

## 429,027 SF - DELIVERY Q1 2023

Four Building Industrial Park Royal 114 | Irving, TX









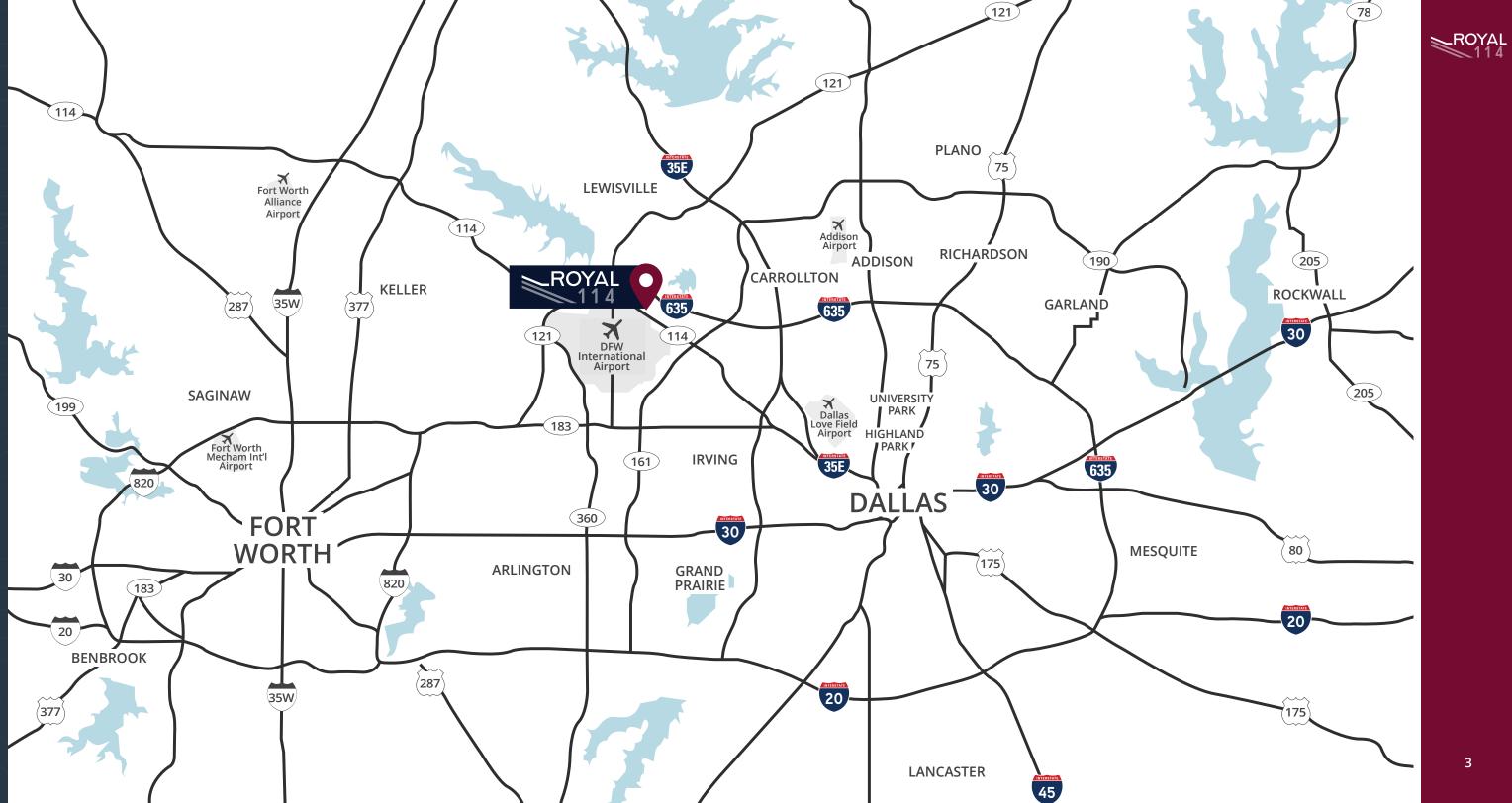
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**Royal 114** is a brand new Class A industrial park being developed by Archway Properties in partnership with Nuveen Real Estate. The project is located in the City of Irving, in the heart of the Dallas-Fort Worth Metroplex, and immediately adjacent to DFW International Airport. It features four (4) buildings totaling approximately 429,027 square feet, extensive frontage along State Highway 114 and West Royal Lane, and has excellent access to State Highway 114, State Highway 121, and Interstate 635. The project will begin construction in the summer of 2022 with delivery expected in Q1 of 2023.





#### BUILDING 1 - 4651 W JOHN CARPENTER FWY

Available SF:	17,160 - 155,050 SF
Office SF:	2,494 & 4,088 SF
Clear Height:	28'
Dock Doors:	56
Ramps:	2 - 12' x 14'
Grade Level:	None
Car Parking Spaces:	231
Building Depth:	165'
Truck Court:	120'
Column Spacing:	52' x 50' Typical
Staging Bay:	60'

## BUILDING 3 - 4536 W ROYAL LN

Available SF:	40,560 - 152,120 SF
Office SF:	3,625 SF
Clear Height:	32'
Dock Doors:	33
Ramps:	1 - 12' x 14'
Grade Level:	2 - 12' x 14'
Car Parking Spaces:	164
Building Depth:	260'
Truck Court:	200' Shared
Column Spacing:	52' x 50' Typical
Staging Bay:	60'

## BUILDING 2 - 4600 W ROYAL LN Available SF: 75,596 SF Office SF: 3,223 SF

Clear Height:	32'
Dock Doors:	22
Ramps:	1 - 12' x 14'
Grade Level:	1 - 12' x 14'
Car Parking Spaces:	76
Building Depth:	210'
Truck Court:	200' Shared
Column Spacing:	52' x 50' Typical
Staging Bay:	60'

### BUILDING 4 - 4528 W ROYAL LN

Available SF:	46,261 SF
Office SF:	2,700 SF
Clear Height:	28'
Dock Doors:	11
Ramps:	1 - 12' x 14'
Grade Level:	None
Car Parking Spaces:	51
Building Depth:	220'
Truck Court:	185' (Includes 21 Trailer Parks)
Column Spacing:	52' x 53'4" Typical
Staging Bay:	60'











Ease of access and proximity to major highways, airports, and abundant area amenities make Royal 114 an ideal Industrial campus.

## Within a 5 minute drive:



🚫 50+ Restaurants 🛛 🗐 32 Hotels

💶 3 Fitness Centers 🔛 7+ Coffee Shops

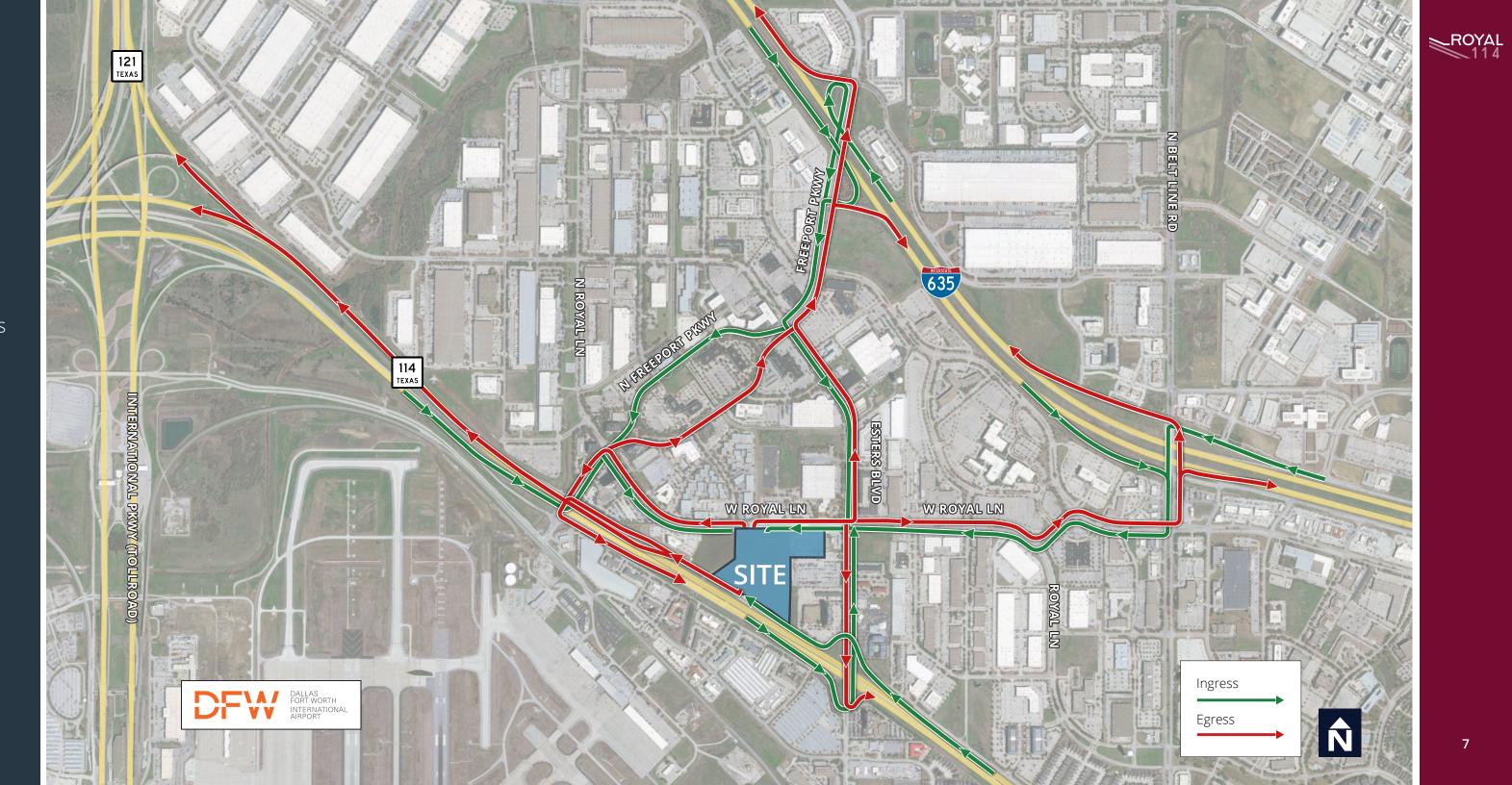
2 MINUTES to DFW Airport

# **18 MINUTES**

to Love Field

20 MINUTES to Downtown Dallas

**25 MINUTES** to Downtown Fort Worth



## FOR LEASING INFORMATION:

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