

PASSPORT PARK WEST

Class A Industrial Available
DFW Submarket | Delivering Q1 2026

4525 PASSPORT AVE

Trammell Crow Company

CBRE

First Generation Modern Logistics

Located in the most dynamic and diverse submarket in the DFW Metroplex, Passport Park West presents a rare opportunity for Class A first-generation space. The three spec buildings on 109 acres provide the ideal location for large bulk users and e-commerce tenants, thanks to industry-leading features, deeper buildings and ample room for expansion.



Foreign Trade Zone available subject to DFW Airport approval



LEED Certified Design



Central Location in the Dallas/Fort Worth Metroplex



Adjacent to the south entrance of DFW Airport



Opportunity to expand trailer storage and parking



Rear- Load configuration available



36" clear heights, ample column spacing



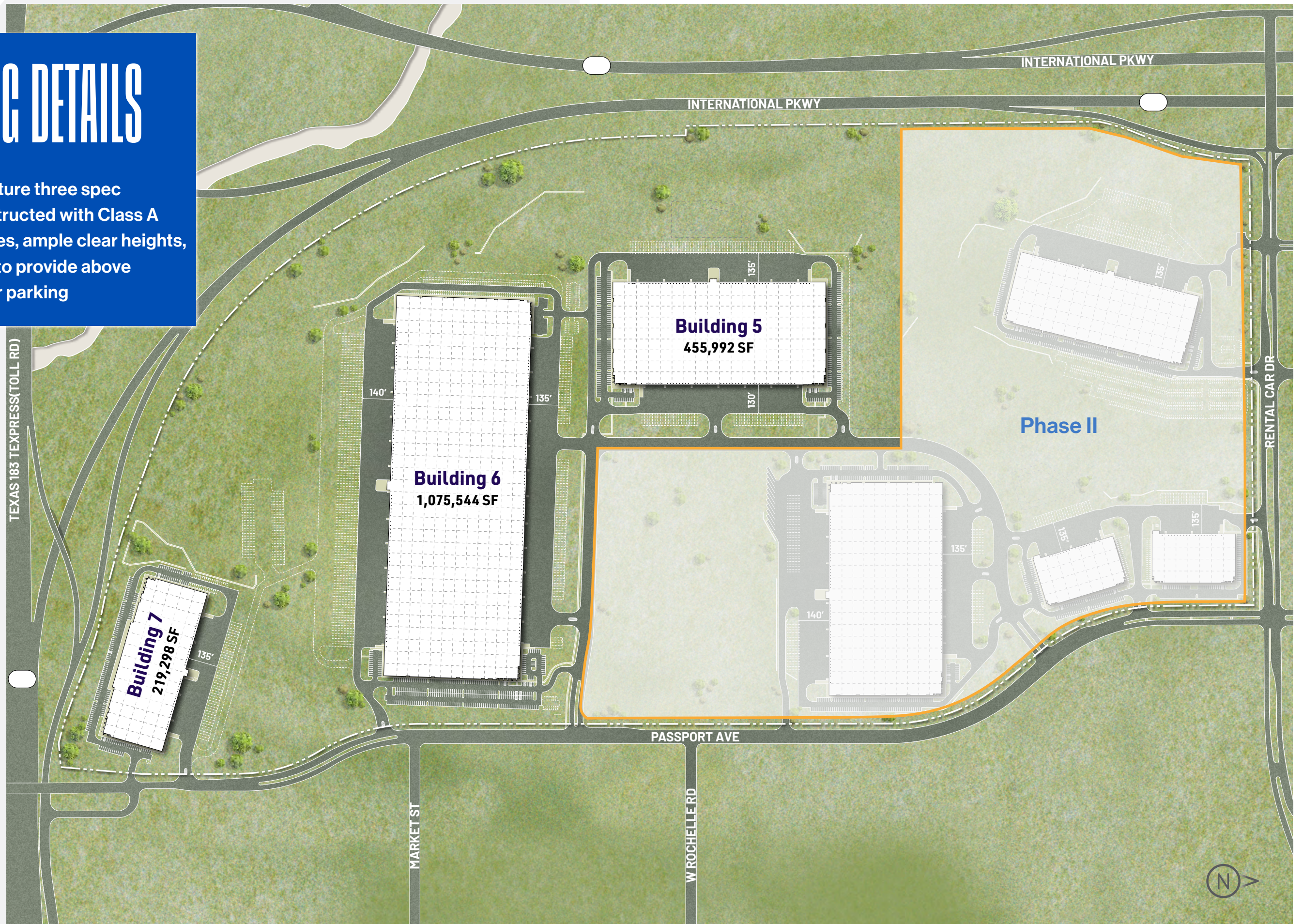
Long-term ground lease from DFW Airport, assuring lower, stable opex.



Triple freeport available in portions of the project

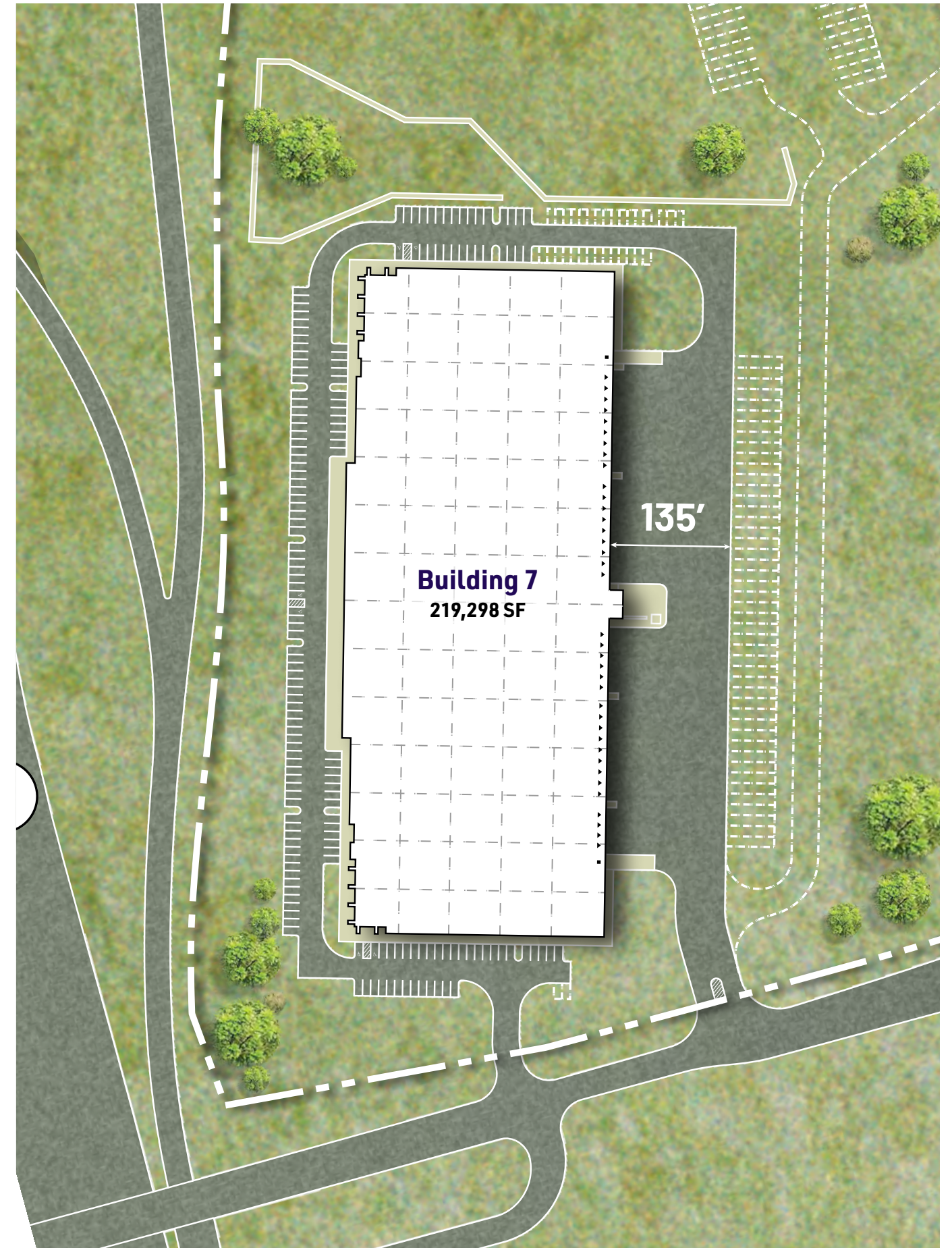
BUILDING DETAILS

Phase I will feature three spec buildings constructed with Class A building features, ample clear heights, and the ability to provide above standard trailer parking



BUILDING 7 DETAILS

Building Size:	219,298 SF
Building Dimensions:	300' x 750'
Loading Configuration:	Rear-Load
Clear Height:	36' (measured at the bottom of the joist 6" beyond the first column line in from the exterior wall)
Column Spacing:	54' x 57.5'
Dock Doors:	32
Oversized Doors:	2
Drive-in Ramps:	2 + 2 future
Skylights:	Skylights are included in every bay in the speed bays and every other bay on the typical bay
Speculative Office:	TBD
Land Area:	16.4 acres
Truck Court:	135' expandable to 190'
Trailer Storage:	44 Future
Car Parking:	170
Thickness:	7"
Roof Membrane:	45 mil TPO



The Location

PASSPORT PARK WEST

Passport Park West, a seven-building, 180-acre industrial park located next to Dallas Fort Worth International Airport in Irving, Texas. Phase one will include three buildings totaling 1,750,834 square feet and is expected to be delivered by the first quarter of 2026. Its prime location will offer unmatched access to labor and logistics while its elevated architectural design and sustainable efforts will place it among the very best new developments in DFW.

Demographics

	5 Miles	10 Miles	25 Miles
2024 Population	250,308	896,699	5,533,676
2029 Population Projection	252,682	899,915	5,717,586
2024 Average Household Income	\$106,368	\$112,553	\$120,357
2029 Average Household Income	\$123,303	\$128,270	\$136,955
2024 Employees	145,578	506,780	3,006,265
Transportation and Warehousing Employees	19,450	49,662	223,833

Seven Points of Ingress/Egress



The Location

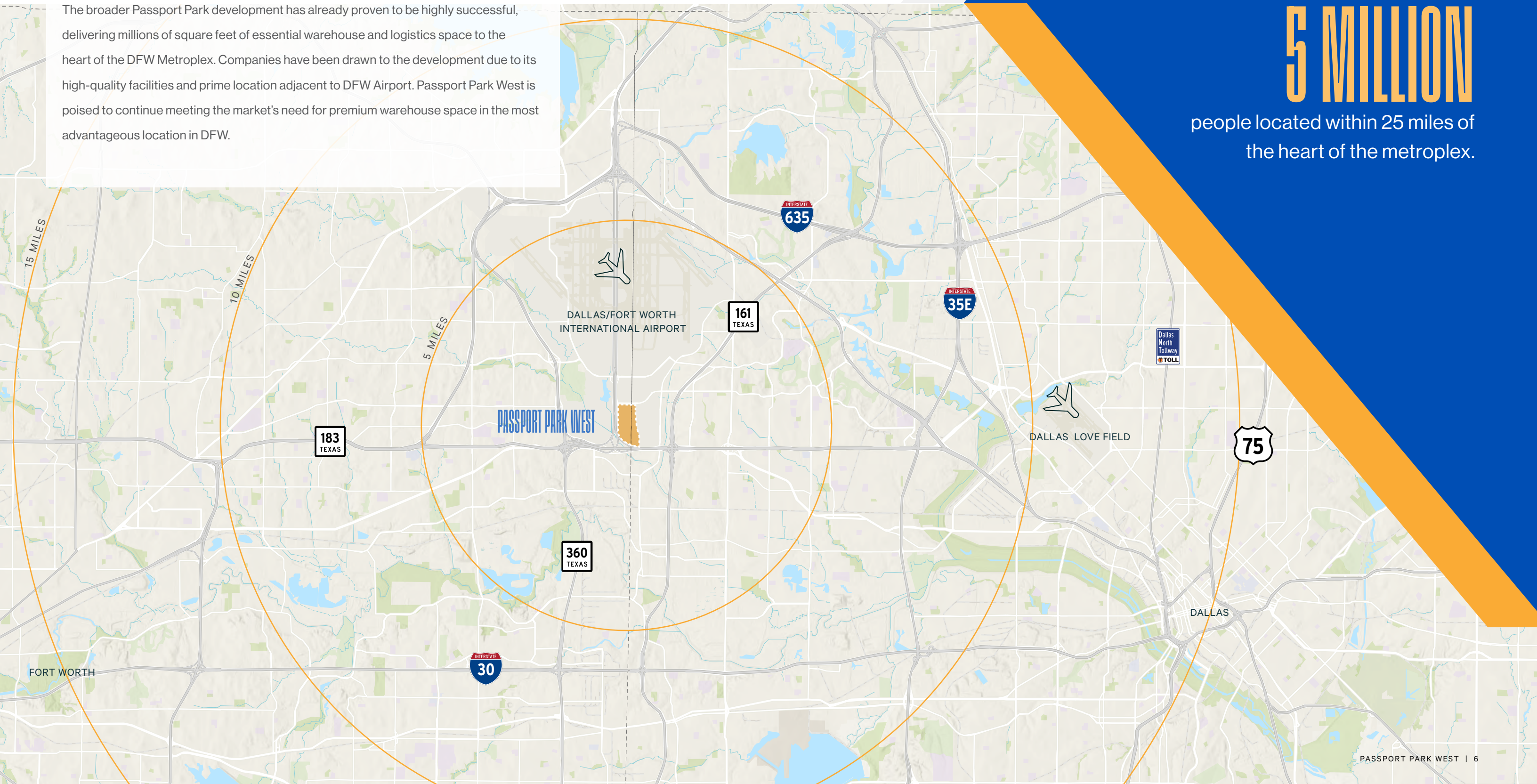
CENTRAL DFW LOCATION

The broader Passport Park development has already proven to be highly successful, delivering millions of square feet of essential warehouse and logistics space to the heart of the DFW Metroplex. Companies have been drawn to the development due to its high-quality facilities and prime location adjacent to DFW Airport. Passport Park West is poised to continue meeting the market's need for premium warehouse space in the most advantageous location in DFW.

The Dallas-Fort Worth region continues to lead the country in population growth, with more than

5 MILLION

people located within 25 miles of the heart of the metroplex.



PASSPORT PARK WEST

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