



Developed by:



Owned by:

nuveen
REAL ESTATE

Leased by:

BRETT OWENS
214.207.8584
brett.owens@transwestern.com

CLAYTON JOHNSON
469.834.9060
clayton.johnson@transwestern.com





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.



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:	None
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:

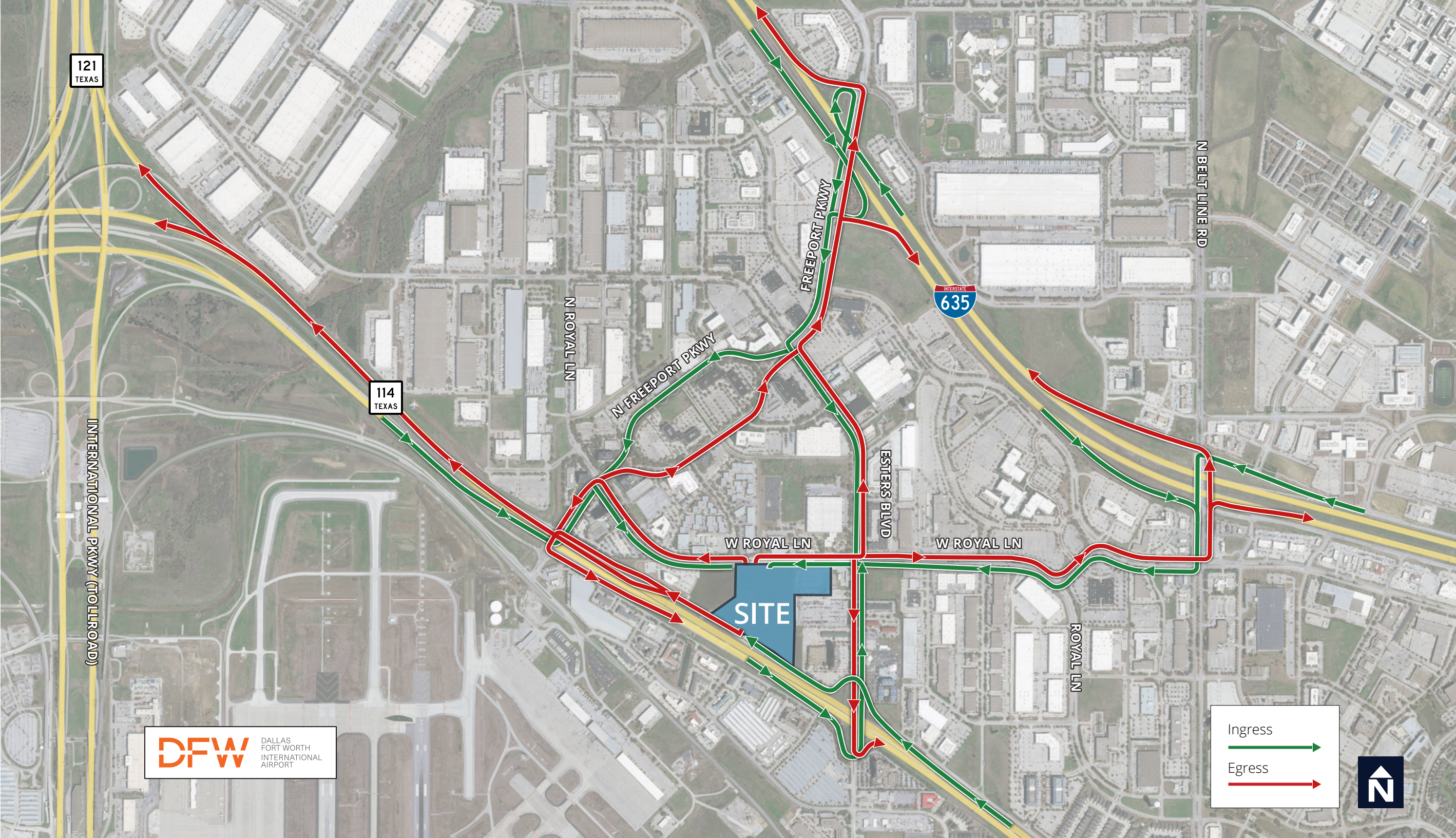
-  **50+** Restaurants
-  **32** Hotels
-  **3** Fitness Centers
-  **7+** Coffee Shops

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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