Dallas Fort Worth Belly Cargo & Air Freight Center
Dallas, Texas

Quick Facts

Completion: 1989

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

Scope
- 80,000 sf Building

Geography
- Dallas Fort Worth International Airport, Texas

CASE STUDY

OBJECTIVE

Dallas / Fort Worth International Airport were experiencing strong growth in its belly freight and was at maximum capacity with respect to existing warehouse facilities. The passenger airlines required warehouse space for their cargo operations in close proximity to the airfield but did not desire to have facilities that offered direct access to the airfield operations area. In addition, DFW Airport's growing freight forwarding community required warehouse space with efficient access to the air cargo airlines providing the necessary airlift but also did not desire to have a facility that offered direct access to the airfield operations area. Existing facilities at DFW Airport did not offer the design, location, or capacity to serve the real estate needs of this growing customer base.

STRATEGY

Trammell Crow Company identified a site in immediate proximity to an airfield access gate and entered into a long term ground lease with DFW Airport to develop two highly efficient high through put air cargo distribution facilities. The site provided timely access to the airfield and a perimeter tug road that provided access to the central passenger terminal area and the air cargo warehouses and aircraft apron areas. The state of the art design offered:

- Two story office entrance features at the end of each building and single story office within the center of the building;
- Interior clear spans within the warehouse;
- Fully functional cross dock warehouse;
- Maximum overhead door ratio at each dock façade;
- Generous concrete truck courts; and
- High auto parking ratios segregated from the truck parking.

VALUE CREATION

The final result was a highly efficient air cargo and air freight facility to service the real estate needs of Dallas Fort Worth Airport's passenger airlines and air freight forwarders. The development provided the requisite air field accessibility without the unnecessary cost associated with direct airfield access. The projects efficient design ensured maximum operational efficiencies for the Customers thereby minimizing operational overhead and costs.