

FOR LEASE

# FREEPORT COMMERCE CENTER

9000 FREEPORT PARKWAY | IRVING, TX 75063



BUILDING A: **141,275 SF** | **32,788 SF** AVAILABLE

- +1,000' of frontage on I-635
- State-of-the-art building design
- Deed restricted business park setting
- Spec Office and Warehouse Improvements in Place
- Corporate signage opportunity on I-635
- Close to hotels, dining & labor force
- Full interchange at Freeport Parkway

**BRIAN GILCHRIST**

Executive Vice President  
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**WILSON BROWN**

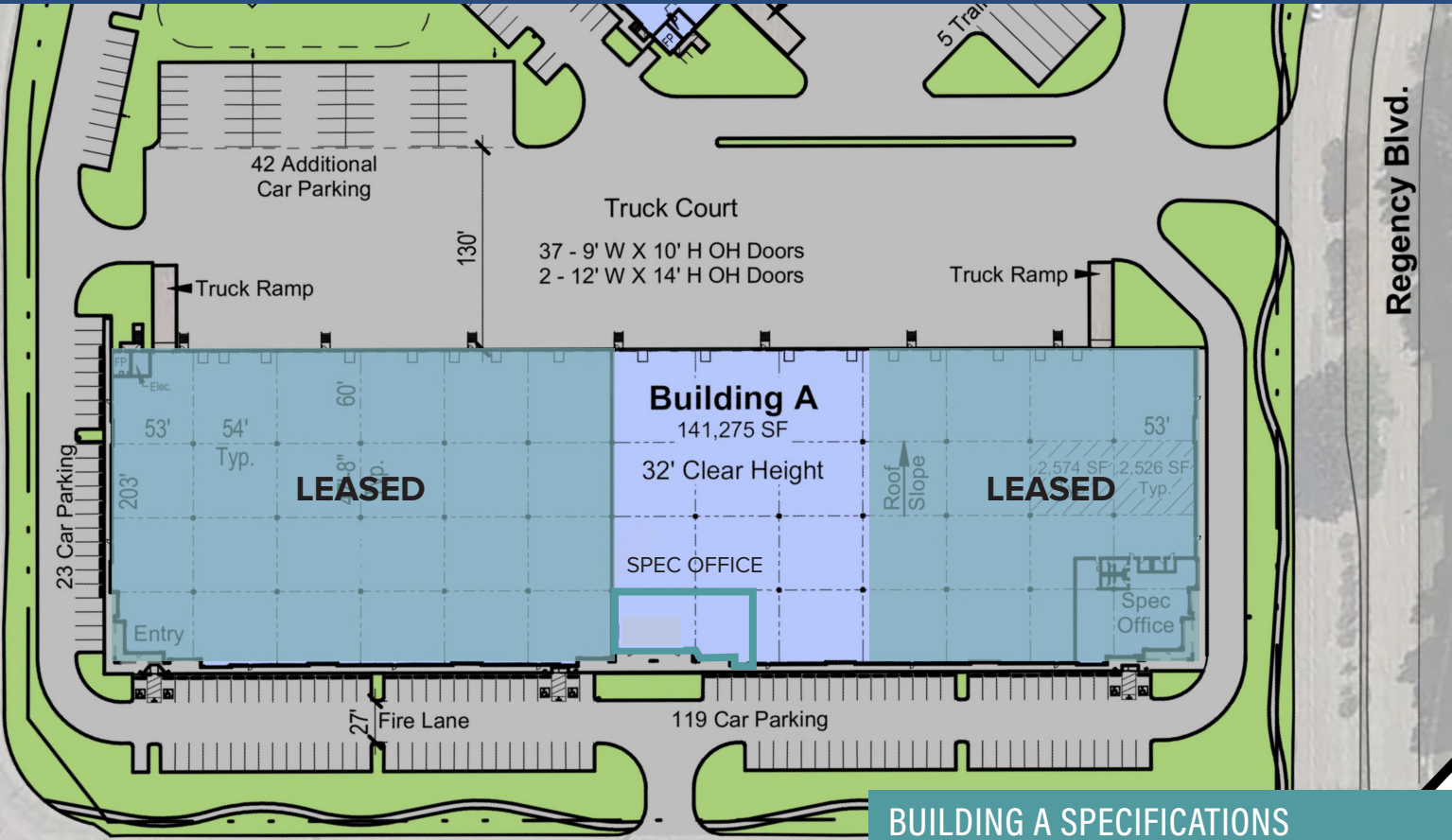
Senior Vice President  
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**CBRE**

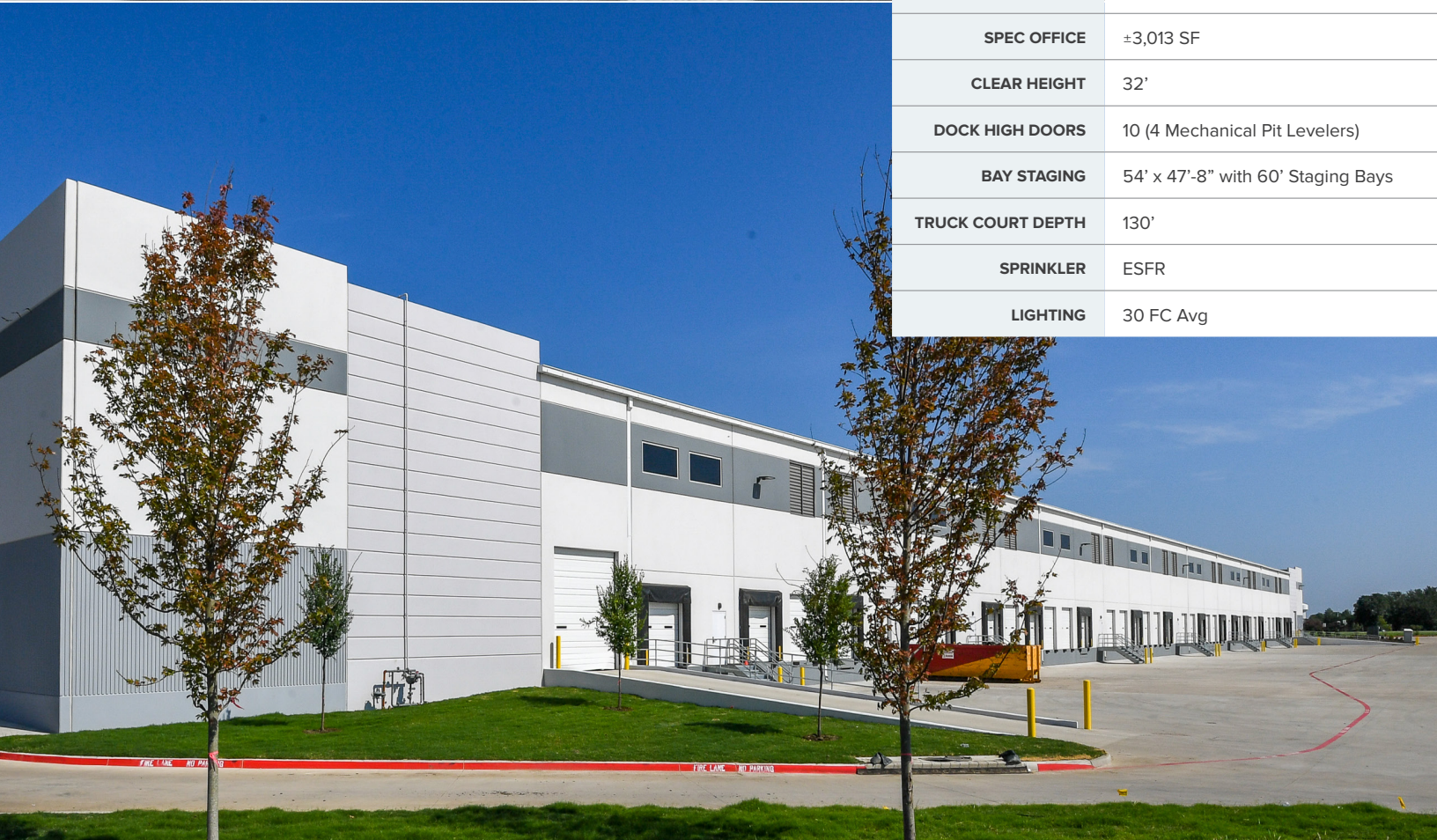


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## BUILDING A SPECIFICATIONS

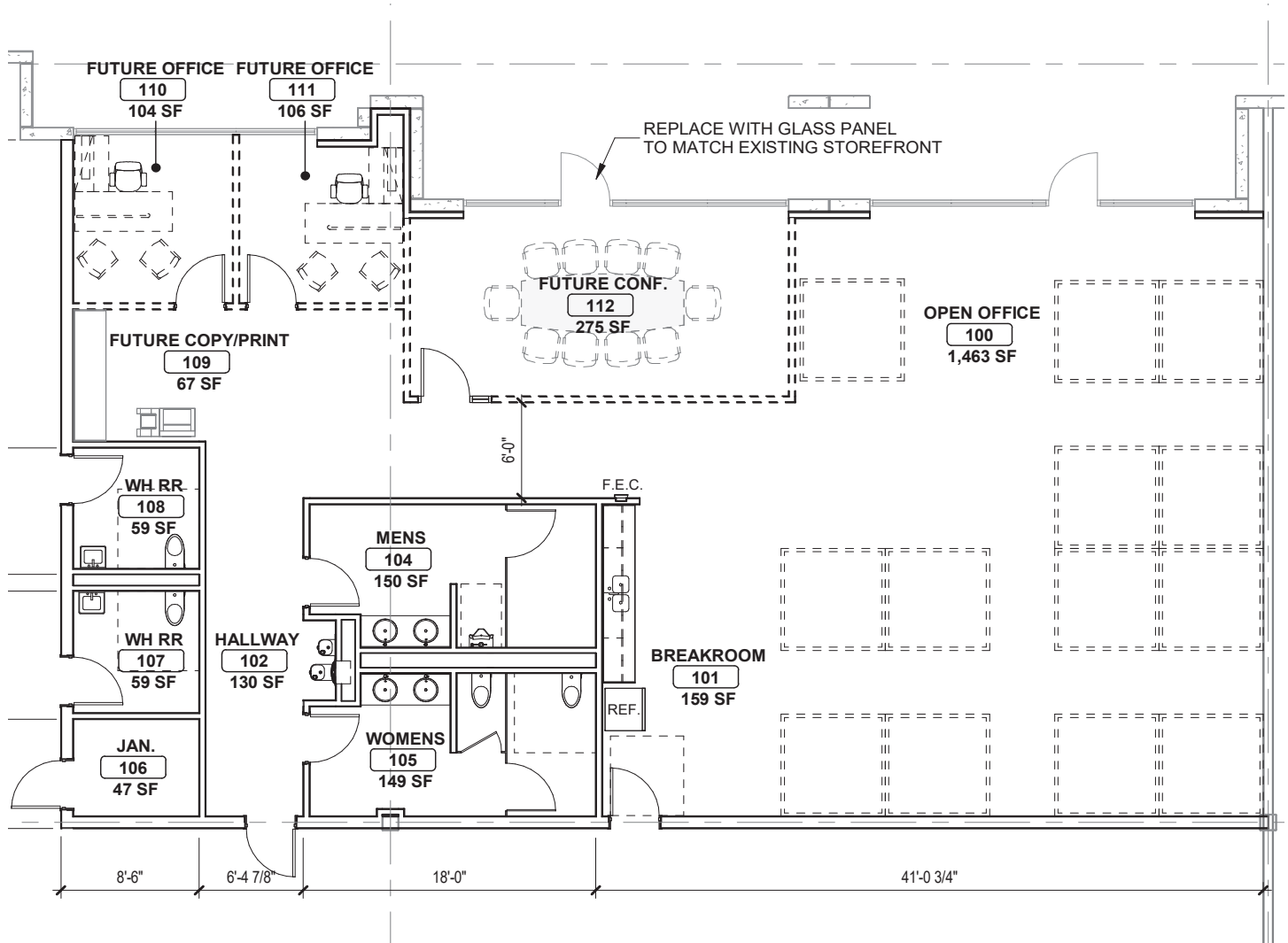
(A) TOTAL SF	32,788 SF
SPEC OFFICE	±3,013 SF
CLEAR HEIGHT	32'
DOCK HIGH DOORS	10 (4 Mechanical Pit Levelers)
BAY STAGING	54' x 47'-8" with 60' Staging Bays
TRUCK COURT DEPTH	130'
SPRINKLER	ESFR
LIGHTING	30 FC Avg



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## SPEC OFFICE

±3,103 SF

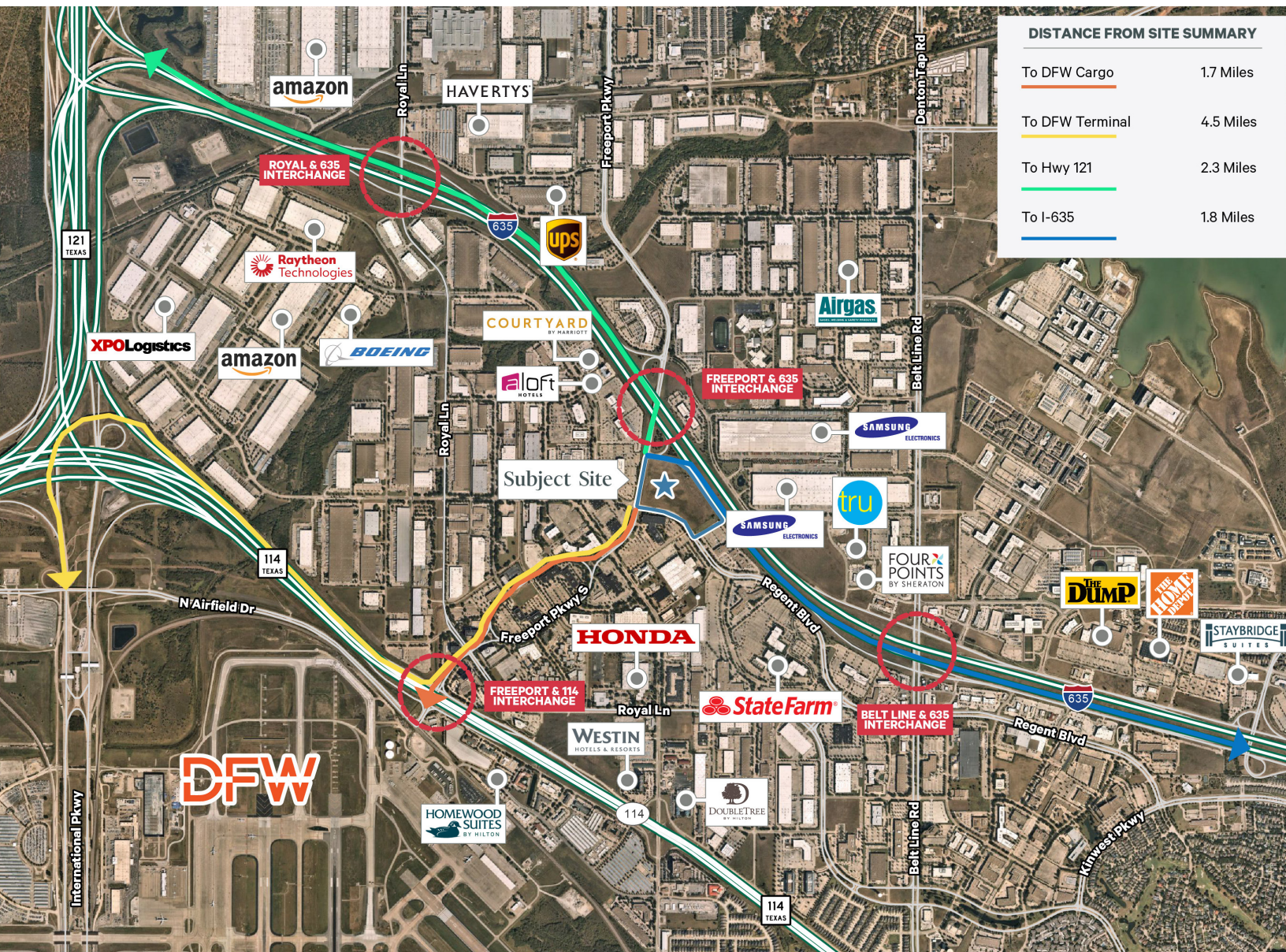


Note: Dashed lines (---) indicate potential future office plan and will not be constructed in the shell building



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## CORPORATE NEIGHBORS

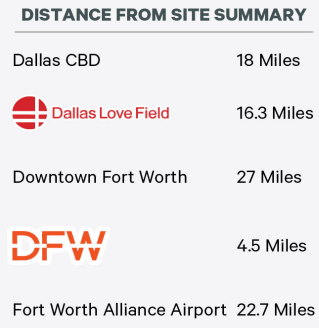


### 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,600	40,773	163,364
Household Income	\$231,217	\$171,930	\$135,377



## CENTRAL DFW LOCATION



**ALLIANCE**  
INDUSTRIAL COMPANY

**CBRE**