



TRISTAR

BUSINESS PARK

7810 & 7815 Jetstar Drive, Irving, TX 75063

For Lease or Sale

Bldg 1 69,363 SF | **Bldg 2** 52,000 - 105,675 SF



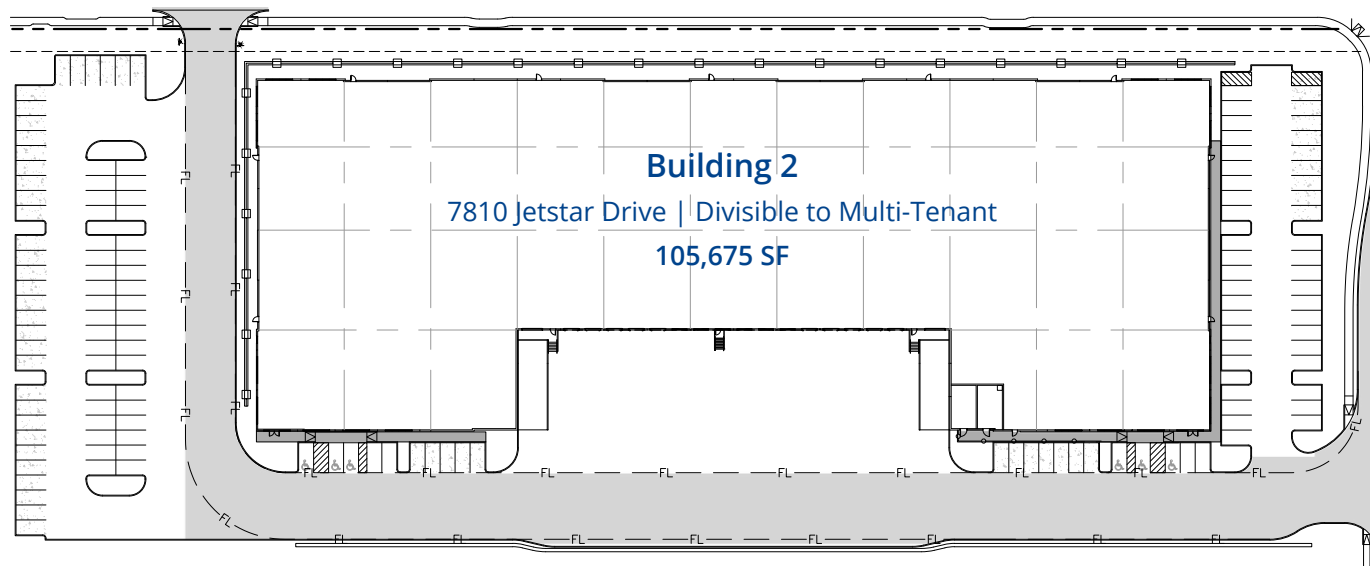
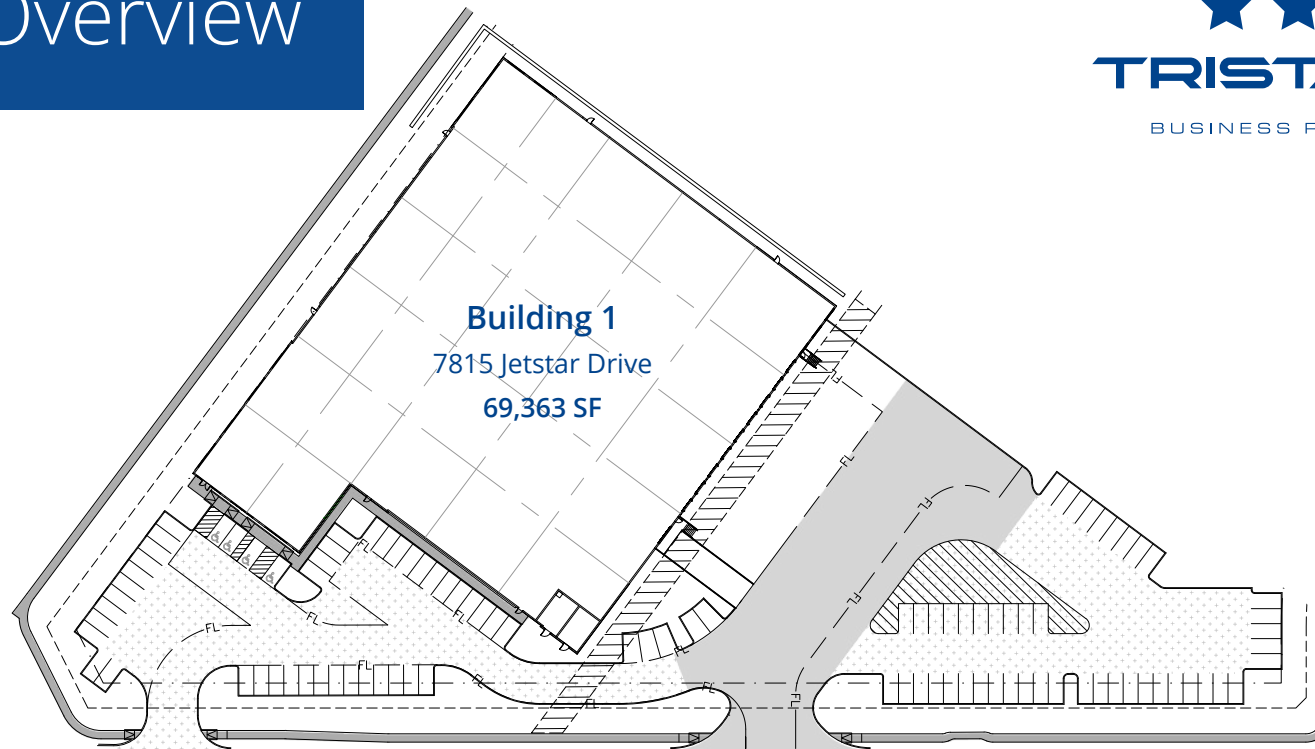
Colliers

Joint Venture of
Hopewell[®]
DEVELOPMENT



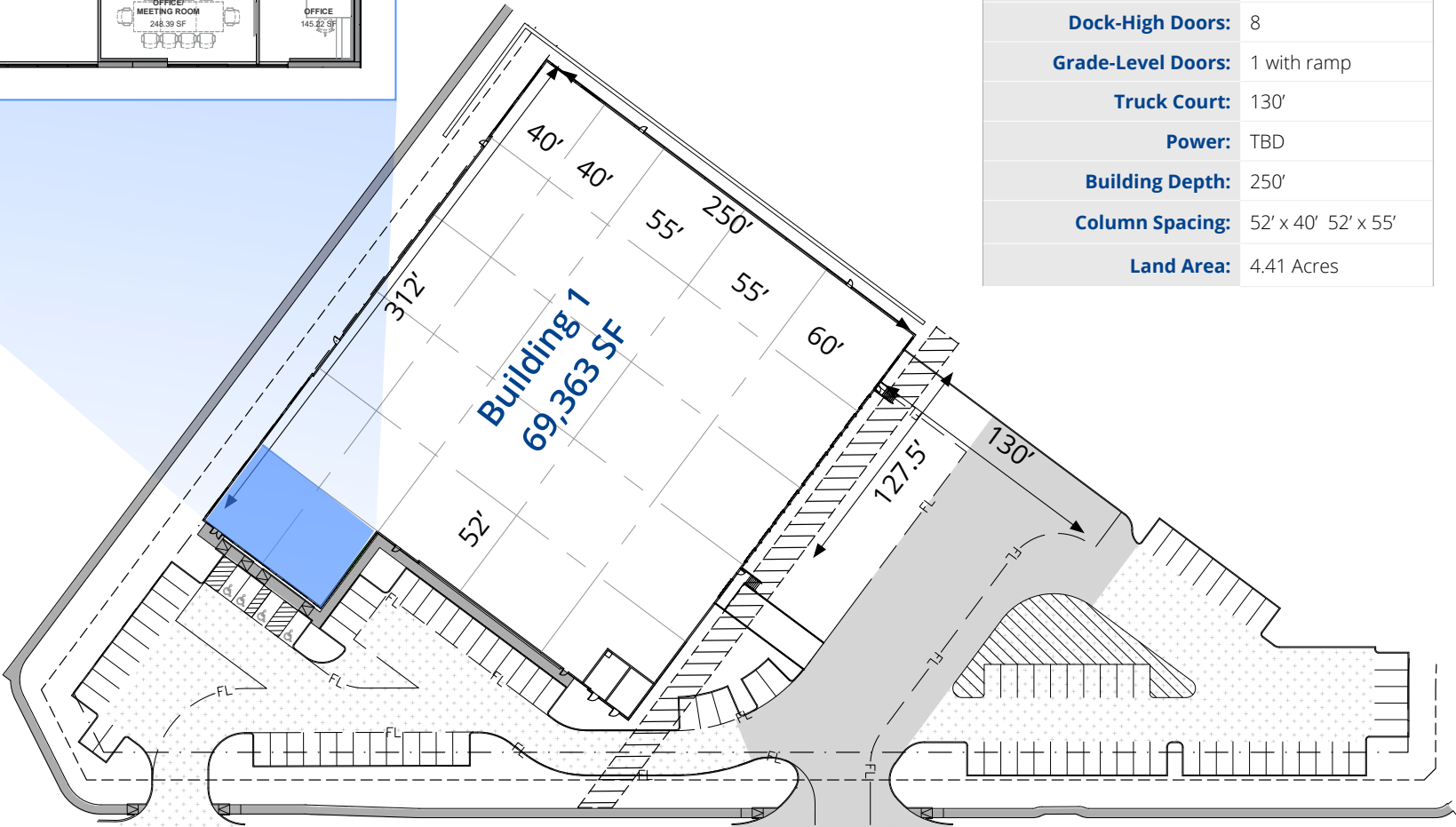
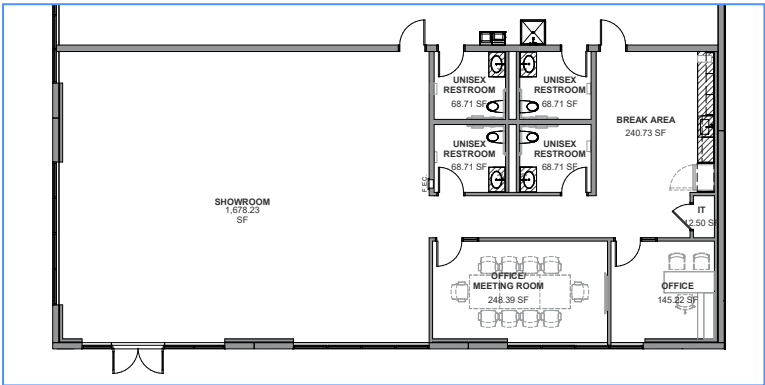
MBK
INDUSTRIAL
PROPERTIES
AN MBK REAL ESTATE COMPANY

Property Overview



Property Details

Building 1
7815 Jetstar Drive

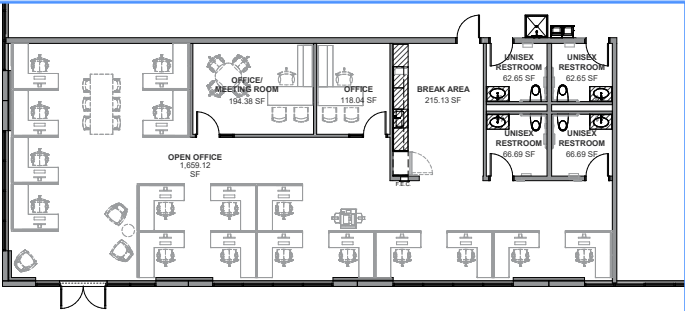
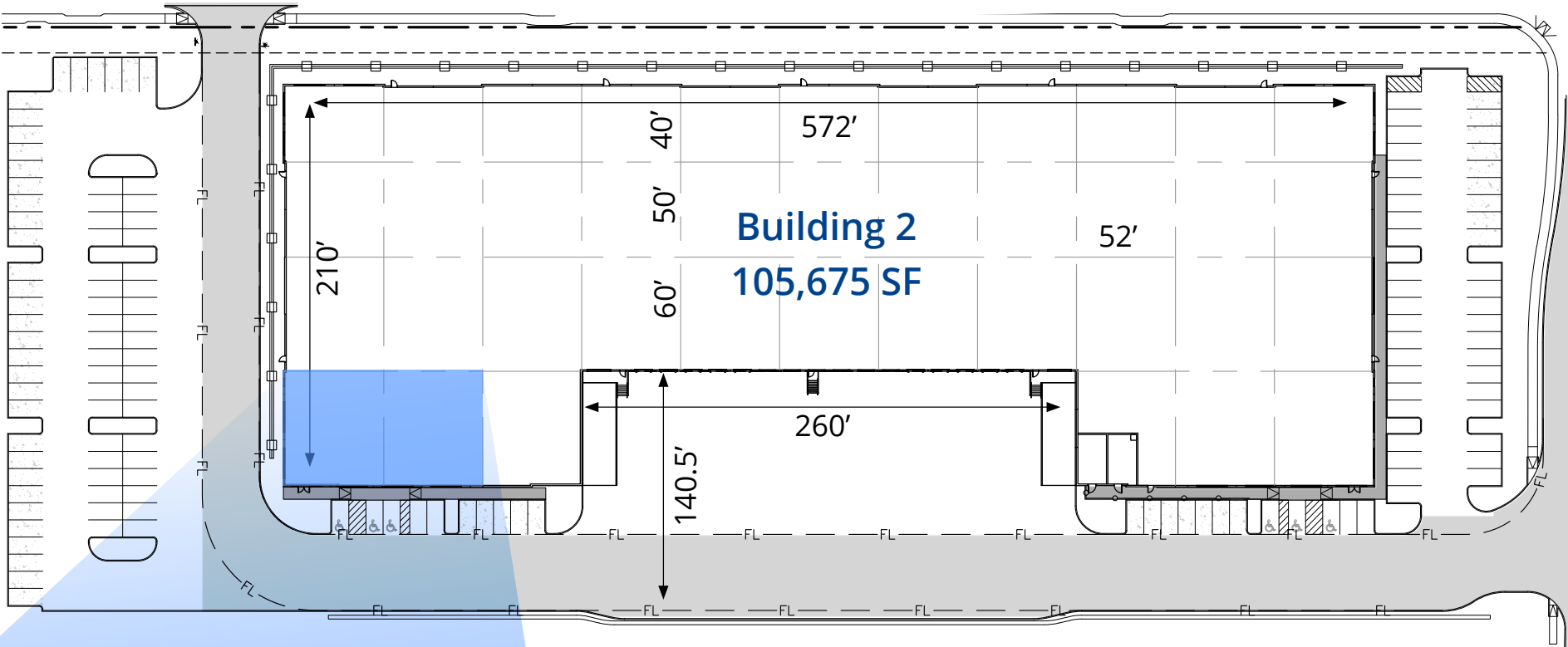


BUILDING DETAILS	
Building Square Feet:	69,363 SF
Office Area:	2,757 SF
Clear Height:	32'
Sprinkler System:	ESFR
Car Parking:	100 Stalls
Dock-High Doors:	8
Grade-Level Doors:	1 with ramp
Truck Court:	130'
Power:	TBD
Building Depth:	250'
Column Spacing:	52' x 40' 52' x 55'
Land Area:	4.41 Acres

Property Details

Building 2

7810 Jetstar Drive | Divisible to Multi-Tenant



BUILDING DETAILS

Building Square Feet:	52K - 105,675 SF	Dock-High Doors:	10 (Expandable)	Power:	TBD
Office Area:	2,589 SF	Grade-Level Doors:	2 with ramps	Building Depth:	210'
Clear Height:	32'	Truck Court:	140.5'	Column Spacing:	52' x 50'
Sprinkler System:	ESFR	Demising Options:	Demising - Duplex	Land Area:	6.14 Acres
Car Parking:	140 Stalls				

Ingress/Egress

DFW Airport
3 Mins Drive

Fort Worth CBD
30 Mins Drive

Love Field Airport
18 Mins Drive

St. Hwy. 114 Visibility
121,000 vehicles per day

Dallas CBD
20 Mins Drive

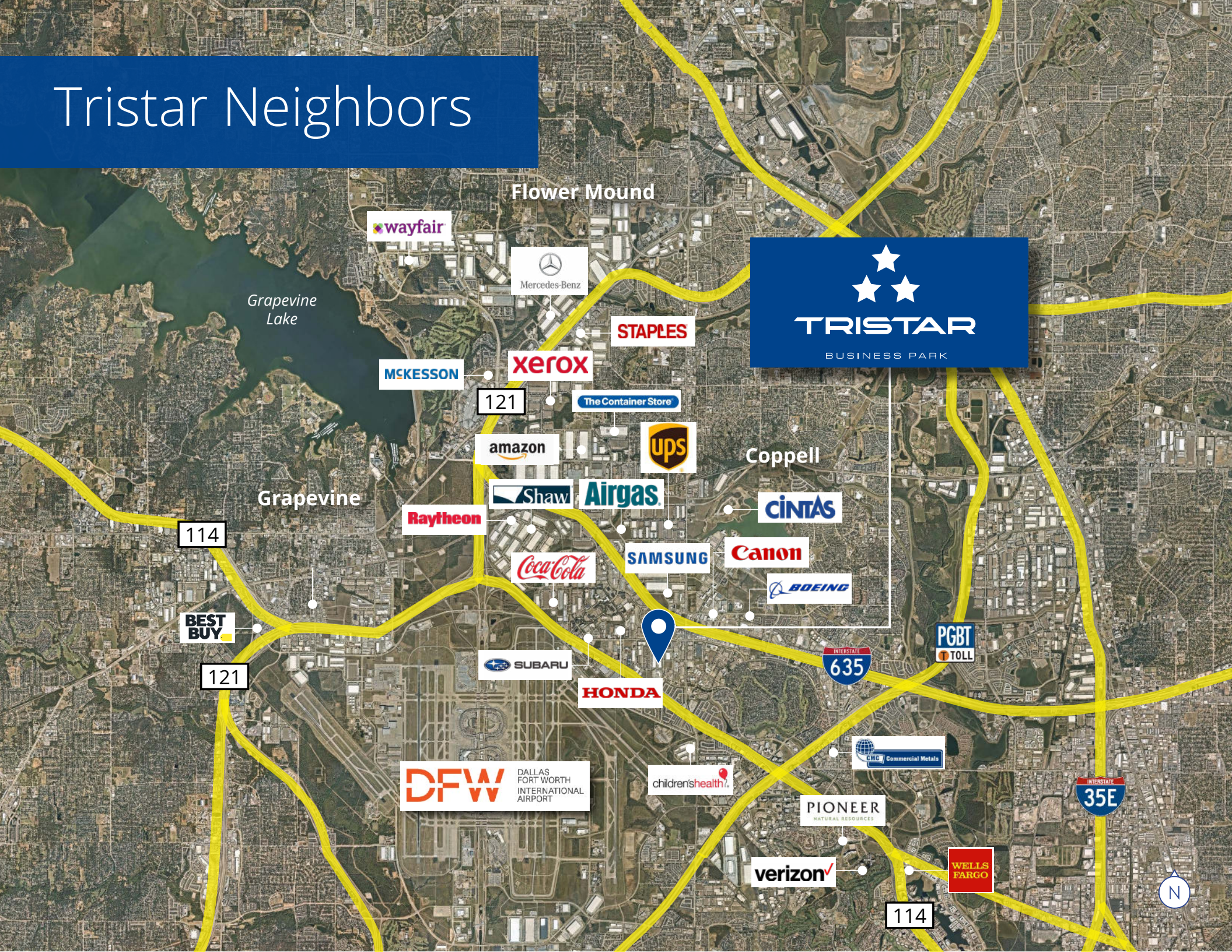
Belt Line Rd. Visibility
40,460 vehicles per day

DFW Int'l Airport

- 60M+ passengers each year
- 1M+ tons of cargo each year
- 65% domestic
- 19 cargo airlines

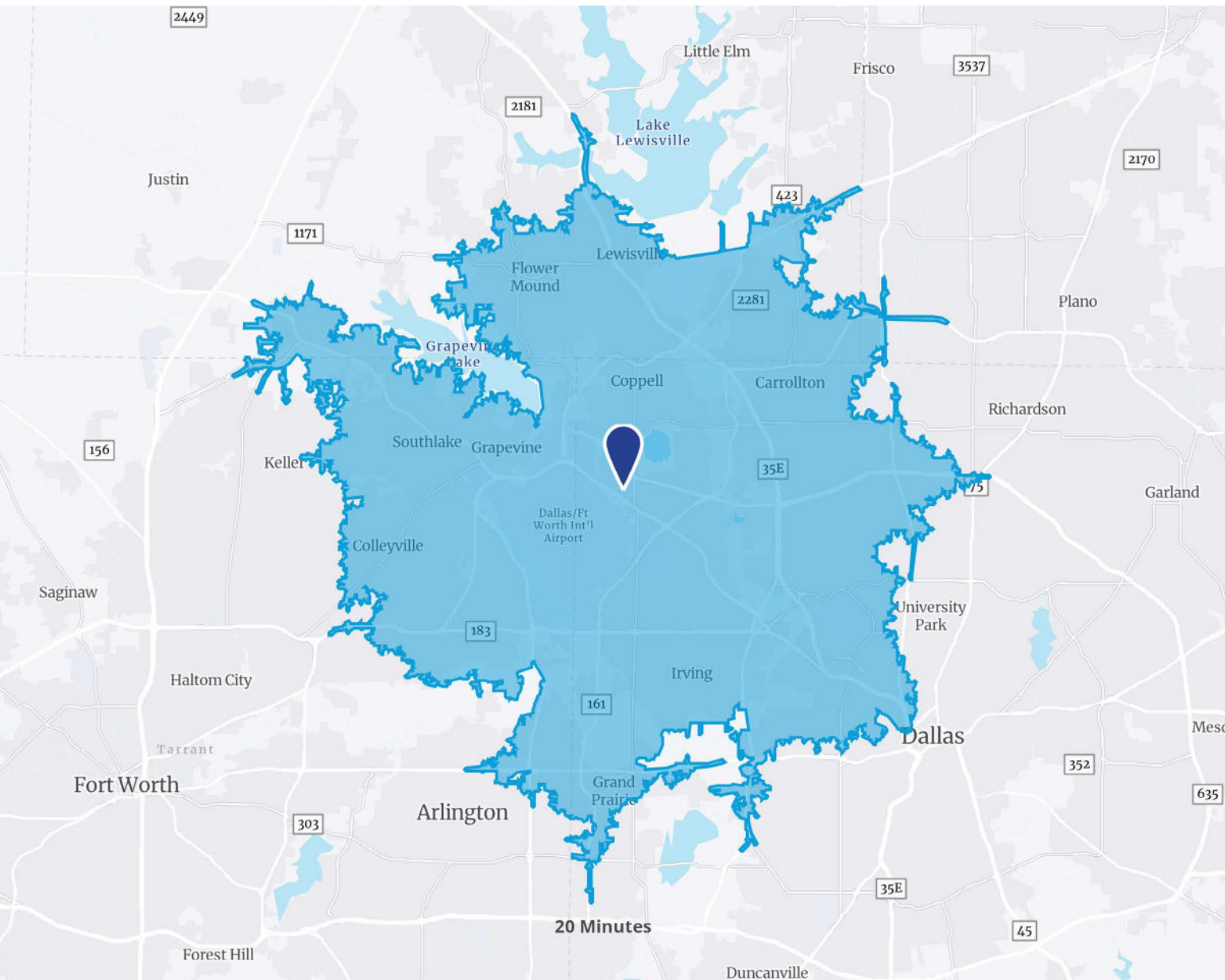


Tristar Neighbors



Strong Labor Pool

within a 20-min drive



1.23M

2022
Population



\$118,324

2022 Average
Household Income



143,534

Blue Collar
Population



Contact

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Joint Venture of
Hopewell
DEVELOPMENT



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