

RIDGE POINT

*Logistics
Center*

R-30 INSULATION – HVAC READY



8201 RIDGEPOINT DR, IRVING, TX

FOUNDRY
COMMERCIAL

CUSHMAN &
WAKEFIELD

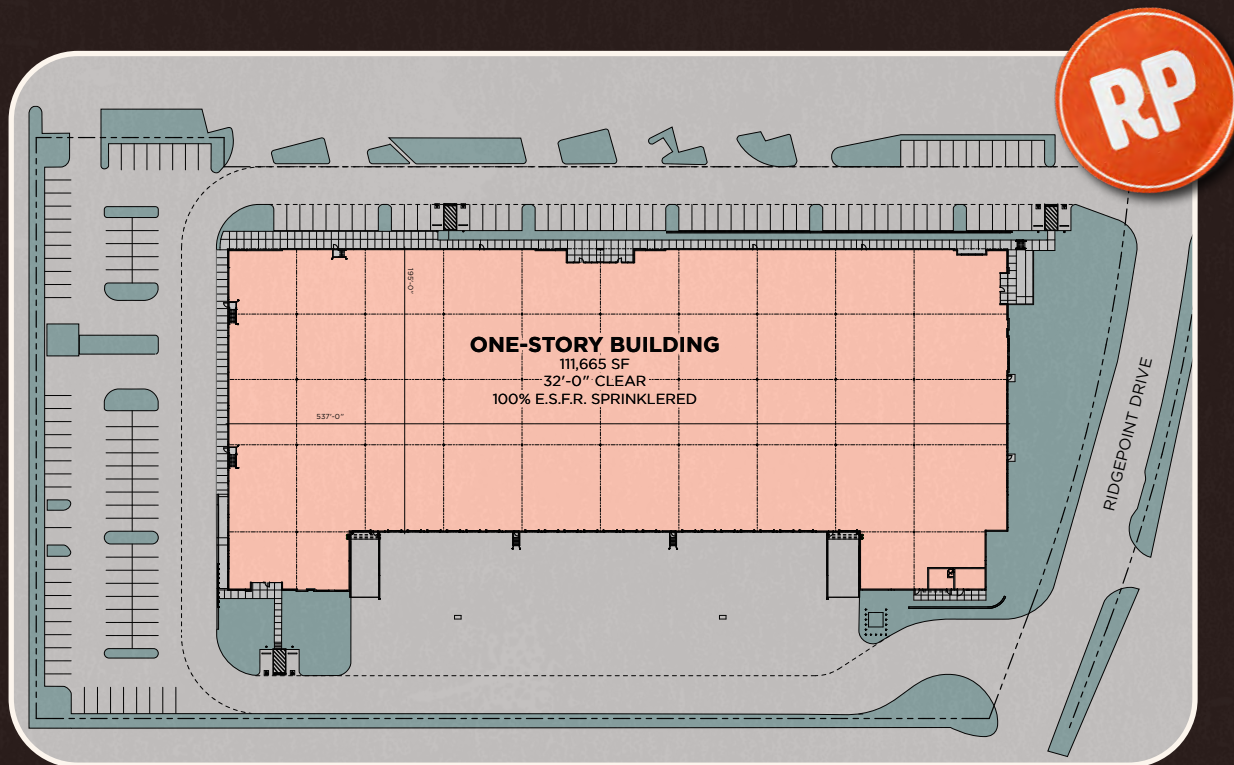


WHERE

DFW CONNECTS

Ridgepoint Logistics Center offers approximately 112,000 SF of freestanding industrial space in the DFW Airport Submarket, with flexible demising options designed to support a range of users. Set in one of DFW's most connected business environments, with easy access to I-635, State Hwy 114, proximity to DFW Airport and strong connectivity across North Texas, Ridgepoint provides a strategic operating base for companies looking to take advantage of the region's robust labor pool and customer base.

Demisable Options Available for Single-Tenant & Multi-Tenant Floorplans



Building Specs

Total SF	111,665 SF
Divisible To	28,000 SF
Office SF	BTS (±3,000 SF Planned)
Dock High Doors	20 (9' x 10')
Drive-In Doors	2 (12' x 14')
Clear Heights	32'
Car Parks	146 (1.30 / 1,000)
Building Depth	195'
Truck Court	122'
Configuration	Rear Load
Column Spacing	52' x 50' Typical Bay
Sprinkler	ESFR
Power	500 kVA Transformer (approx. 2000-amps) *Ability to upgrade
Roof	R-30 Insulation - HVAC Ready

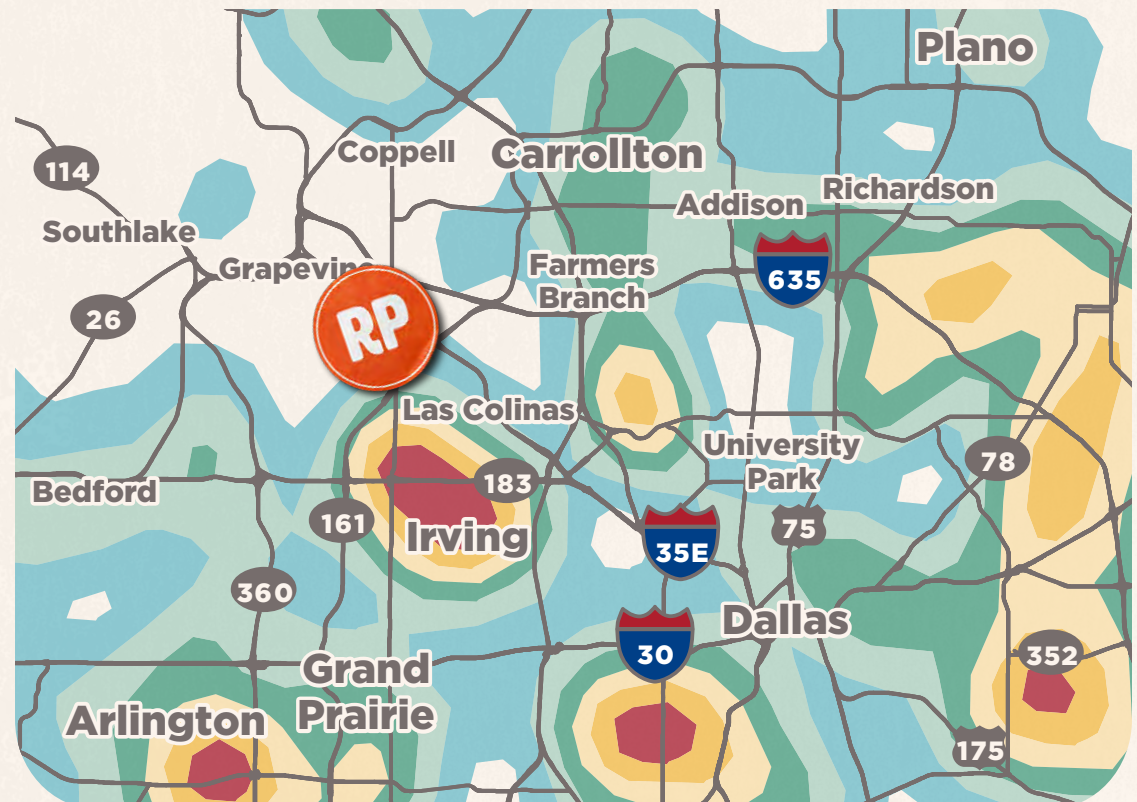
THE ACCESS ADVANTAGE

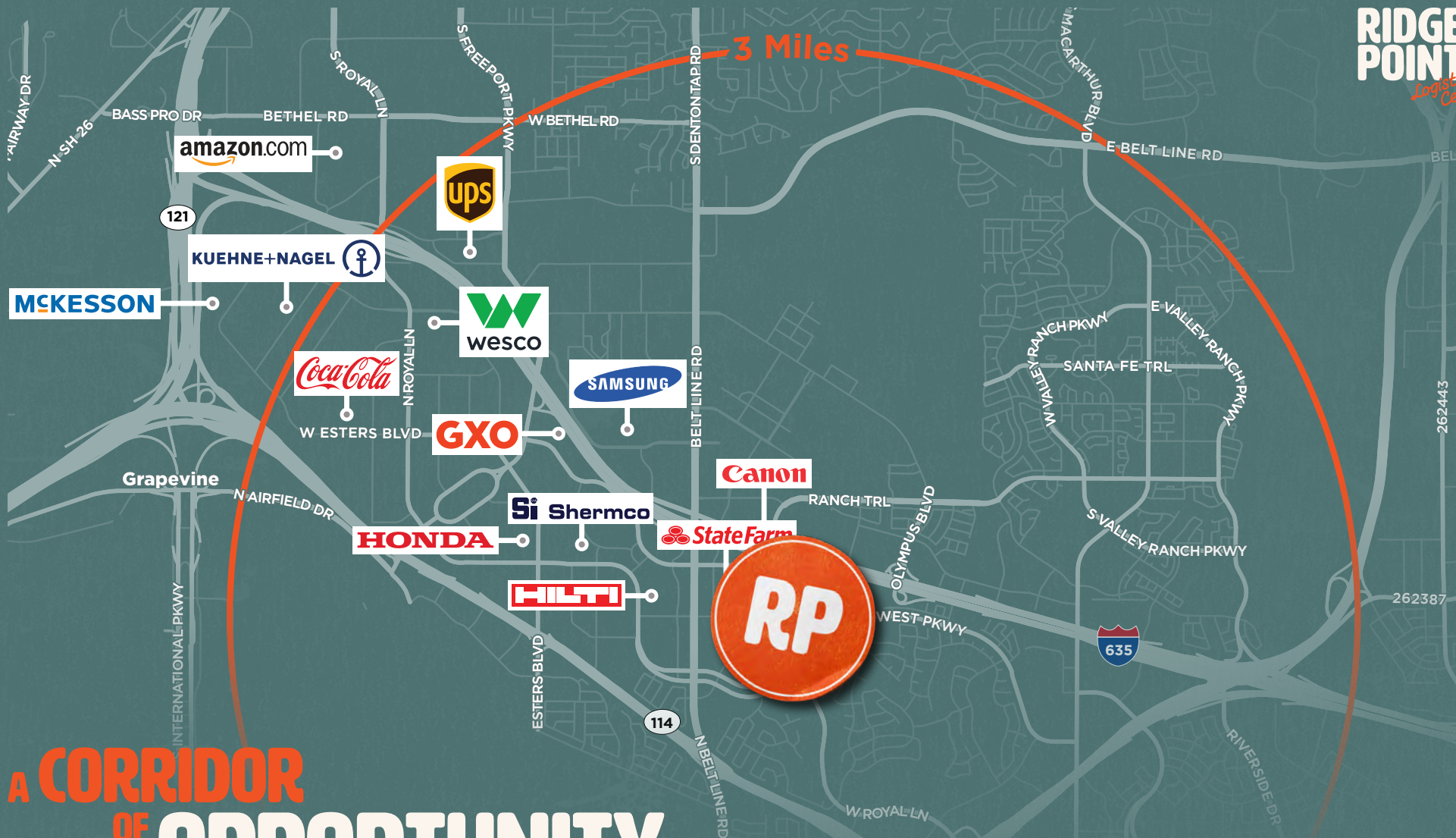


Ridgepoint Logistics Center is positioned within DFW's most efficiently connected and economically dynamic logistics corridors. This Class A facility combines immediate access to major regional transportation routes and DFW International Airport with strong proximity to blue-collar labor and a robust consumer base, supporting regional logistics across North Texas.

Driving Distances

I-635	< 1 mi
SH 114	< 1 mi
Dallas-Fort Worth Int'l. Airport	5 mi
Dallas Love Field Airport	14 mi
Downtown Dallas	16 mi
Arlington, Texas	18 mi
Frisco, Texas	25 mi
Fort Worth, Texas	28 mi





A CORRIDOR OF OPPORTUNITY

Home to leading headquarters and regional employers, Las Colinas offers companies a bustling destination, full of opportunity within one of DFW's most concentrated business and commercial ecosystems. This dynamic community is anchored by abundant area amenities and great proximity to a robust consumer base.

Amenities within 3 miles

130+
Dining

50+
Hotels

50+
Retail

45+
Services

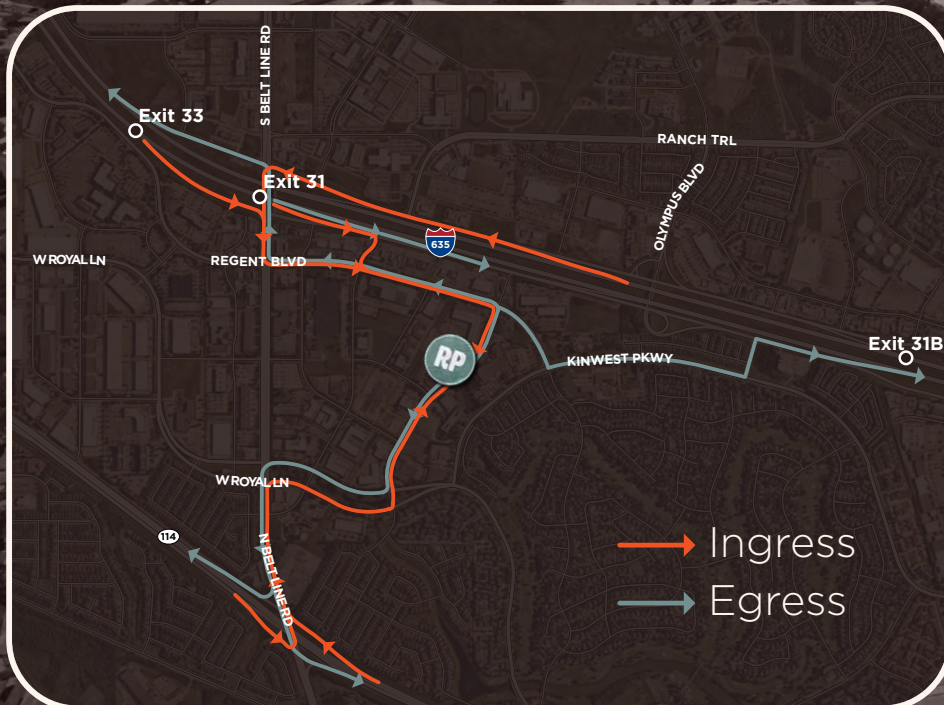
10+
Fitness

EASY INGRESS/EGRESS

LESS THAN 10 MIN FROM DFW AIRPORT

DALLAS FT WORTH
INT'L AIRPORT

RIDGE
POINT
Logistics Center



A photograph of a modern, two-story industrial building with large glass windows and doors. Several cars are parked in the lot in front of the building. The image is slightly faded to serve as a background for the text.

RIDGE POINT

Logistics Center

A circular logo with a teal background and a white border. The letters 'RP' are written in a bold, white, sans-serif font.

RP

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FOUNDRY
COMMERCIAL

The logo for Cushman & Wakefield, featuring a stylized building icon made of vertical bars of varying heights.

CUSHMAN &
WAKEFIELD

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