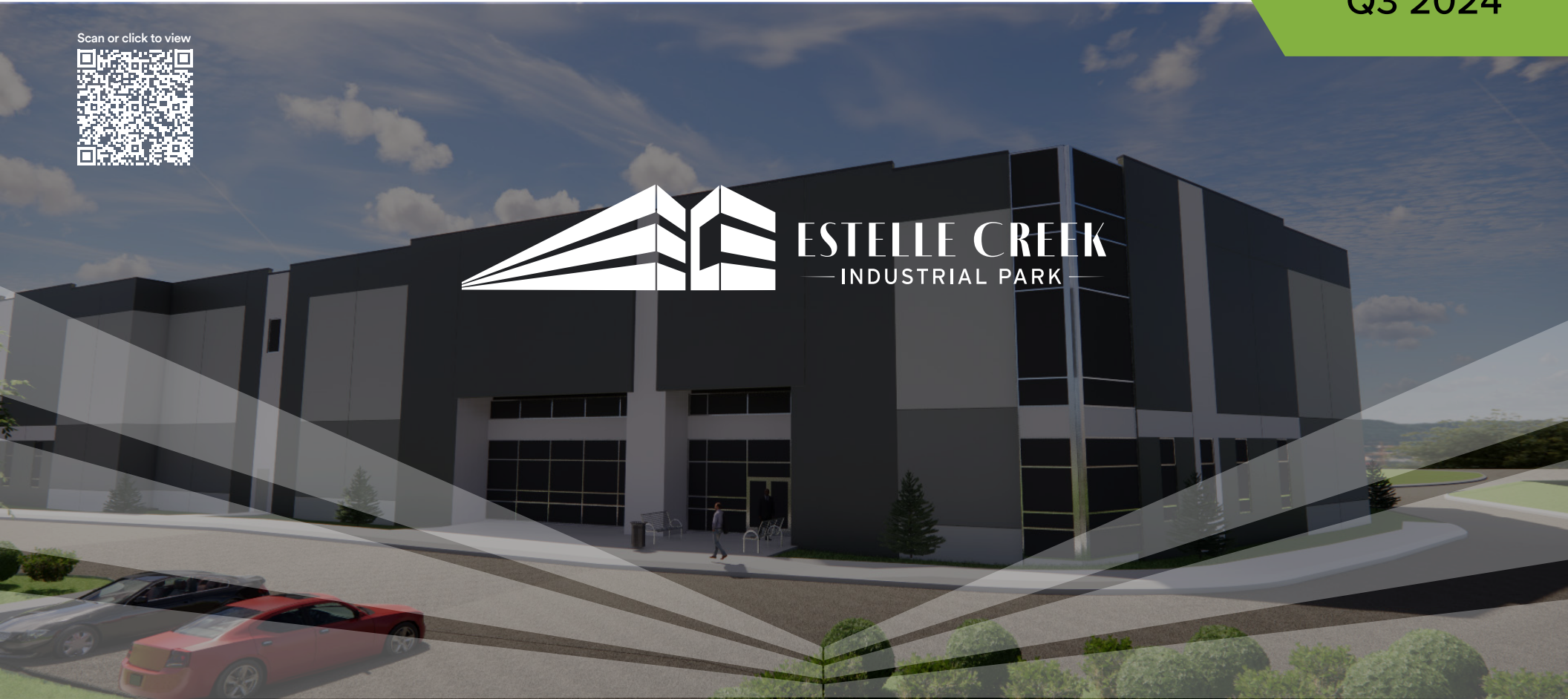


# 166,460 SF MODERN INDUSTRIAL

4831 & 4335 W NORTHGATE DR, IRVING TX 75062

DELIVERING  
Q3 2024

Scan or click to view



Jones Lang LaSalle Brokerage, Inc.

**Randy  
Touchstone**

+1 214 438 1533  
randy.touchstone@jll.com

**Kodie  
Comby**

+1 214 438 6192  
kodie.comby@jll.com



# 166,460 total square feet full building availabilities from 65k to over 100k

Estelle Creek is an Industrial Park comprised of two new construction Class A warehouse/distribution buildings. Strategically located in the City of Irving, this park is located in the heart of the Dallas-Fort Worth metroplex and immediately adjacent to the DFW International Airport. It features two buildings totaling 166,460 square feet with excellent frontage and access along State Highway 161 and West Northgate Drive.

## PROPERTY DETAILS

4831 W NORTHGATE DRIVE, IRVING TX 75062



SQUARE FOOTAGE:  
**±65,960 SF**



OFFICE:  
**2,295 SF**



TRUCK COURT:  
**130'**



COLUMN SPACING:  
**54' X 50'**



CLEAR HEIGHT:  
**35'**



DEPTH:  
**302'**



DOCK DOORS:  
**8**



DRIVE IN DOORS:  
**1**



CONFIGURATION:  
**REAR LOAD**



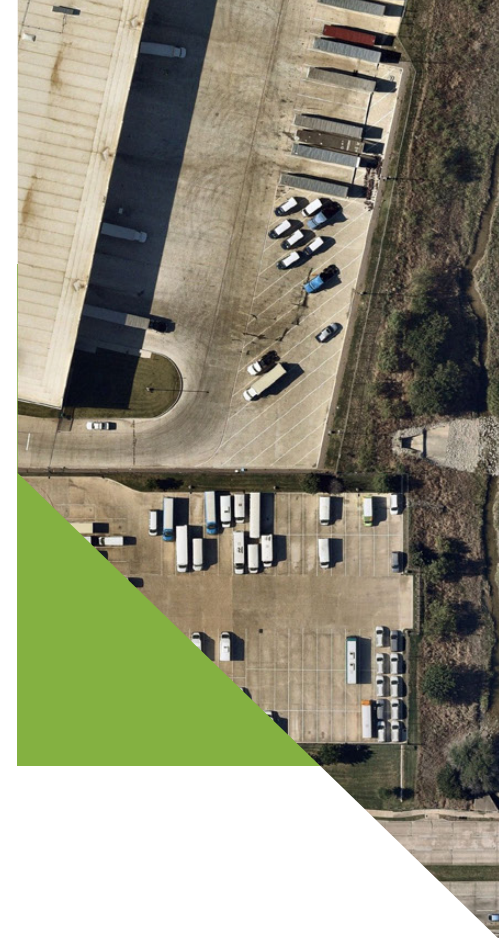
CAR PARKING:  
**39**

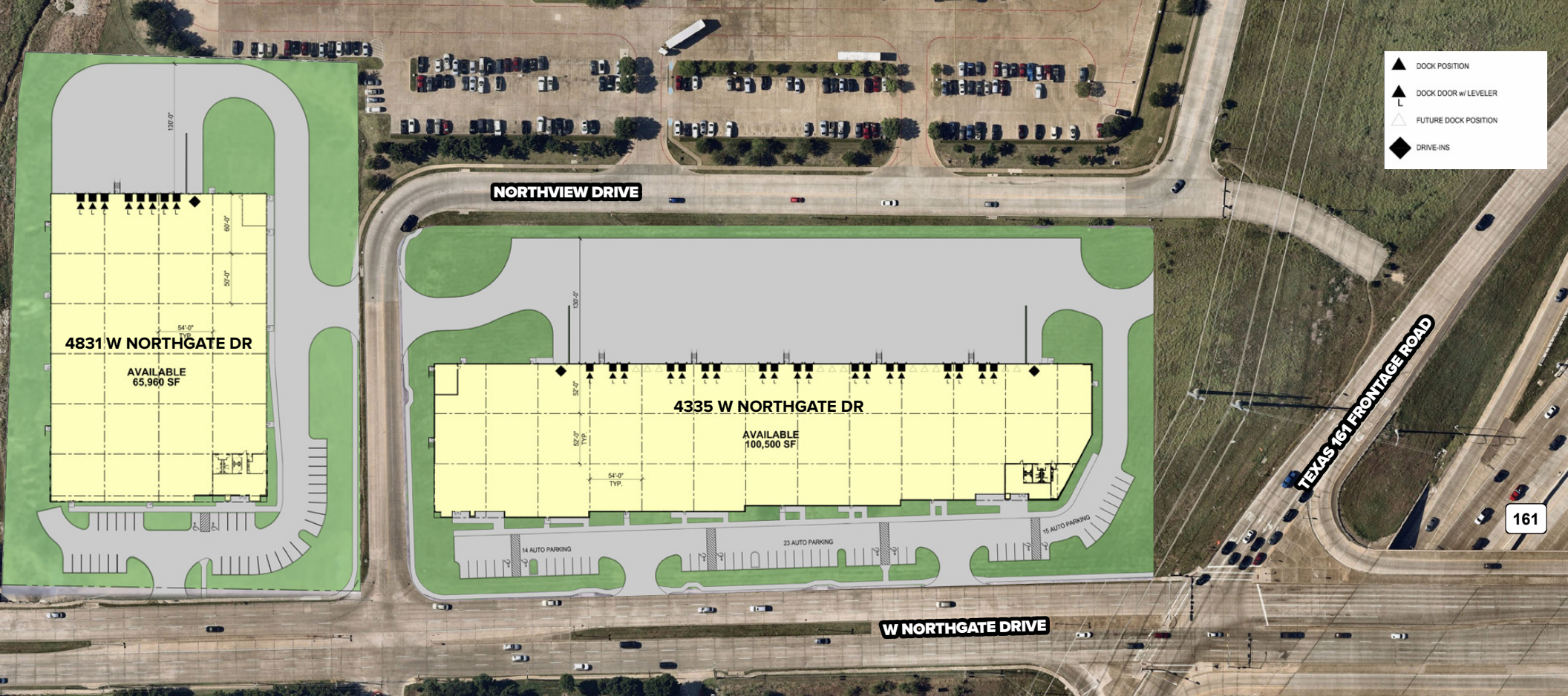


SPRINKLERS:  
**ESFR**



AVAILABLE POWER:  
**1,200 AMP**





- ▲ DOCK POSITION
- ▲ DOCK DOOR w/ LEVELER
- L FUTURE DOCK POSITION
- ◆ DRIVE-INS

## 4335 W NORTHGATE DRIVE, IRVING TX 75062



SQUARE FOOTAGE:  
**±100,500 SF**



OFFICE:  
**2,295 SF**



TRUCK COURT:  
**130'**



COLUMN SPACING:  
**54' X 52'**



CLEAR HEIGHT:  
**32'**



DEPTH:  
**154'6"**



DOCK DOORS:  
**19**



DRIVE IN DOORS:  
**2**



CONFIGURATION:  
**REAR LOAD**



CAR PARKING:  
**52**

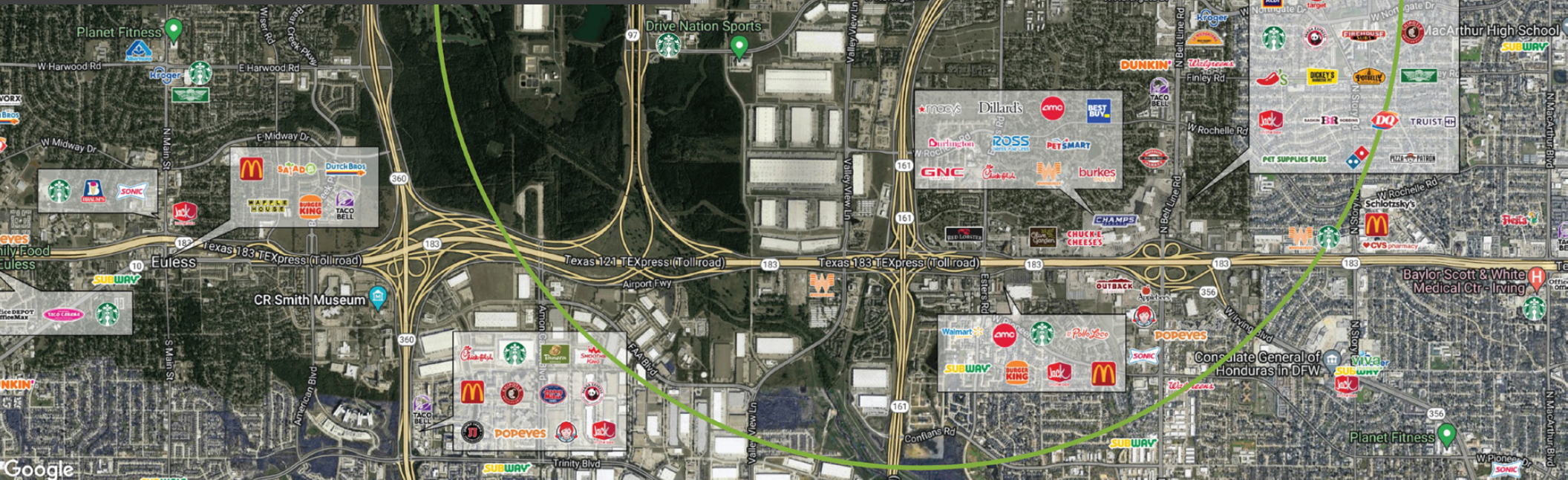


SPRINKLERS:  
**ESFR**



AVAILABLE POWER:  
**1,200 AMP**

# CORPORATE NEIGHBORS



**Randy Touchstone**

+1 214 438 1533  
randy.touchstone@jll.com

**Kodie Comby**

+1 214 438 6192  
kodie.comby@jll.com



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