

# For Lease

3200 W. Story Road, Suites 101 / 103 / 104  
Irving, Texas  
20,393 - 73,037 Square Feet Available



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- 73,037 square foot dock high flex building
- Can be divided as small as 20,393 square feet
- Tilt-up concrete wall panel construction
- 22' clear height
- 32' 6" x 49' 9" column spacing
- Thirteen 10'x10' dock high doors
- Skylights
- Automatic fire sprinkler system

- Building designed to qualify for State Insurance Board heavy construction ("HC") rating
- All concrete parking and loading areas
- 263 parking spaces
- Attractive landscaping
- Prominent visibility and individual company identification
- Las Colinas controlled environment
- Adjacent to DFW International Airport
- Less Than 15 Miles From Downtown Dallas

**contact information:**

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Owned & Managed By:

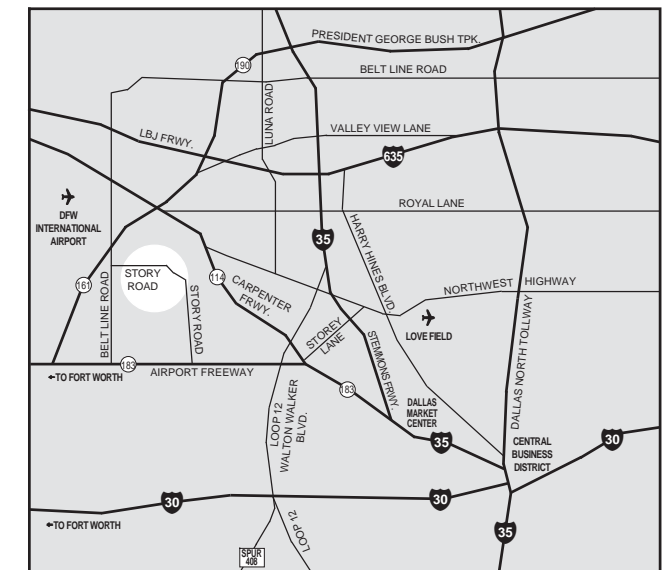


**INDUSTRIAL PROPERTIES**  
CORPORATION

**contact information:**

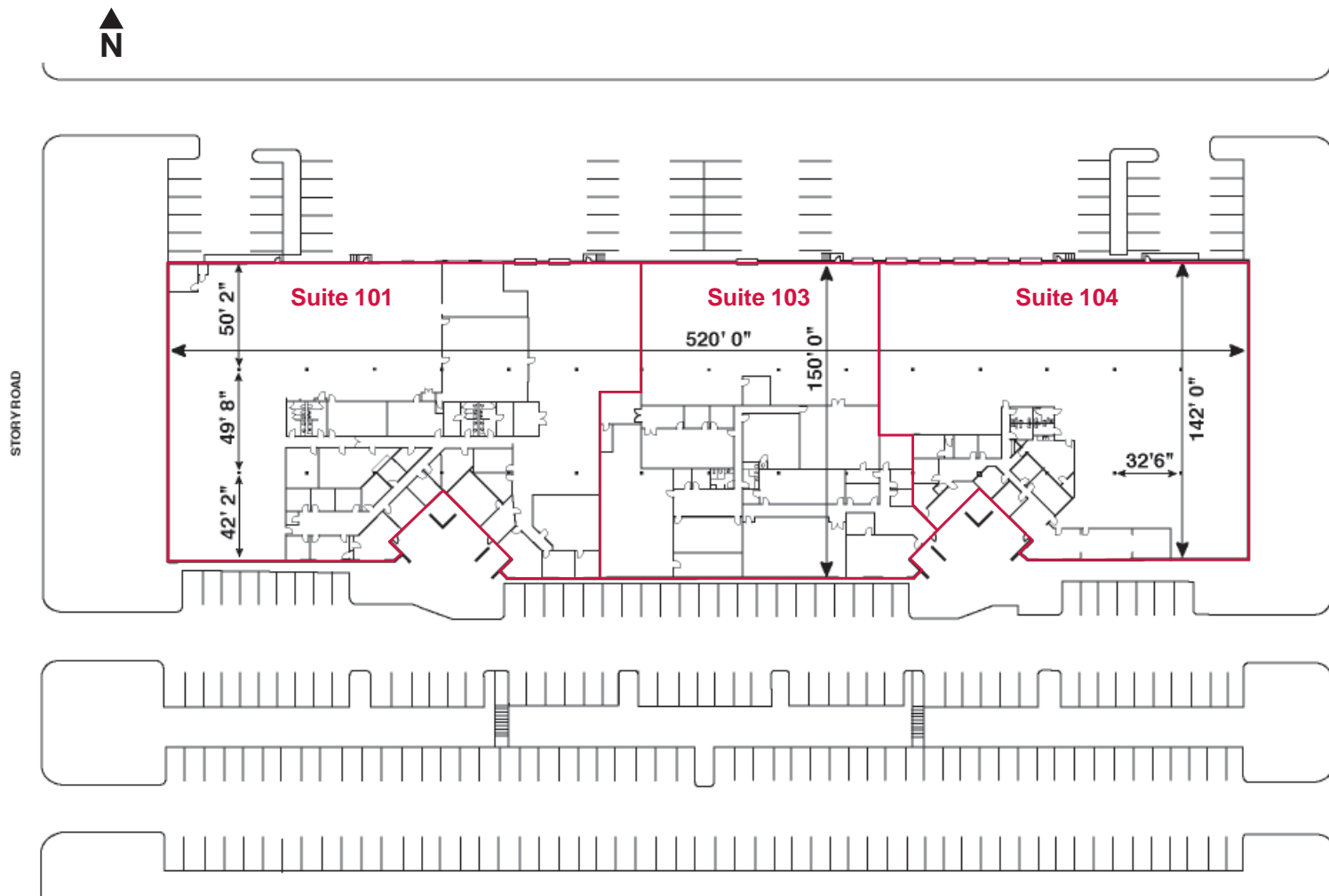
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# For Lease

3200 W. Story Road,  
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 20,393 - 73,037 SF Available



## Suite 101

- 29,704 Square Feet Available
- 8,208 SF Office
- 15,299 SF Tech Area
- 6,197 SF Warehouse
- ± 22' Clear Height
- 2 Dock High Doors (Up to 6 Doors Available)
- Rear Load
- All Air-Conditioned
- Sprinklered
- 160 Car Parks
- Heavy Power

## Suite 103

- 20,393 Square Feet Available
- 13,613 SF Office (Modified To Suit)
- 6,780 SF Warehouse
- ± 22' Clear Height
- 2 Dock High Doors (1 Ramped)
- Rear Load
- All Air-Conditioned
- Sprinklered
- 62 Car Parks
- Heavy Power

## Suite 104

- 22,940 Square Feet Available
- 4,681 SF Office
- 18,259 SF Warehouse
- ± 22' Clear Height
- 5 Dock High Doors
- Rear Load
- Sprinklered
- 41 Car Parks
- Heavy Power

