North Foreign Trade Zone
Dallas, Texas

DFW

Quick Facts

Completion: 2002

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

Scope
- 225,000 sf Building

Geography
- Dallas Texas

CASE STUDY

OBJECTIVE

To develop the first industrial speculative building in eight years of Trammell Crow Company in North Texas. The building must be designed for multi-tenant uses as well accommodate large size tenants. The building must have a significant competitive advantage in the industrial market.

STRATEGY

To identify the sub-market in North Texas that would give Trammell Crow Company the best competitive advantage in the industrial market.

DFW fit the criteria perfectly:

1. High Barriers to Entry;
2. No Real Property Taxes;
3. Foreign Trade Zone;
4. Lower Operating Expenses;
5. East Ingress/Egress to SH 114 and I-635.

VALUE CREATION

Trammell Crow Company successfully leased the 225,000 sf property to North American Van Lines, Toro, Seltec and World Trade Cargo. All tenants have either renewed or expanded.

THE CLIENT

"TCC designed a successful project, performed above and beyond the call of duty to successfully lease this project."

John Thomas
Crow Holdings Industrial Trust