



TRISTAR

BUSINESS PARK

7810 Jetstar Drive, Irving, TX 75063

For Sale or Lease: $\pm 105,675$ SF

Lease Options Starting at $\pm 40,000$ SF



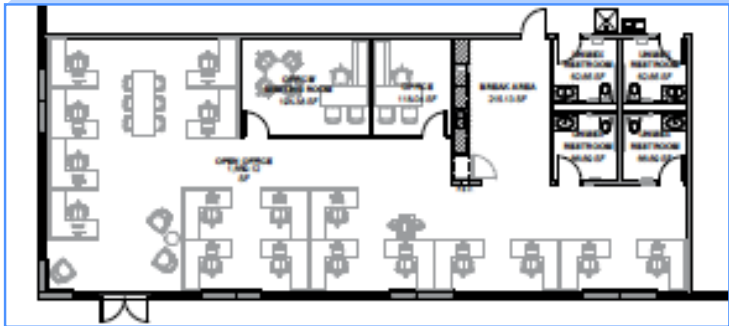
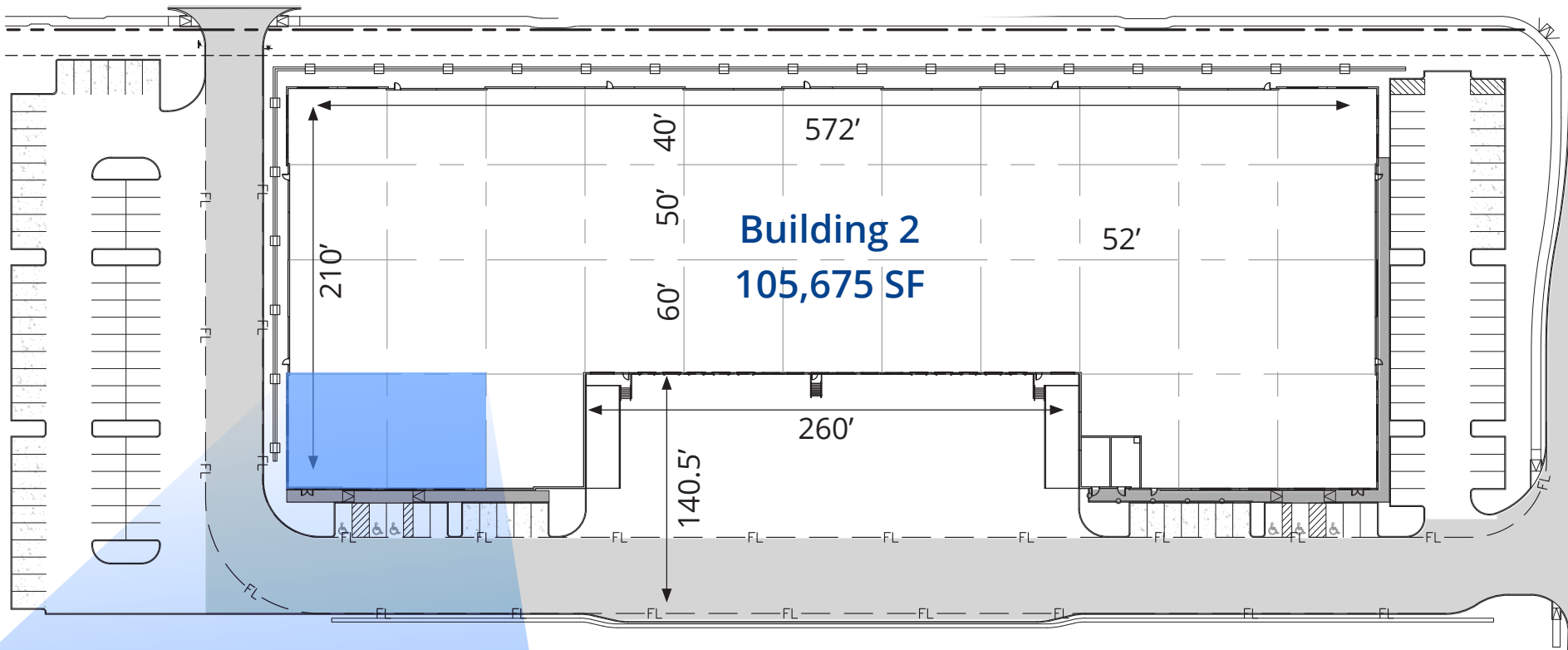
Joint Venture of
Hopewell[®]
DEVELOPMENT



Property Details

Building 2

7810 Jetstar Drive | Divisible to Multi-Tenant

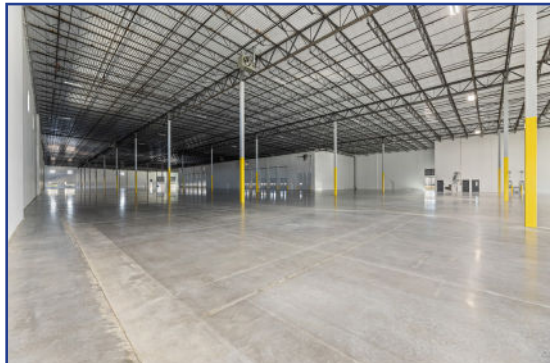
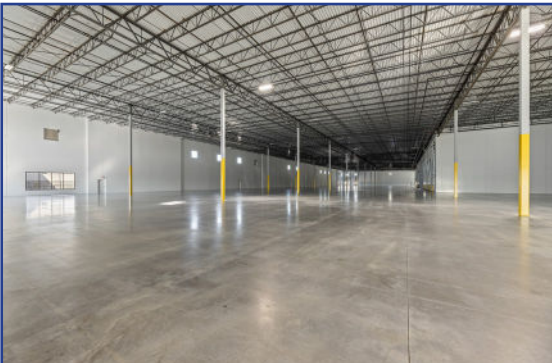
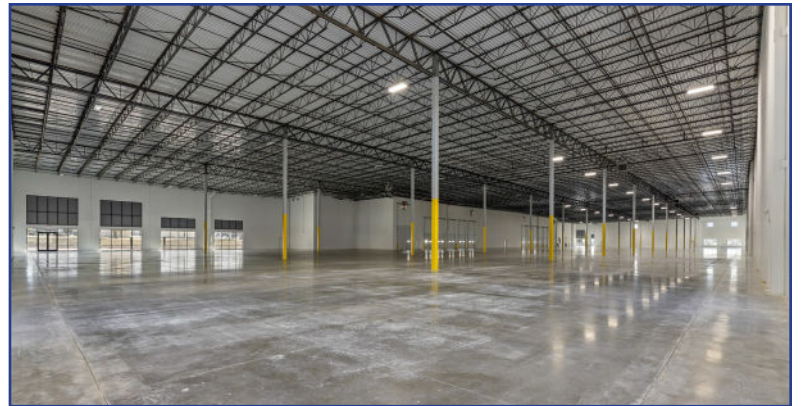


BUILDING DETAILS			
Building Square Feet:	40K - 105,675 SF	Dock-High Doors:	10 (Expandable)
Office Area:	2,589 SF	Grade-Level Doors:	2 with ramps
Clear Height:	32'	Truck Court:	140.5'
Sprinkler System:	ESFR	Demising Options:	Demising - Duplex
Car Parking:	140 Stalls	Power:	TBD
		Building Depth:	210'
		Column Spacing:	52' x 50'
		Land Area:	6.14 Acres

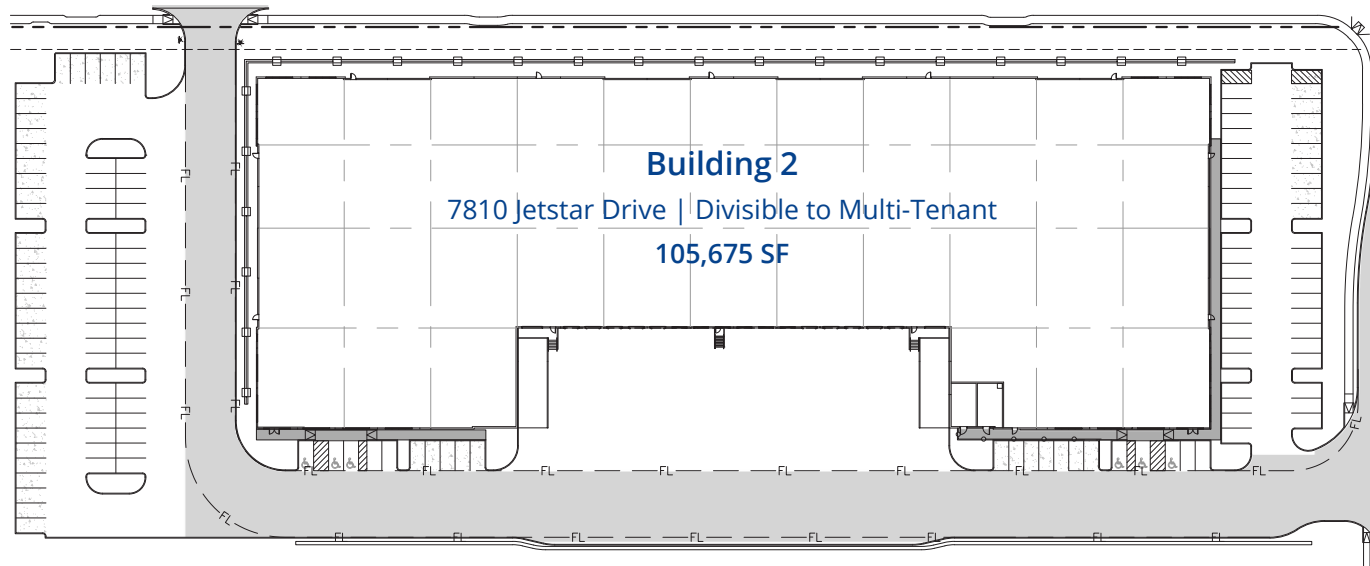
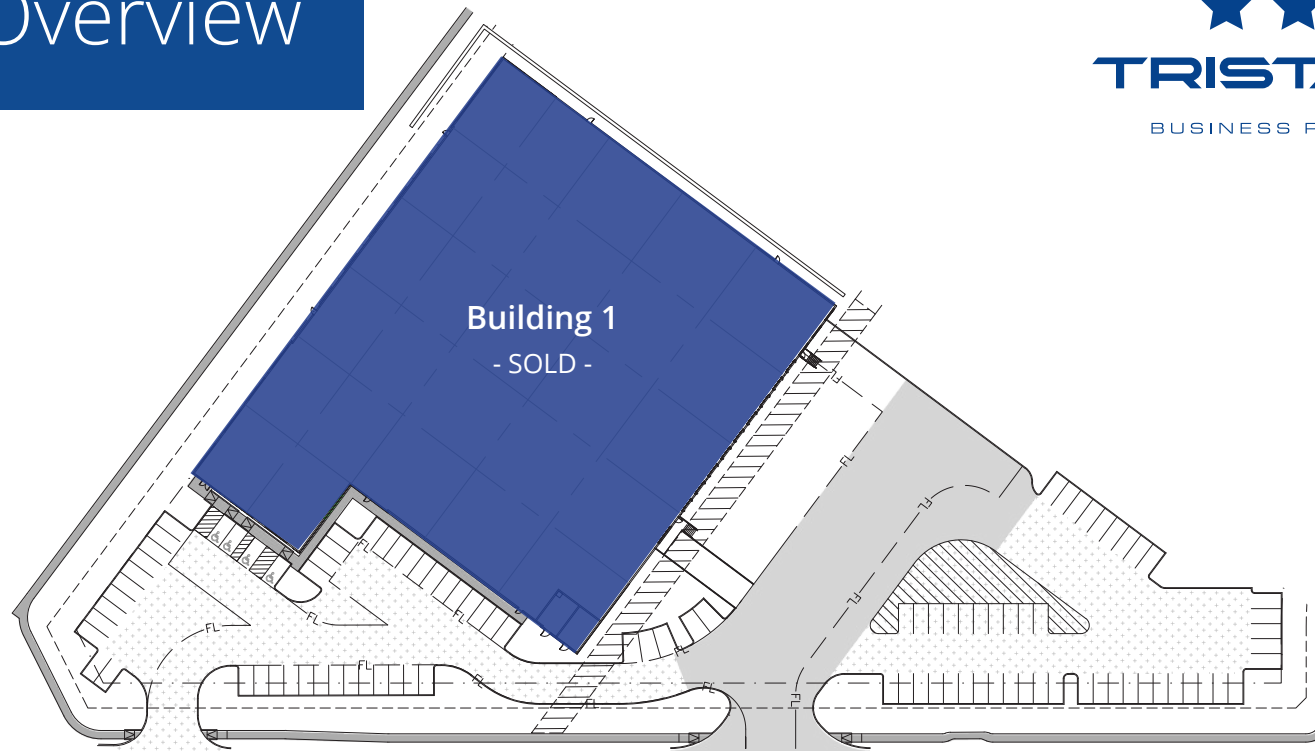
Property Photos

Building 2

7810 Jetstar Drive | Divisible to Multi-Tenant



Property Overview



Ingress/Egress

DFW Airport
3 Mins Drive

Fort Worth CBD
30 Mins Drive

Love Field Airport
18 Mins Drive

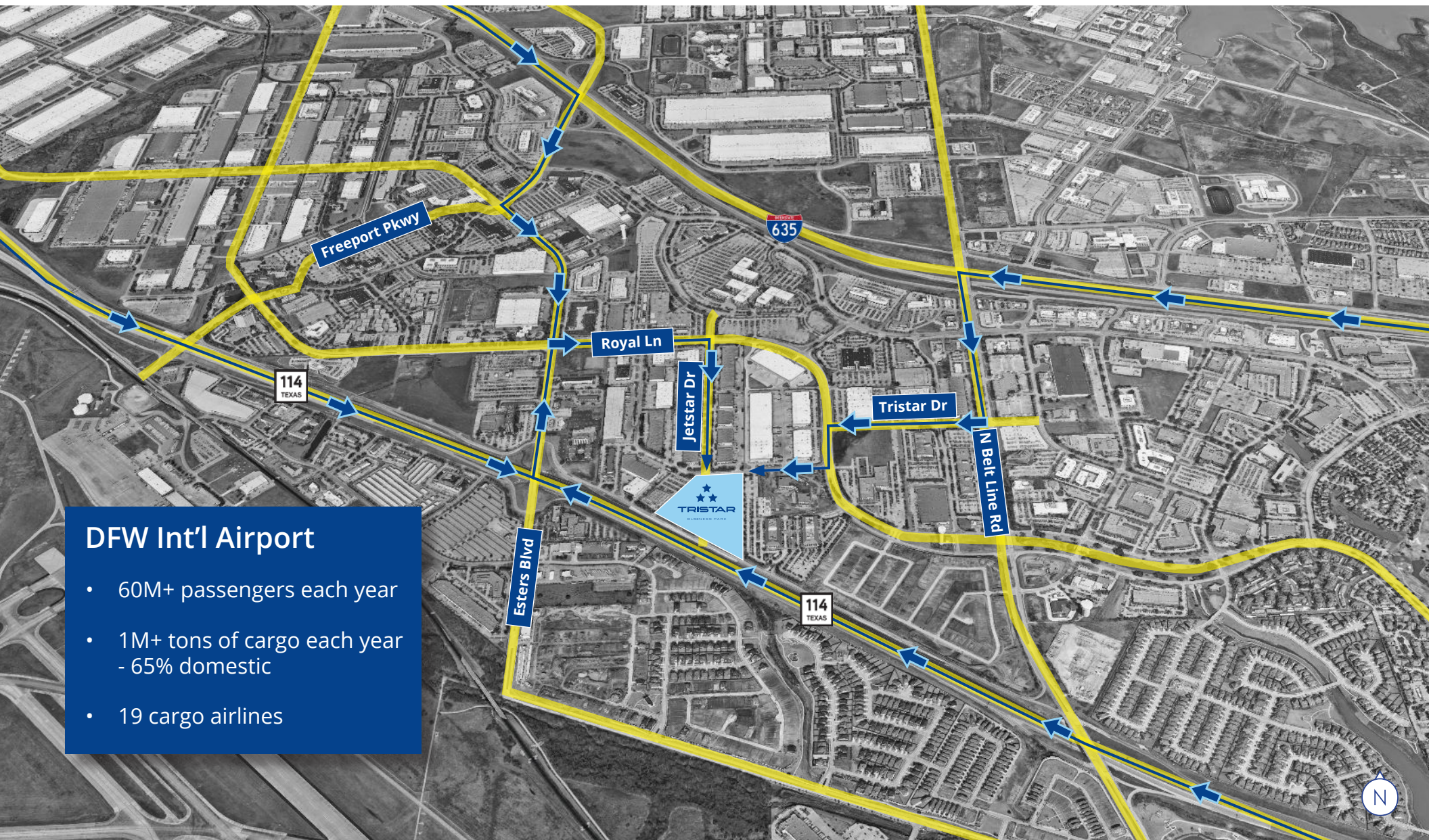
St. Hwy. 114 Visibility
121,000 vehicles per day

Dallas CBD
20 Mins Drive

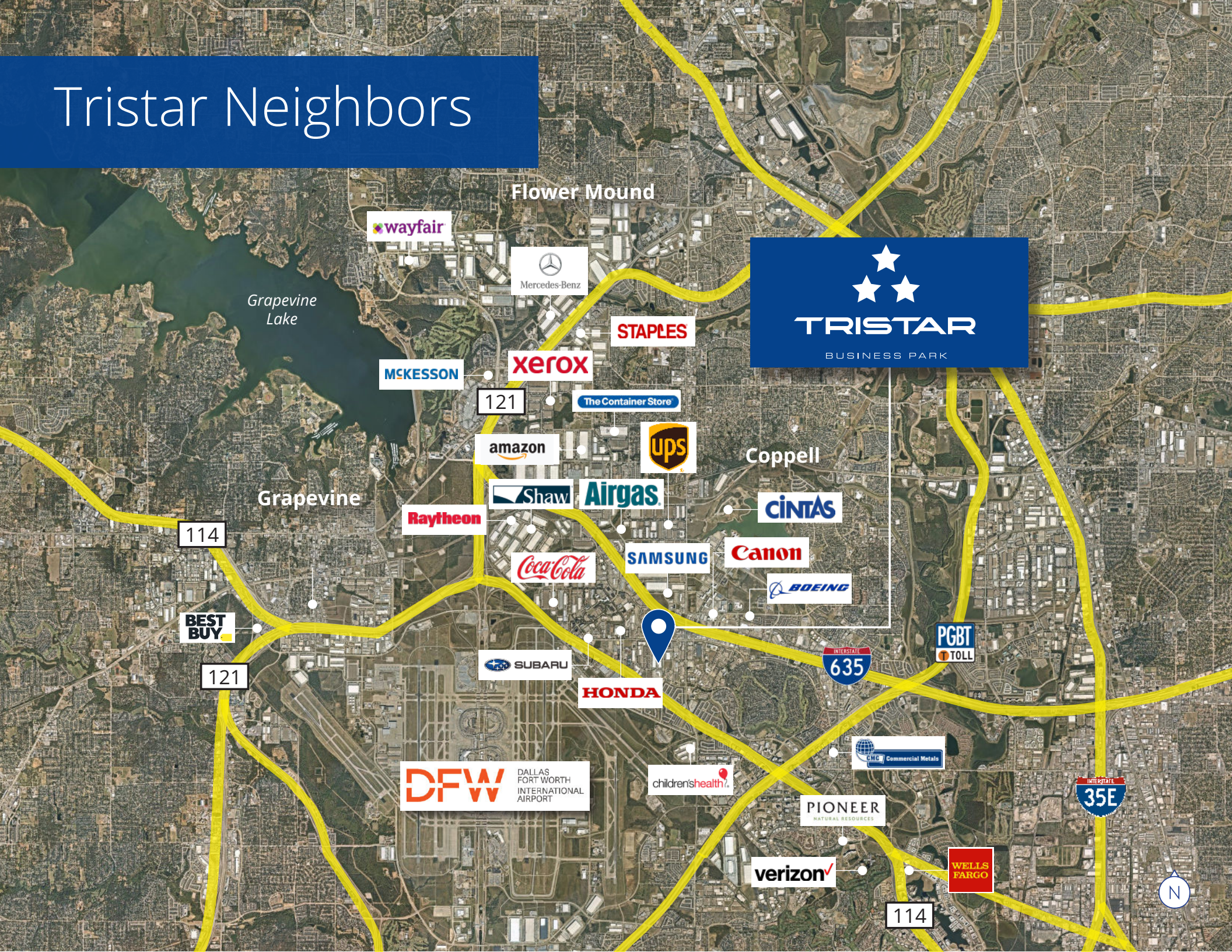
Belt Line Rd. Visibility
40,460 vehicles per day

DFW Int'l Airport

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

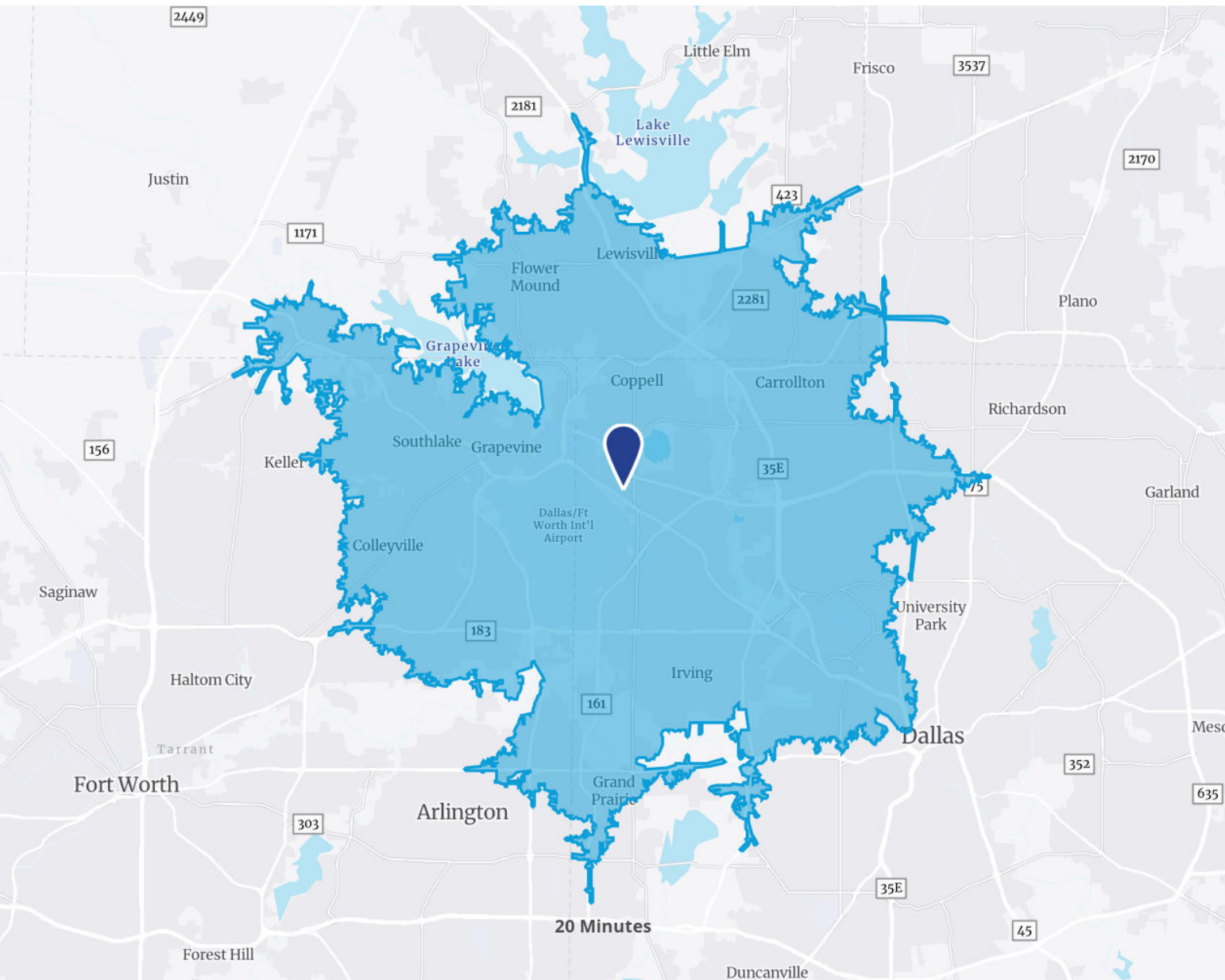


Tristar Neighbors



Strong Labor Pool

within a 20-min drive



1.23M

2022
Population



\$118,324

2022 Average
Household Income



143,534

Blue Collar
Population



Contact

Greg Cannon
Executive Vice President
+1 214 991 1945
greg.cannon@colliers.com

Colliers
1717 McKinney Avenue, Suite 900
Dallas, TX 75202
colliers.com

Joint Venture of
Hopewell
DEVELOPMENT



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC