



7810 & 7815 Jetstar Drive, Irving, TX 75063

Available Q2 2024

## For Lease or Sale

**Bldg 1** 69,160 SF | **Bldg 2** 52,000 - 104,520 SF



Joint Venture of  
**Hopewell**<sup>®</sup>  
DEVELOPMENT



# Property Overview

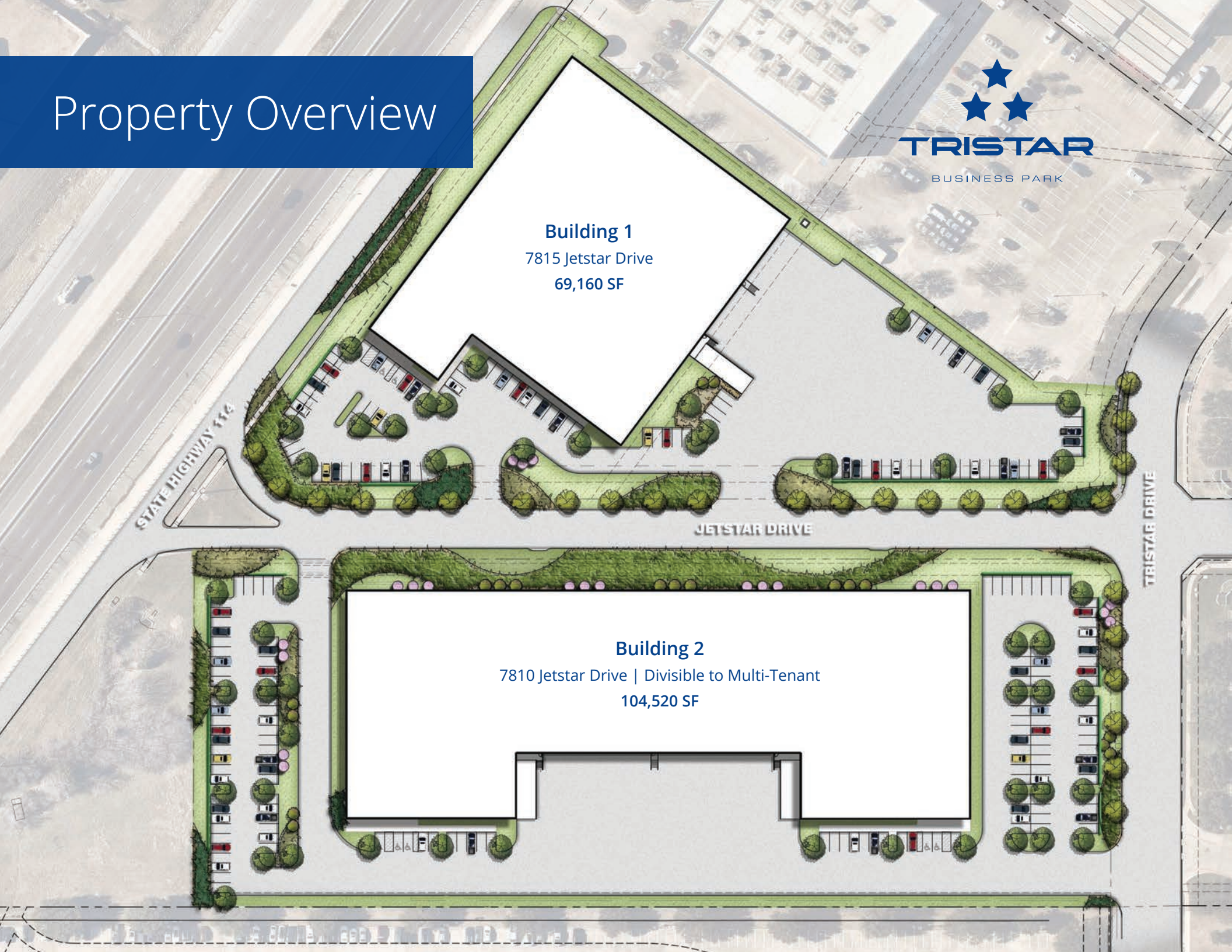


## Building 1

7815 Jetstar Drive  
69,160 SF

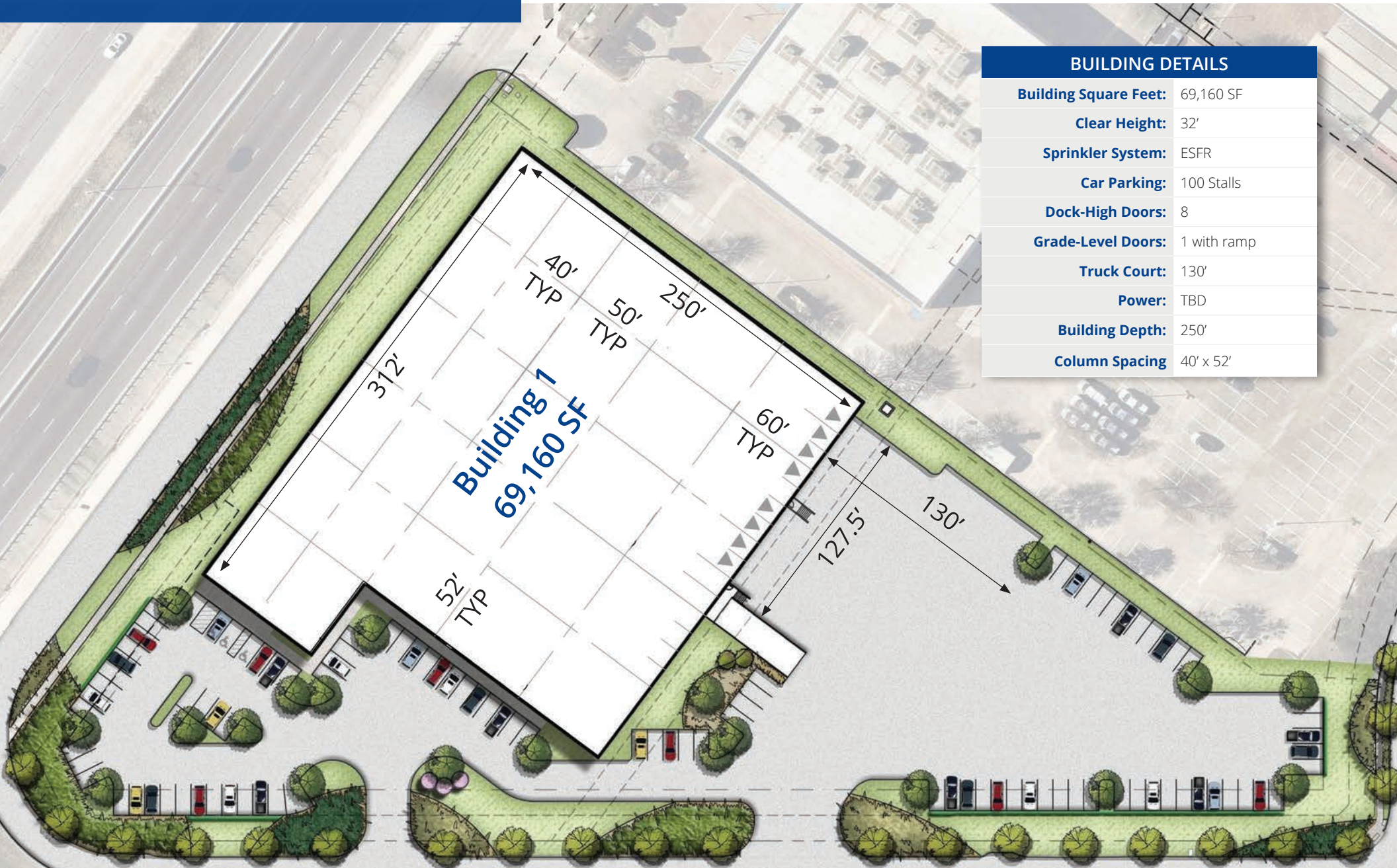
## Building 2

7810 Jetstar Drive | Divisible to Multi-Tenant  
104,520 SF



# Property Details

**Building 1**  
7815 Jetstar Drive



## BUILDING DETAILS

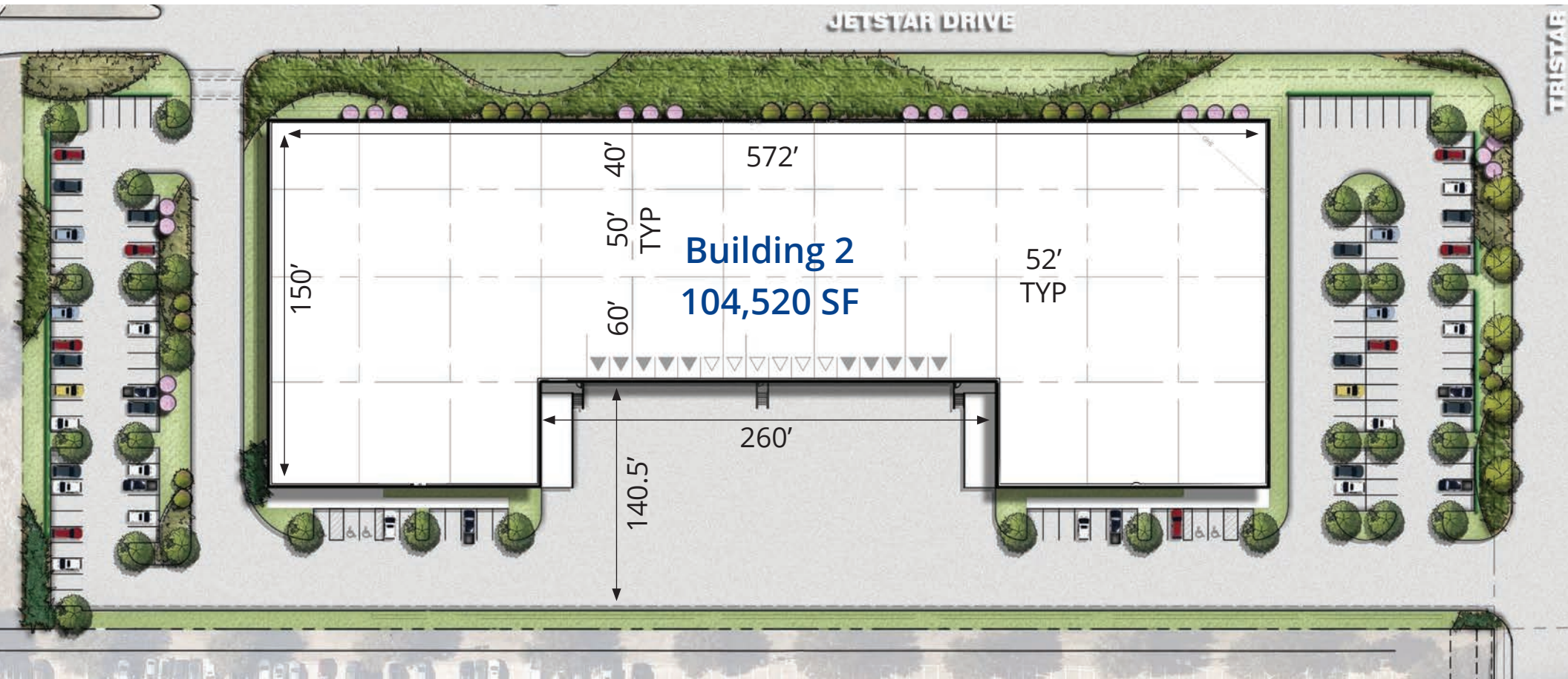
<b>Building Square Feet:</b>	69,160 SF
<b>Clear Height:</b>	32'
<b>Sprinkler System:</b>	ESFR
<b>Car Parking:</b>	100 Stalls
<b>Dock-High Doors:</b>	8
<b>Grade-Level Doors:</b>	1 with ramp
<b>Truck Court:</b>	130'
<b>Power:</b>	TBD
<b>Building Depth:</b>	250'
<b>Column Spacing</b>	40' x 52'

JETSTAR DRIVE

# Property Details

## Building 2

7810 Jetstar Drive | Divisible to Multi-Tenant



BUILDING DETAILS					
<b>Building Square Feet:</b>	52K - 104,520 SF	<b>Dock-High Doors:</b>	10	<b>Power:</b>	TBD
<b>Clear Height:</b>	32'	<b>Grade-Level Doors:</b>	2 with ramps	<b>Building Depth:</b>	150'
<b>Sprinkler System:</b>	ESFR	<b>Truck Court</b>	140.5'	<b>Column Spacing</b>	52' x 50'
<b>Car Parking:</b>	140 Stalls	<b>Demising Options:</b>	Demising - Duplex		

# Ingress/Egress

DFW Airport  
**3 Mins Drive**

Dallas CBD  
**20 Mins Drive**

Love Field Airport  
**18 Mins Drive**

Fort Worth CBD  
**30 Mins Drive**

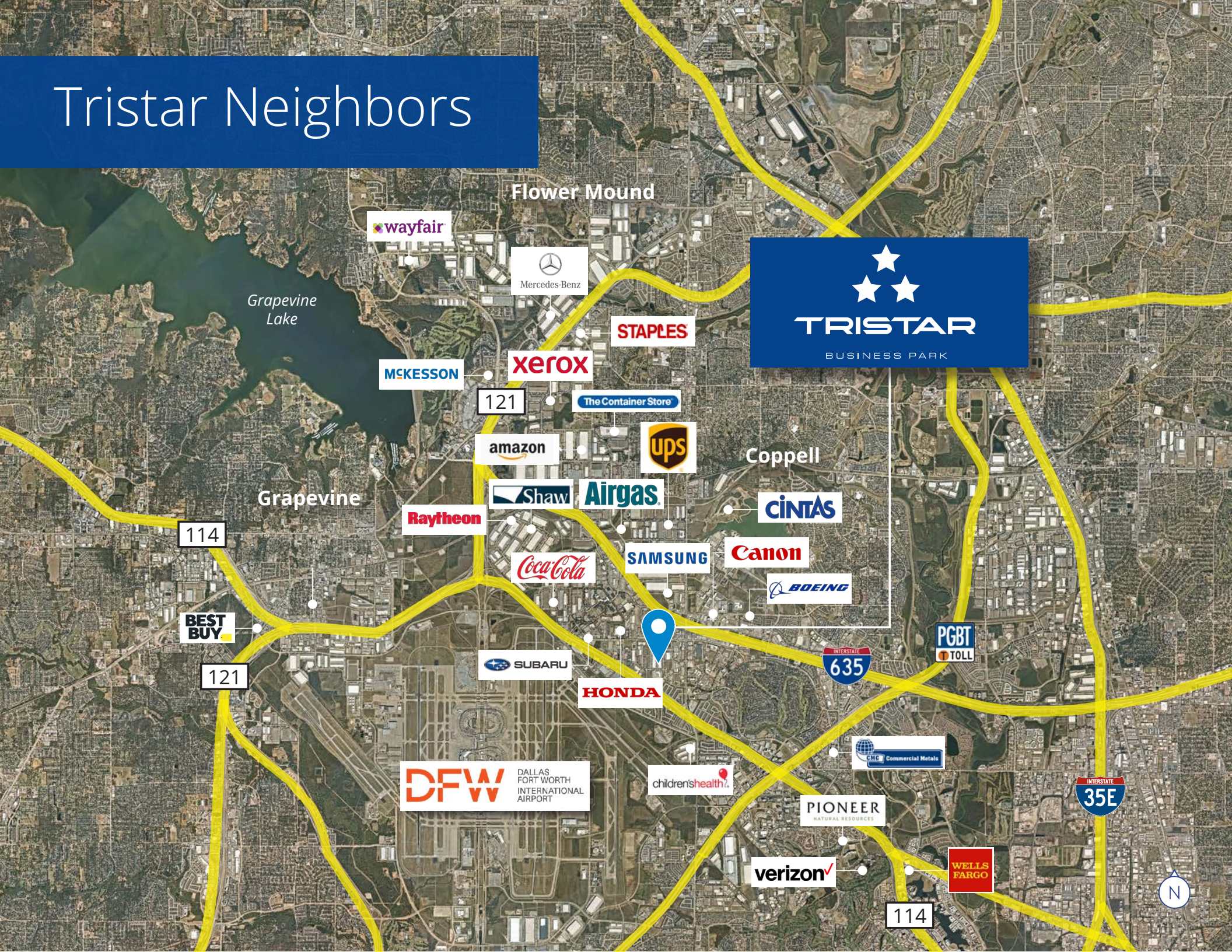


## DFW Int'l Airport

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



# Tristar Neighbors



Flower Mound

Grapevine Lake

Grapevine

Coppel

**DFW** DALLAS FORT WORTH INTERNATIONAL AIRPORT

wayfair

Mercedes-Benz

STAPLES

McKESSON

XEROX

The Container Store

121

amazon

ups

Shaw

Airgas

CINTAS

Raytheon

SAMSUNG

Canon

Coca-Cola

BOEING

114

BEST BUY

121

SUBARU

HONDA

INTERSTATE 635

PG&T TOLL

CMC Commercial Metals

children'shealth

PIONEER NATURAL RESOURCES

verizon

WELLS FARGO

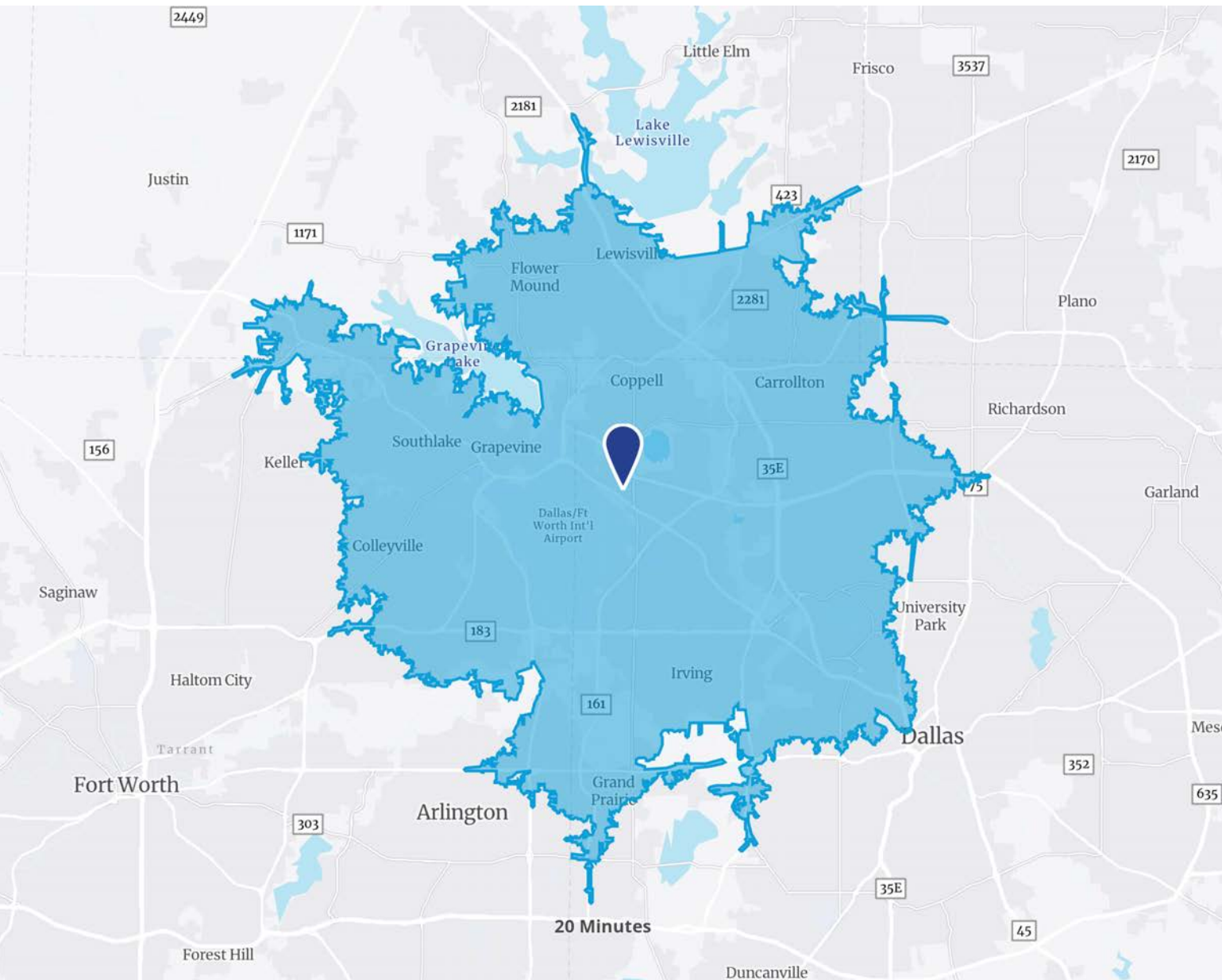
114

INTERSTATE 35E



# 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

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