

## FOR LEASE

1401 VALLEY VIEW LANE, SUITE 130, IRVING, TX  
VALLEY VIEW BUSINESS CENTER, BUILDING IV



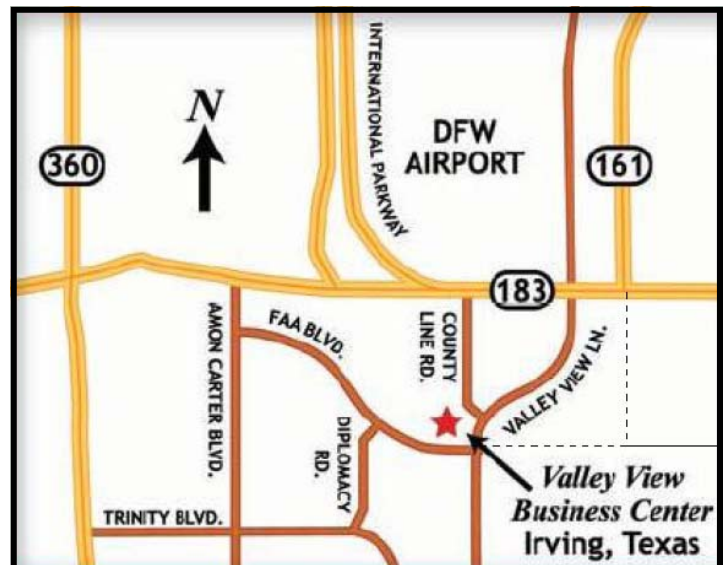
### Special points of interest:

- 87,360 SF
- Cross Dock Building
- City Tax Abatement
- 30' Clear Height
- Column Spacing 52' x 50' with 60' Staging Areas
- Up To 26 Dock High Truck Doors
- 148' Truck Courts
- Trailer Storage Possible
- Outside Storage Possible
- Triple Freeport Location
- Convenient Access To Hwy 183, Hwy 360, I-30 and Hwy 161
- Conveniently Located Minutes From DFW Airport

### For more information contact:

- Dan Lawson  
214.365.9309

[dlawson@proterraproperties.com](mailto:dlawson@proterraproperties.com)



Website:  
[www.proterraproperties.com](http://www.proterraproperties.com)

