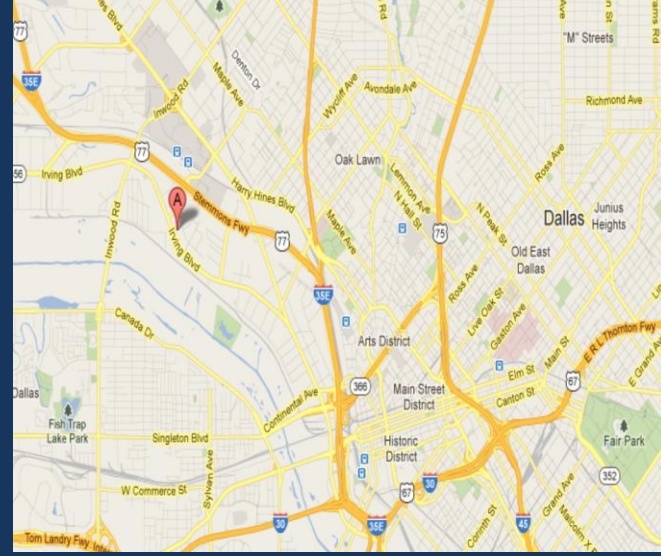


# IRVING BOULEVARD

2640 Irving Boulevard • Dallas, Texas 75207

Available • Office • Showroom • Service • Medical • Warehouse



## ASSET PROFILE

Size 14,750 SF Available Land  
Zoned Industrial/ Research

Clear Height 16' or TBD

Loading Front: Dock High

### Building Amenities

Build-to-Suit  
+/- 11,500 SF Building  
End Cap Position  
Prominent Wholesale Location  
Showroom/ Office / Service  
Warehouse

## LOCATION HIGHLIGHTS

- ❖ 0.1 Miles from I-35E-Stemmons
- ❖ 2 Miles from Dallas North Tollway
- ❖ 2.2 Miles from Carpenter Freeway
- ❖ 2.5 Miles from Woodall Rogers Freeway
- ❖ Minutes from Downtown Dallas
- ❖ Near Trinity River Greenbelt Park

Professionally  
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