

# GSW GATEWAY 161

930 DUNCAN PERRY ROAD, GRAND PRAIRIE, TX 75050



**FOR LEASE OR SALE**

103,910 SF FREESTANDING REAR  
LOAD FACILITY IN CORE GSW!



CUSHMAN &  
WAKEFIELD



TRUMONT

# SITE PLAN & PROPERTY FEATURES



**103,910 SF**  
SF



**28,080 SF**  
Divisible to



**Build to Suit**  
Office



**32'**  
Clear Height



**180'**  
Building Depth



**52' X 60'**  
Column Spacing



**60'**  
Speed Bay



**103**  
Car Parks



**22**  
Trailer Parks



**ESFR**  
Sprinkler System



**130'**  
Truck Court



**Rear Load**  
Configuration

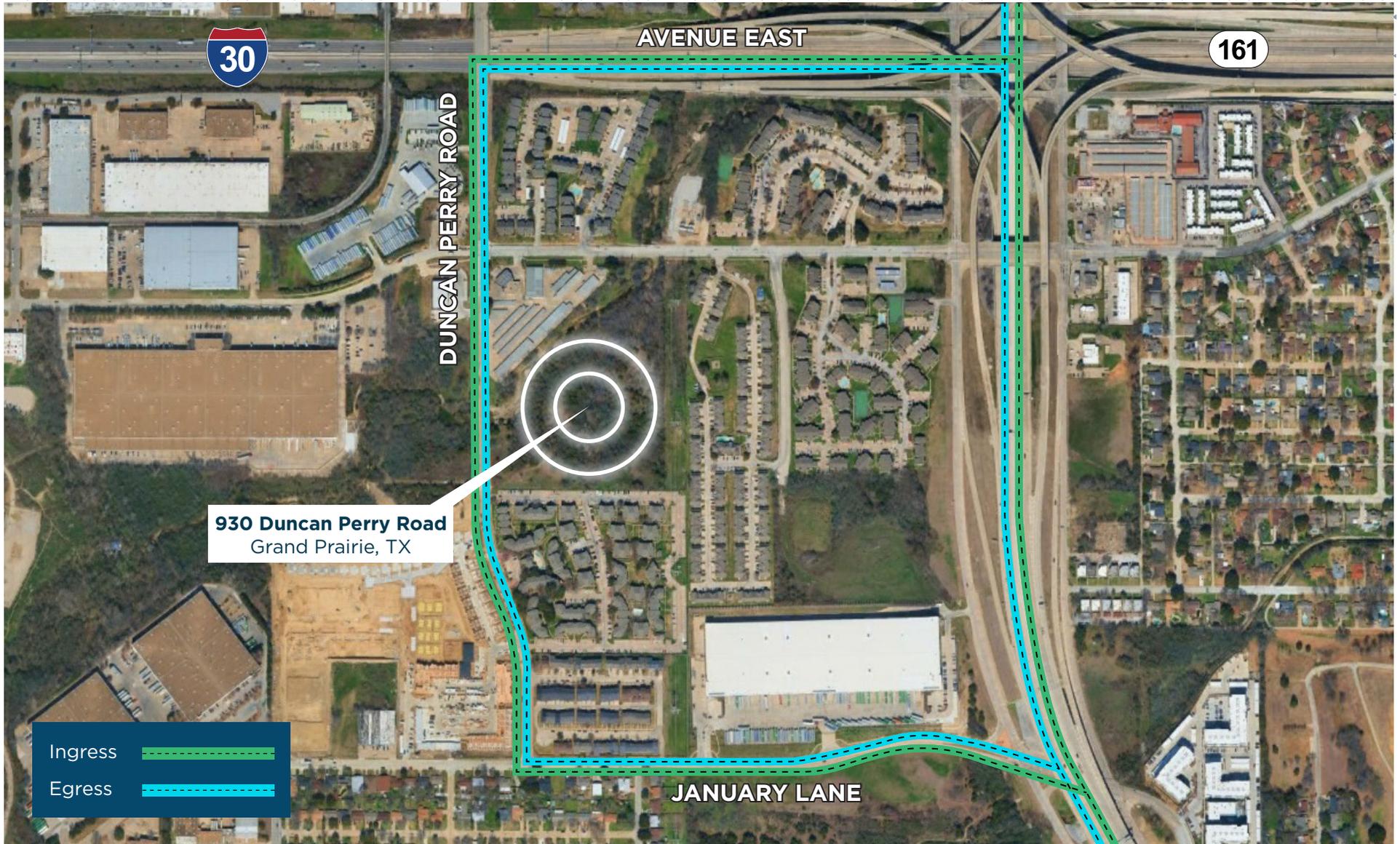
# CORPORATE NEIGHBORS AND AREA AMENITIES



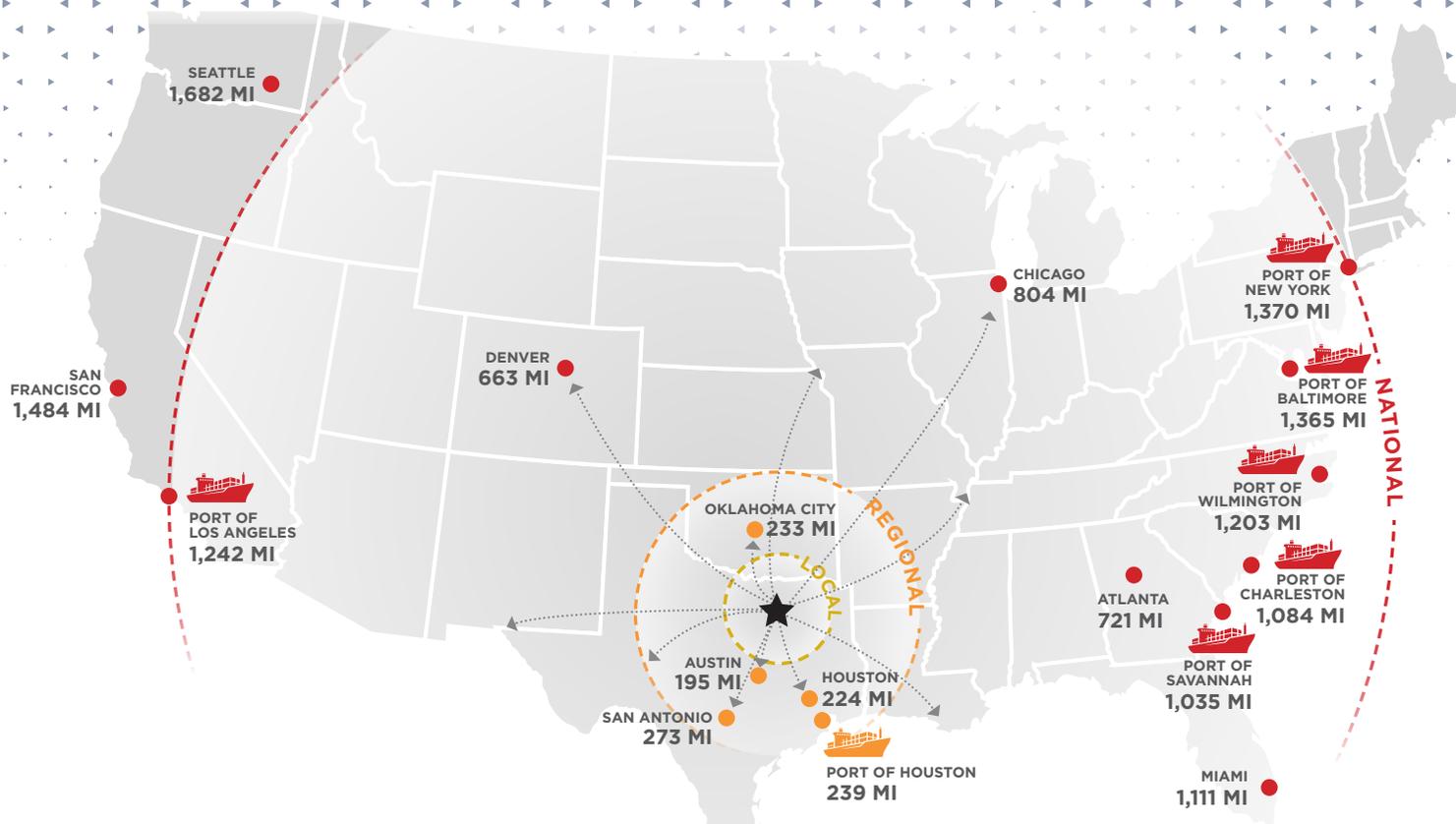
## ONE OF BEST LOCATIONS IN THE GREAT SOUTHWEST SUBMARKET

Immediate access to State Hwy 161/Interstate 30 Interchange

# ACCESS MAP



# CENTER OF COMMERCE



In the world of logistics, location is everything, and DFW sits at the **center of it all**. With direct access to ports, highways, air cargo, and rail, it's one of the most connected distribution hubs in the country.

## ● NATIONAL REACH

Dallas is located quidistant between East and West Coasts, enabling **2-3 day ground transit to nearly any major U.S. metro**.

More than **93% of the U.S. population** can be reached within 48 hours by truck.

**Time Zone Advantage** - Central Time allows for same-day coordination with both coasts during business hours.

## ● REGIONAL CROSSROADS

**Same-day trucking** to key Southern metros like **Houston, Austin, San Antonio, Oklahoma City, and Little Rock**.

Access to **BNSF Railway** and **Union Pacific Railroad** with major intermodal terminals

Within a day's drive of **Port Houston and other Gulf ports**.

## ● LOCAL LOGISTICS

**Dense highway network** (I-30, SH 161 and I-20) ensures quick access to every corner of the Metroplex.

Central to the Dallas-Fort Worth population core, **ideal for same-day and next-day delivery**.

Large, **experienced logistics workforce** supports fast scaling and operational efficiency.

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FOR MORE INFORMATION, PLEASE CONTACT:

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