Dallas Fort Worth International Trade Center I
Dallas, Texas

CASE STUDY

OBJECTIVE

To design a state-of-the-art speculative facility that would accommodate the most flexible lease plan in the market. The project must have the following features: Cross-dock distribution facility, 34' clear height, trailer staging area, multiple office centers, above standard parking. The project would have the following amenities: Foreign trade zone, triple freeport inventory tax, to offer the lowest possible occupancy cost in the market, access to major interstate and state highways.

STRATEGY

To negotiate a long term ground lease with Dallas / Fort Worth Airport of the site that would accommodate all of the design features and project amenities required for a successful project and obtain a capital partner to provide the required equity for the development. Trammell Crow Company teamed with the very best design consultants for this project to keep the project costs within budget.

VALUE CREATION

Trammell Crow Company identified a 35 acre site located in International Commerce Park. This site is located in a Foreign Trade Zone, has Triple Freeport, and has quick access to I-635 and Highway 114 via Royal Lane. Trammell Crow Company presented this development opportunity to Kennedy Associates. Kennedy had an investment client, Dallas Police and Fire, that agreed to invest the equity for the development given the superior features and amenities for the project.

Quick Facts

Client since: December 2004

Services
- Airport Development
- Airport Master Planning
- Project Management

Scope
- 630,800 sf Building
- 34' Clear Height
- 60' Staging Bay
- 150' Truck Court

Geography
- Dallas Fort Worth International Airport, Texas