**Dallas Fort Worth International Air CargoCentre™ III**
Dallas, Texas

# CASE STUDY

## OBJECTIVE

To develop an air cargo facility on a parcel of land that was constrained by FAA line of sight height restrictions, wetlands, and existing adjacent developments.

## STRATEGY

DFW Airport needed additional cargo warehouse space to accommodate new and existing cargo airlines. Working with the FAA, TCC designed DFW Airport's first cargo facility capable of accommodating Class VI (Airbus 380) air cargo aircraft. The cargo facility design maximized clear heights and clear spans within a building envelope that did not restrict visual observation of adjacent runways and taxi ways. In order to accommodate an existing wetland and utilize the land area to its highest and best use, TCC worked with DFW, the FAA, and the Army Corps of Engineers to realign a creek and mitigate the impact of the proposed development on the environment

## VALUE CREATION

Trammell Crow Company developed a third phase to this Master Planned Development. The finished product was a state of the art cargo facility offering 125,000 sf of office and warehouse space with three aircraft apron positions (210,000 sf) offering in ramp hydrant fueling for both Class V and Class VI air cargo aircraft. The cargo facility was a perfect fit for Cathay Pacific Cargo and Aeroground's new operations at DFW. The cargo facility also provided necessary space for expansion of operations of China Airlines Cargo and Integrated Airline Services.

### Quick Facts

Completion: September 2005

Services
- Airport Master Planning
- Development Management
- Project Management
- Property Management
- Project Leasing

Scope
- 125,000 sf Building
- 210,000 sf Apron
- 30' Clear Height
- 125' Clear Span
- 130' Truck Court

Geography
- Dallas Fort Worth International Airport, Texas