

INBOUND NORTH

N2 + N3

14621 Inwood Rd, Addison, TX

SHOWROOMS

LOGISTICS & DISTRIBUTION OPERATIONS

CREATIVE INDUSTRIES

FOOD & BEVERAGE PRODUCTION

Inbound North boasts exceptional visibility with a prime location on Inwood Road, offering excellent opportunities for prominent signage. The north campus comprises three expansive buildings that are ideally suited for a diverse range of tenants; from showrooms, food and beverage production, creative industries, to logistics and distribution operations, Inbound North provides the perfect setting. Its strategic access from the Tollway via Landmark Avenue runs right into the heart of the site.

M2GVENTURES





PROJECT HIGHLIGHTS

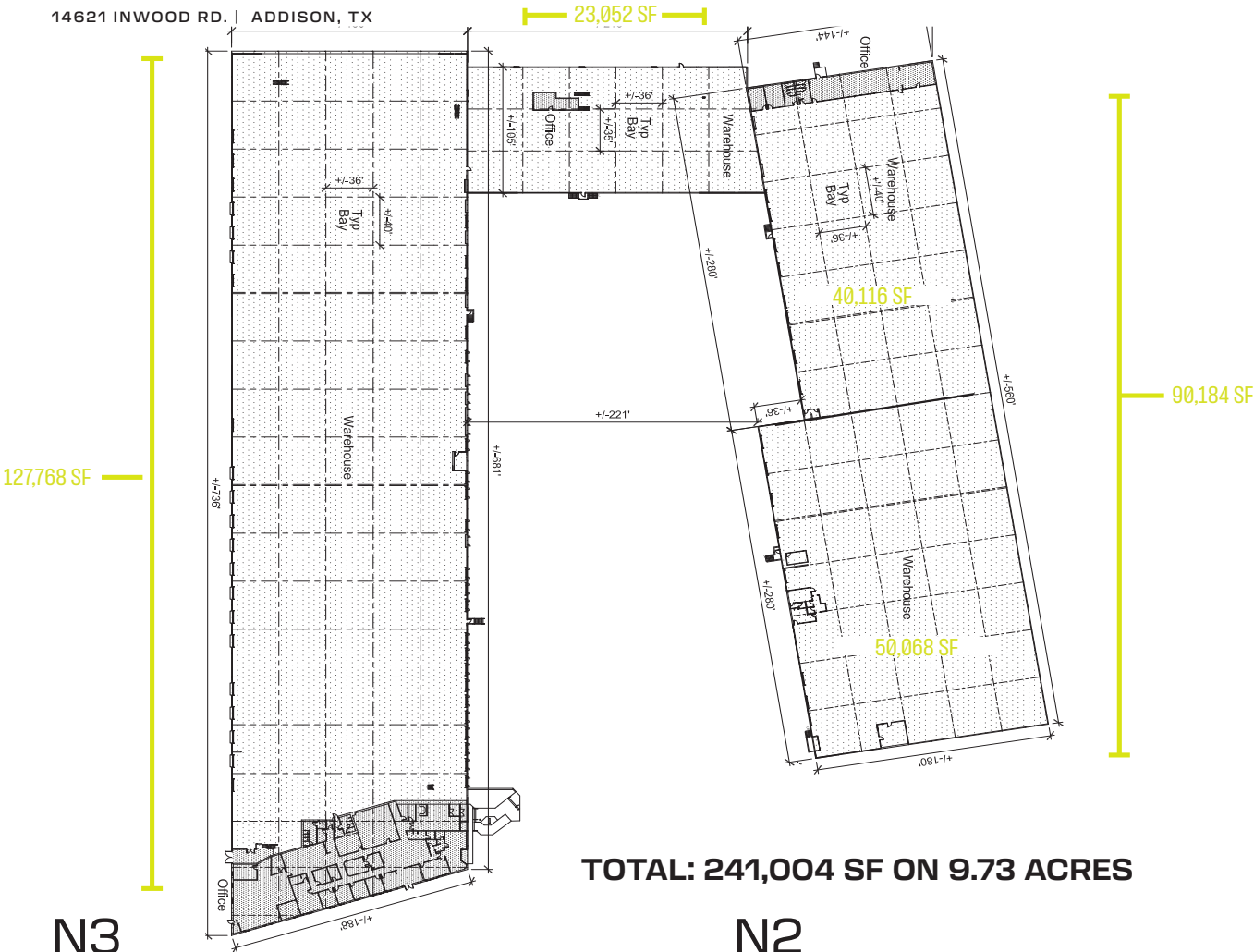
- HIGH VISIBILITY ON INWOOD RD.
- INFILL LOCATION WITH DIRECT ACCESS ONTO DALLAS NORTH TOLL RD. AND I635
- ABILITY TO MAKE 100% CLIMATE CONTROLLED SPACE
- FRONT LOAD AND CROSS DOCK CONFIGURATION
- SECURED TRUCK COURT
- HEAVY CAR PARKS IN FRONT AND ADDITIONAL CAR/TRAILER PARKS ALONG UTILITY EASEMENT
- HEAVY POWER
- SURROUNDING INFRASTRUCTURE (RESTAURANTS, RETAIL, OFFICE, MULTIFAMILY/SINGLE FAMILY HOMES)
- ABILITY TO DEMISE



N2 + N3

NORTH SITE - BUILDING 2 + 3

14621 INWOOD RD. | ADDISON, TX



N3

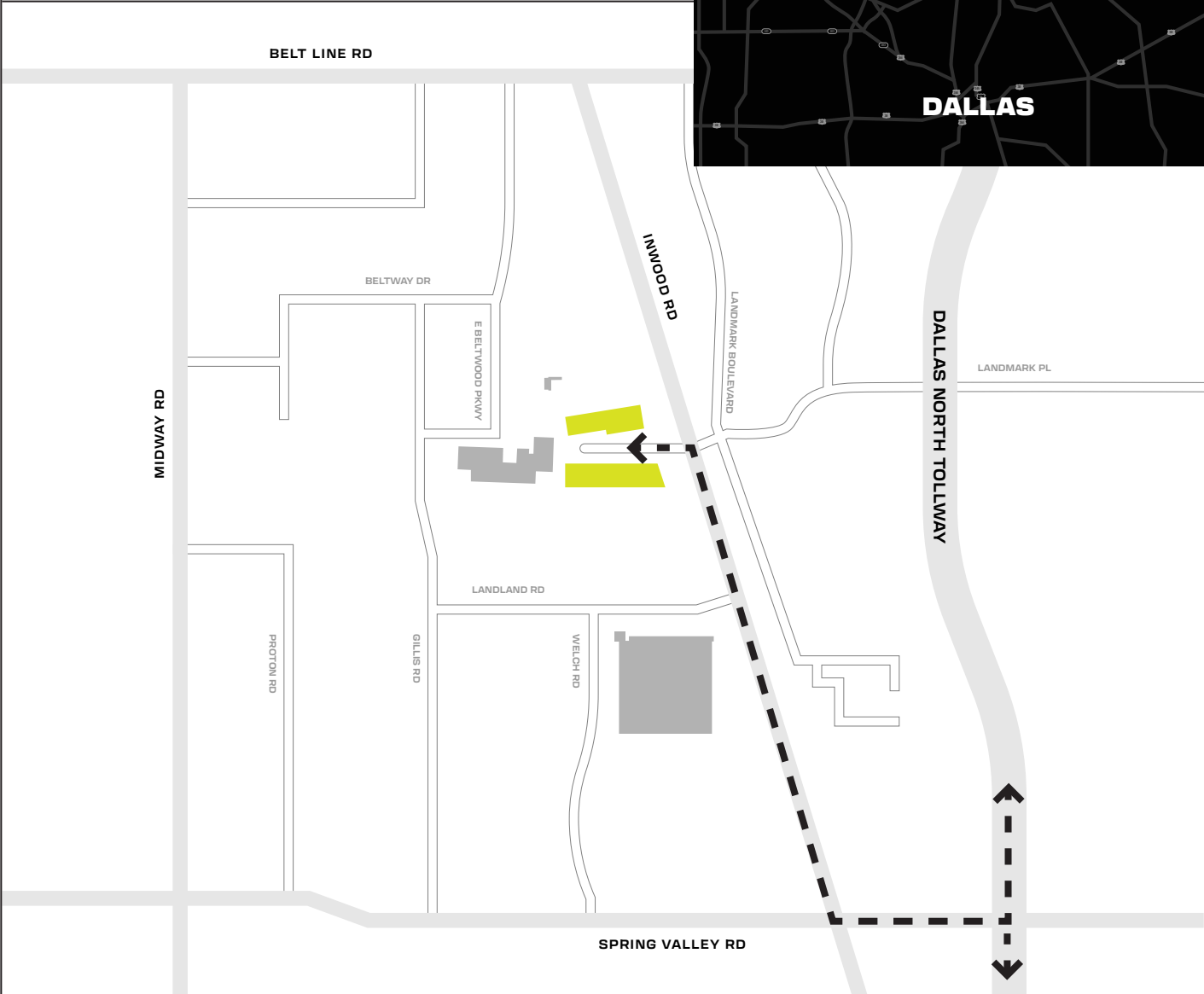
SQUARE FOOTAGE	±127,768 SF
OFFICE	± 12,391 SF
COLUMN SPACING	36' X 40'
DOCK DOORS	45 (9X10) DOCK HIGH DOORS W/ LEVELERS 3 SEMI-DOCK DOORS 4 GRADE LEVEL DOORS
CLEAR HEIGHT	22'
TRUCK COURT DEPTH	219' (SHARED)
SPRINKLERED	YES
POWER	1200A 120-208V 3 PHASE (WITH ADDITIONAL 2500A-277- 480V IN CONTIGUOUS 23,052 SF
NOTES	HEAVY PARKING ABILITY TO SECURE TRUCK COURT CROSS DOCK LAYOUT ABILITY TO ADD GRADE LEVEL LOADING FROM PARKING LOT

N2

SQUARE FOOTAGE	90,184 SF (Divisible to 40,116/50,068 SF)
OFFICE	2,982 SF
COLUMN SPACING	36' X 40'
DOCK DOORS	18 (9X10) DOCK HIGH DOORS
CLEAR HEIGHT	22'
TRUCK COURT DEPTH	219' (SHARED)
SPRINKLERED	YES
POWER	400A 240V 3 PHASE
NOTES	FRONT LOAD ± 2,500 SF OF SPEC OFFICE TO BE BUILT CAN ACCOMODATE HEAVY CAR PARK WITH REMOVAL OF RETAIL BUILDING IN FRONT

INBOUND NORTH

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15 MINS TO DFW AIRPORT ✈	06 MINS TO ADDISON AIRPORT ✈	03 MINS TO DALLAS NORTH TOLLWAY	11 MINS TO INTERSTATE 35 E
13 MINS TO LOVE FIELD AIRPORT ✈	20 MINS TO DALLAS CBD	18 MINS TO PLANO / FRISCO	04 MINS TO I-635