

VVL

VALLEY VIEW
LOGISTICS PARK

FOUR BUILDING, CLASS A
INDUSTRIAL

787,938 SF



1501 Valley View Lane, Irving, TX 75061

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**ROCKEFELLER
GROUP**

ADVANTAGES

PROJECT OVERVIEW

Four buildings totaling **787,938 SF**. Ability to be divisible down to **32,000 SF**.

Superior infill location **within 1 mile of DFW International Airport**.

Access to **State Hwy 183** and **State Hwy 161**.

Access to **dense warehouse labor pool**.

Visibility and entrance points from **Valley View** and **Conflans Road**.

Irving, Texas is a strong industrial submarket, benefiting from its central location within the Dallas-Fort Worth Metroplex, robust infrastructure, and a diverse local economy.

32' - 36' Clear Heights

52' x 50' column spacings and **60'** speed bays.



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BUILDING 1

BUILDING SPECS

120,035 SF
Building Size

25
9' x 10'
Dock Doors

2,905 SF
Spec Office

2
14'x16' (Motorized)
Ramp Doors

32,000 SF
Divisible To

130' / 190'
Truck Court

32'
Clear Height

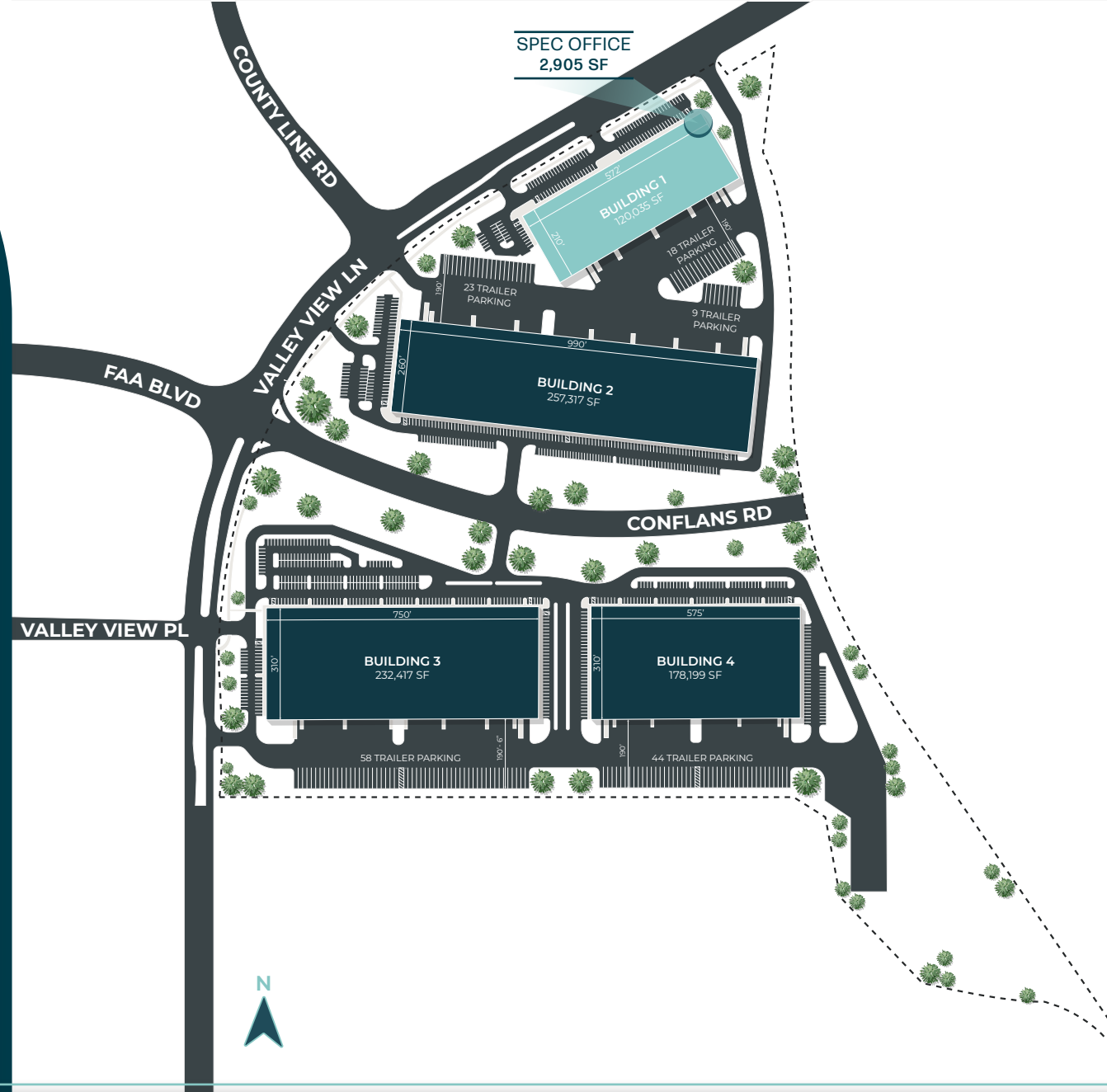
18
Trailer Parking

572' x 210'
Building Dimensions

121
Auto Parking

52' x 50'
Column Spacing

60'
Speed Bays



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BUILDING 2

BUILDING SPECS



257,317 SF
Building Size



56
9' x 10'
Dock Doors



3,040 SF
Spec Office



2
14'x16' (Motorized)
Ramp Doors



40,000 SF
Divisible To



130' / 190'
Truck Court



36'
Clear Height



31
Trailer Parking



990' x 260'
Building Dimensions



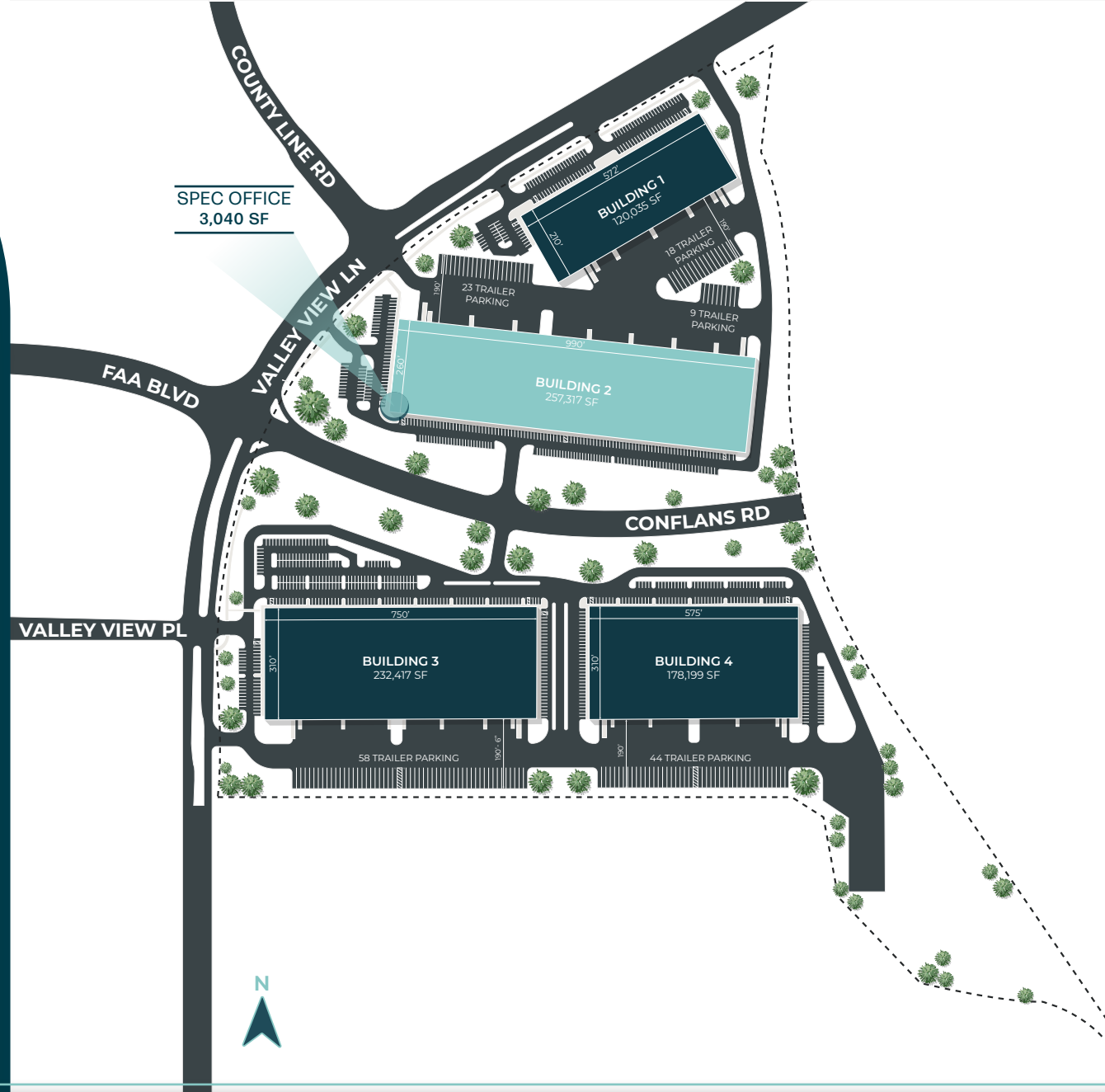
259
Auto Parking



52' x 50'
Column Spacing



60'
Speed Bays



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BUILDING 3

BUILDING SPECS

232,417 SF
Building Size

37
9' x 10'
Dock Doors

3,040 SF
Spec Office

2
14'x16' (Motorized)
Ramp Doors

108,000 SF
Divisible To

190'
Truck Court

36'
Clear Height

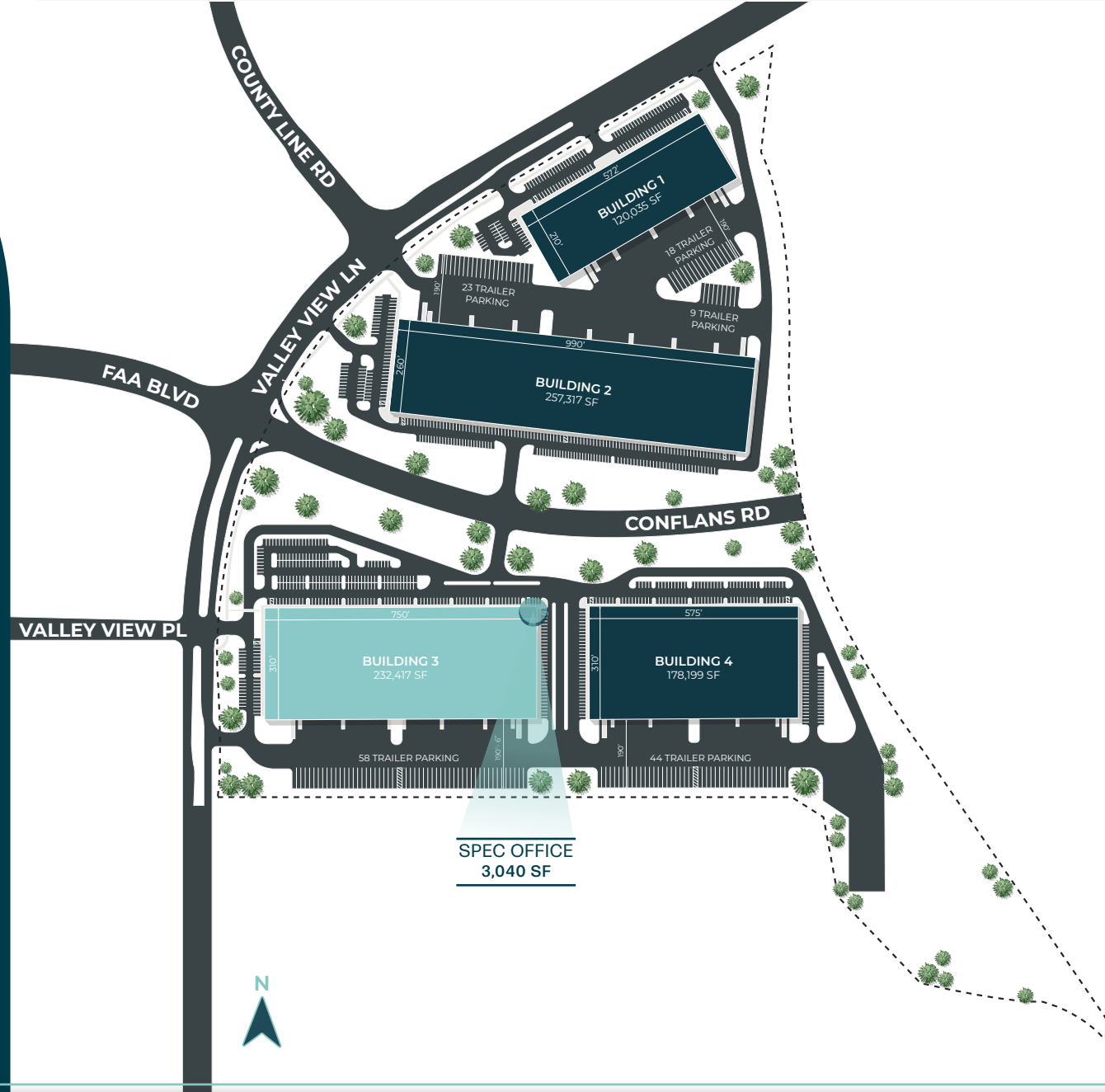
53
Trailer Parking

750' x 310'
Building Dimensions

301
Auto Parking

52' x 50'
Column Spacing

60'
Speed Bays



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BUILDING 4

BUILDING SPECS

178,169 SF
Building Size

29
9' x 10'
Dock Doors

3,040 SF
Spec Office

2
14'x16' (Motorized)
Ramp Doors

81,000 SF
Divisible To

190'
Truck Court

32'
Clear Height

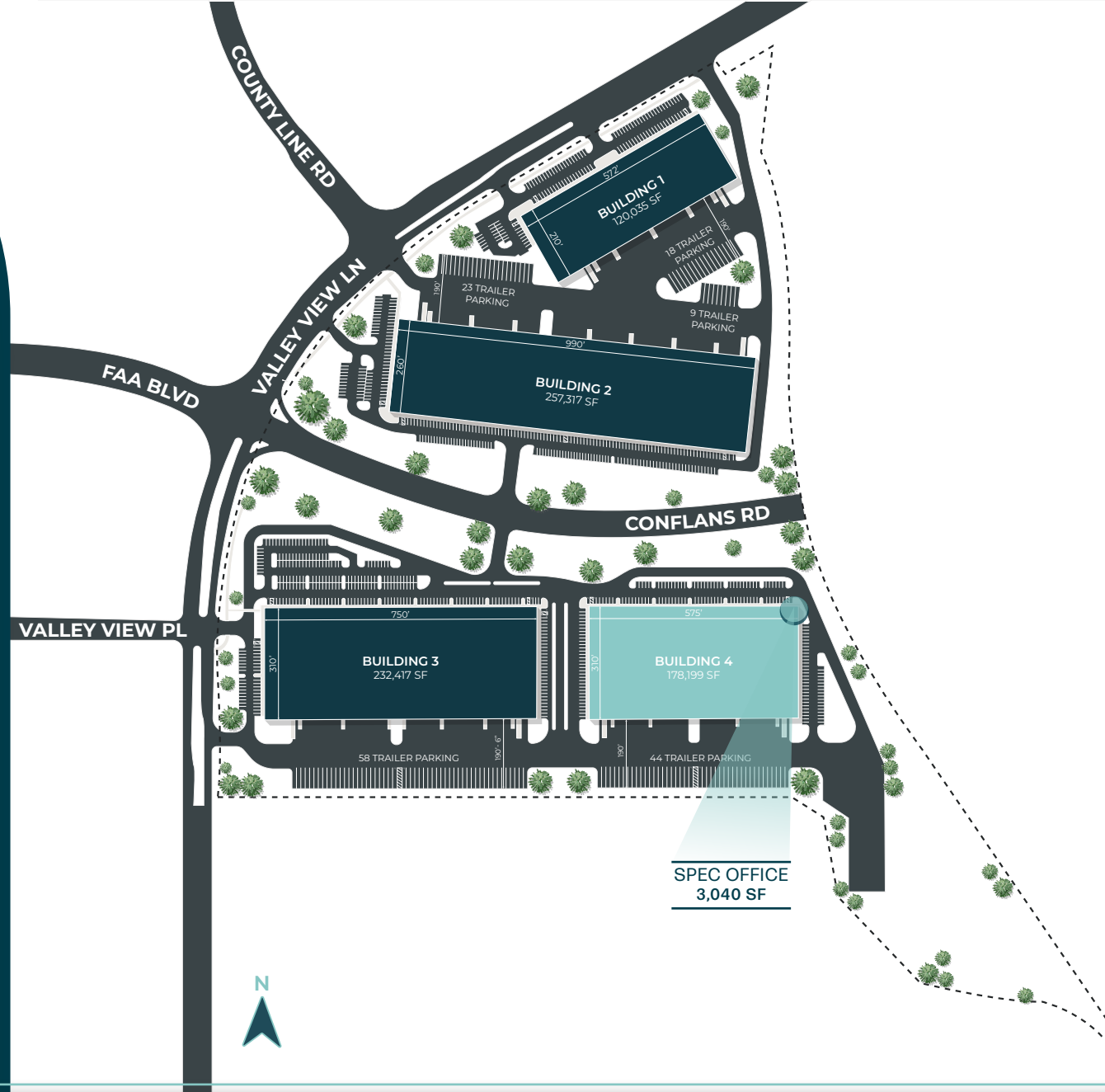
43
Trailer Parking

575' x 310'
Building Dimensions

180
Auto Parking

52' x 50'
Column Spacing

60'
Speed Bays



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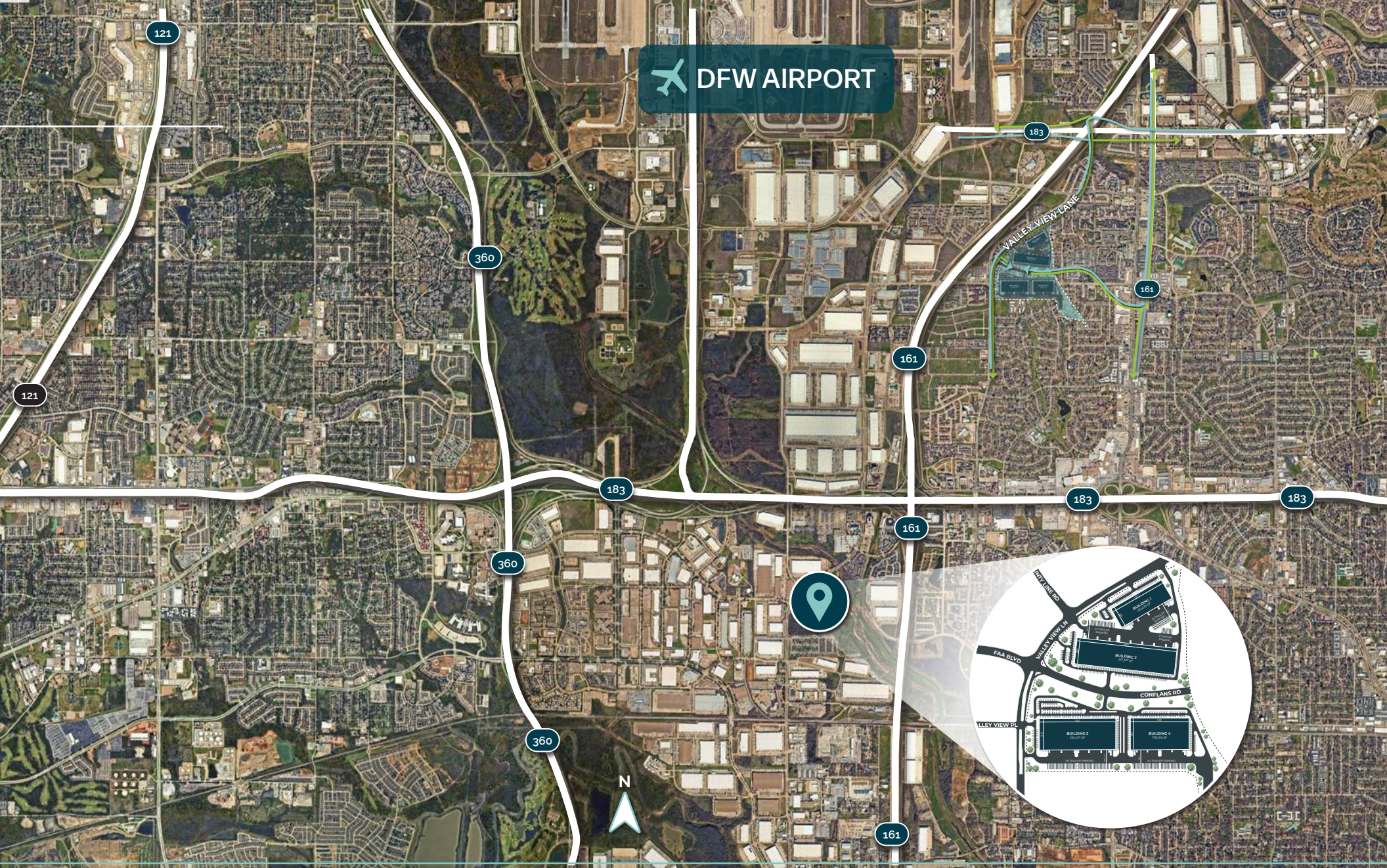
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✈️ DFW AIRPORT

VALLEY VIEW LANE



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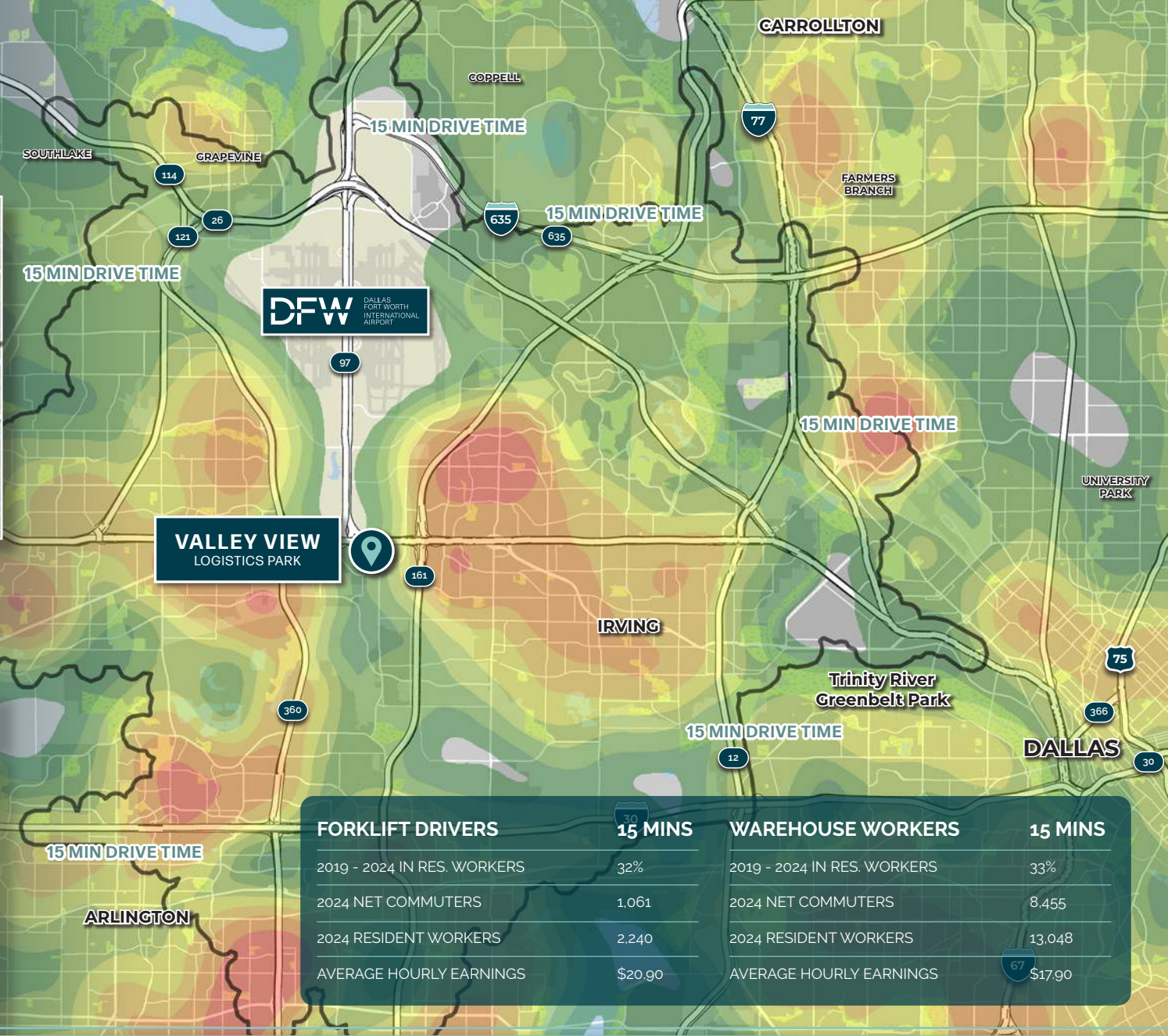
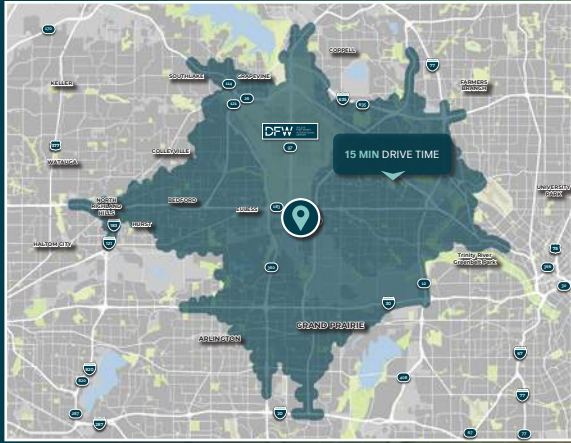
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LABOR CONNECTIVITY



15 MINUTE DRIVE TIME

2024 Occupation: Transportation/Moving

- VERY LOW (6 - 30)
- LOW (31 - 71)
- MEDIUM LOW (72 - 121)
- MEDIUM (122 - 180)
- MEDIUM HIGH (181 - 256)
- HIGH (386 - 645)
- VERY HIGH (386 - 645)

FORKLIFT DRIVERS

2019 - 2024 IN RES. WORKERS
 2024 NET COMMUTERS
 2024 RESIDENT WORKERS
 AVERAGE HOURLY EARNINGS

15 MINS

32%
 1,061
 2,240
 \$20.90

WAREHOUSE WORKERS

2019 - 2024 IN RES. WORKERS
 2024 NET COMMUTERS
 2024 RESIDENT WORKERS
 AVERAGE HOURLY EARNINGS

15 MINS

33%
 8,455
 13,048
 \$17.90

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