



CORE5 AT PERIMETER PARK

12790-12791 International Parkway
Dallas, Texas



LEASING AGENT

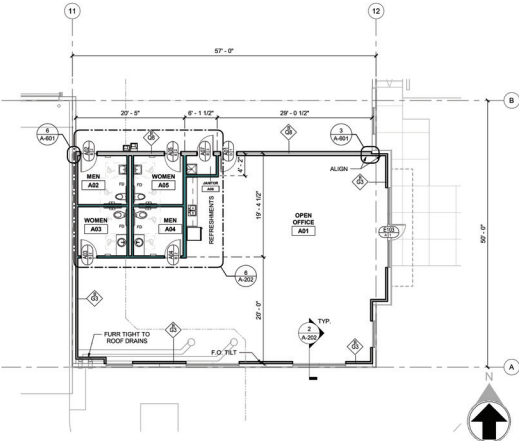
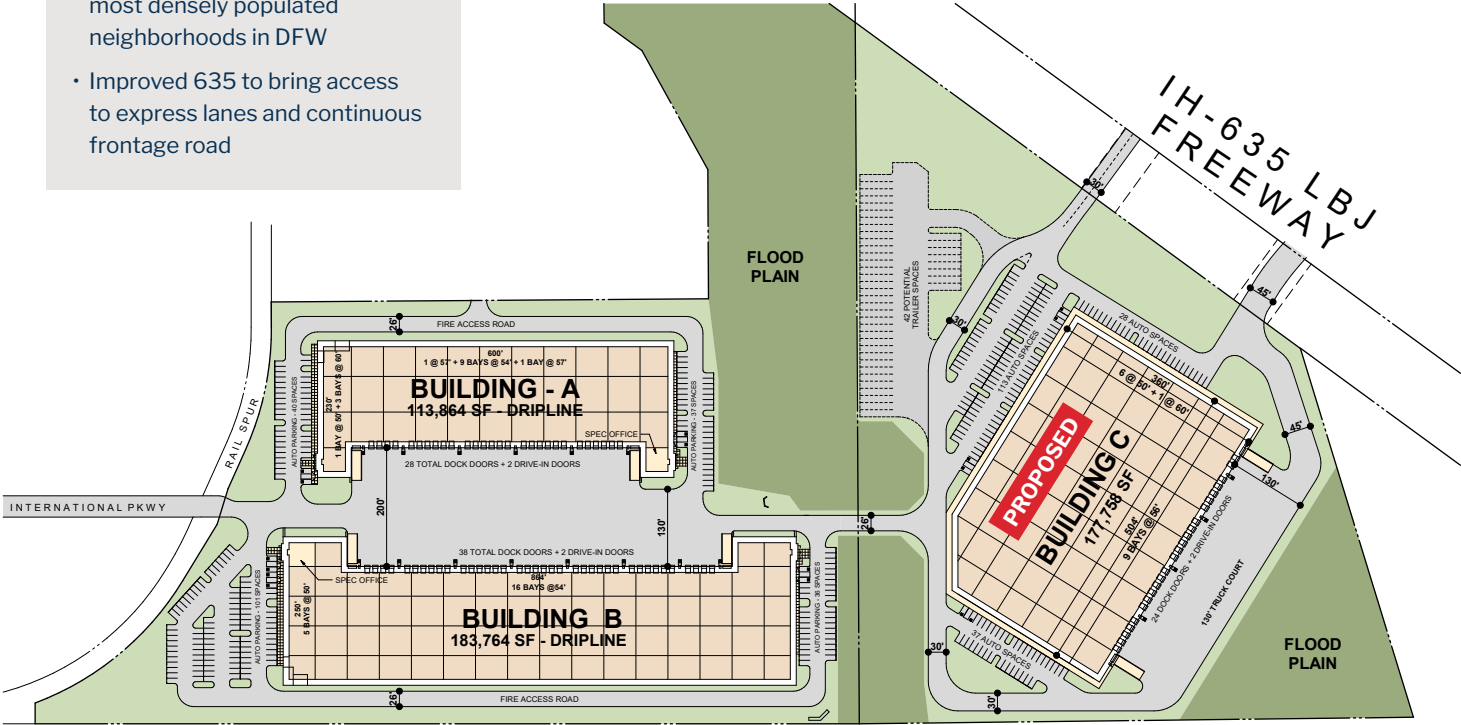


DEVELOPER

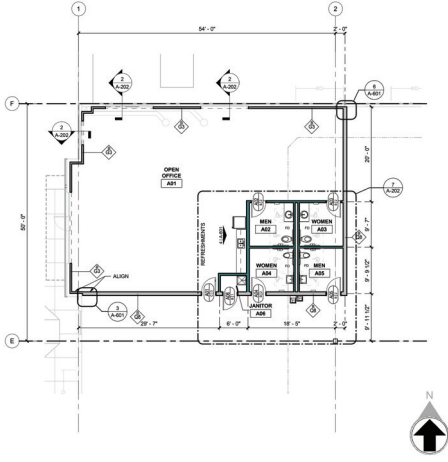
CORE5 AT PERIMETER PARK

PROPERTY HIGHLIGHTS

- Quick access to Interstate 635, 30 and 75
- Nearby abundant labor pool
- Adjacent to several of the most densely populated neighborhoods in DFW
- Improved 635 to bring access to express lanes and continuous frontage road



BUILDING A - SPEC OFFICE
2,268 SF



BUILDING B - SPEC OFFICE
2,245 SF

BUILDING A

AVAILABLE Q4 2023

12790 International Parkway
Dallas, TX

BUILDING B

AVAILABLE Q4 2023

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Square Footage	113,864 SF	183,764 SF
Speculative Office	2,268 SF	2,245 SF
Site Area	6.225 acres	10.675 acres
Configuration	Front load	Front load
Column Spacing	60'x 54'	50'x54'
Slab Thickness	7"	7"
Clear Height	32'	32'
Dock High Doors	28 – 9' x 10' dock high doors	38 – 9' x 10' dock high doors
Drive-In Doors	2 – 14' x 16' drive in doors	2 – 14' x 16' drive in doors
Truck Court Depth	200' shared truck apron	200' shared truck apron
Auto Parking	77 auto spaces	145 auto spaces
Sprinkler System	ESFR sprinkler system	ESFR sprinkler system
Electrical	750 kVA transformer and switchgear providing up to 1200 amps 480V/3ph	750 kVA transformer and switchgear providing up to 1200 amps 480V/3ph



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