 min (19.1 miles)
Dallas CBD	25 min (18.2 miles)
Fort Worth CBD	25 min (23.1 miles)

