

OAKRIDGE BUSINESS CENTER

DALLAS / FORT WORTH
GSW SUBMARKET

1213 W Carrier Parkway
Grand Prairie, TX 75050

SUITE 412/430

FOR LEASE

Total Available

+/-151,650 SF

Divisible To

+/-58,087 SF

Office

+/-3,967 SF

Total Warehouse

+/-147,683 SF

Clear Height

25'

HVAC Warehouse

+/-10,808 SF

Sprinklered

100%

Loading

21 Dock High

Levelers

13

Drive In

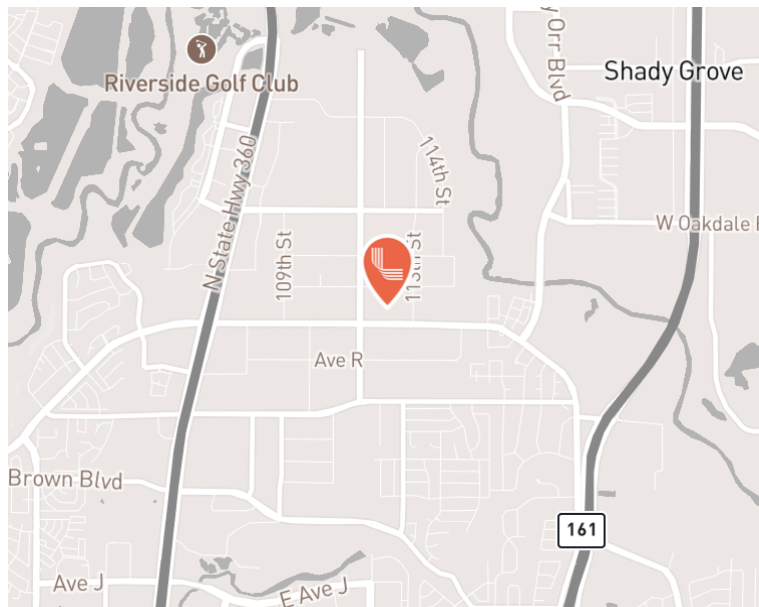
2 Ramped

Seals

9

Condition

Move-In Ready



Flexible Lease Terms with Phase-In Options

+/-10,808 SF of Air-Conditioned Warehouse,
a Rare Feature for 3PL Users

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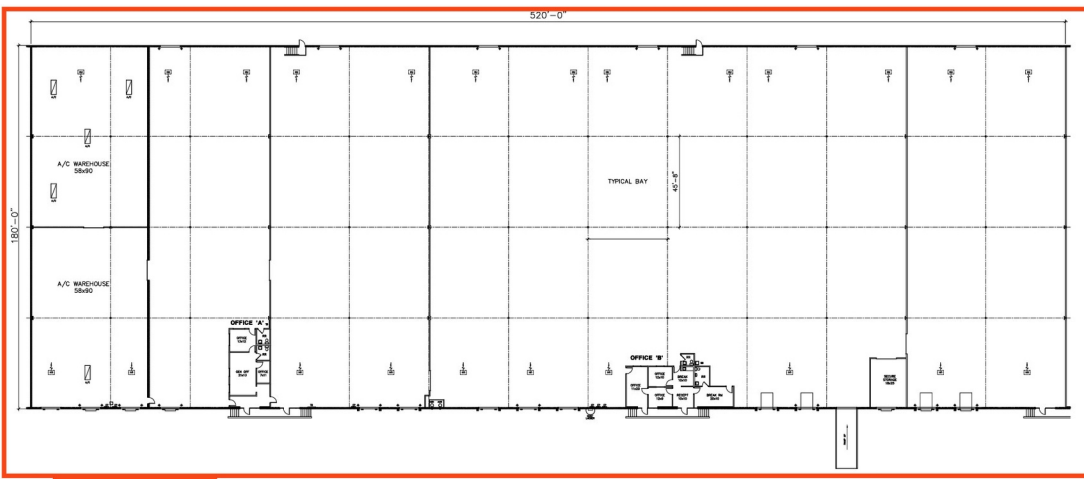
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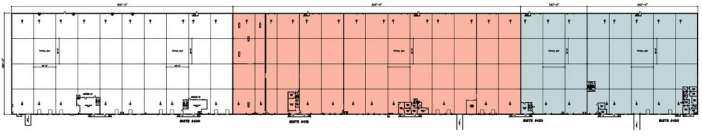


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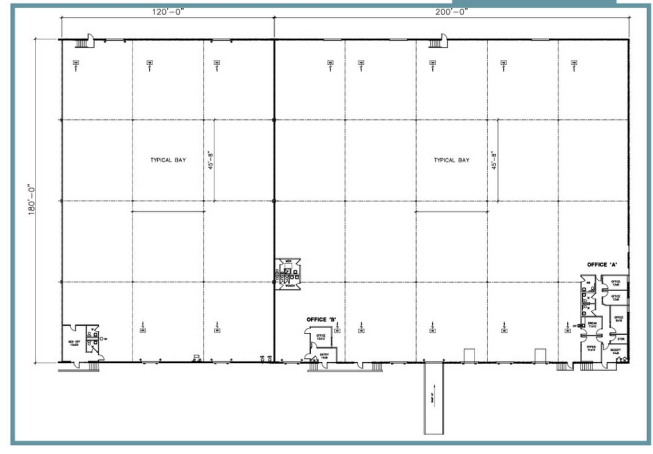




SUITE 412



SUITE 430



SUITE 412

Space Available	± 93,563 SF
Office	± 1,883 SF
Warehouse	± 91,680 SF Total ± 10,808 SF w/HVAC ± 80,872 SF w/o HVAC
Clear Height	25'
Sprinklers	100% Sprinklered
Truck Loading	14 Dock High 1 Ramped
Dock Levels	11 Levelers
Dock Seals	9 Seals

SUITE 430

Space Available	± 58,087 SF
Office	± 2,084 SF
Warehouse	± 56,003 SF
Clear Height	25'
Sprinklers	100% Sprinklered
Truck Loading	7 Dock High 1 Ramped
Dock Levels	11 Levelers

SUITE 412/430

Total Available	± 151,650 SF
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