

# PINNACLE 30

4331 COMMUNICATIONS DRIVE  
DALLAS, TX 75211



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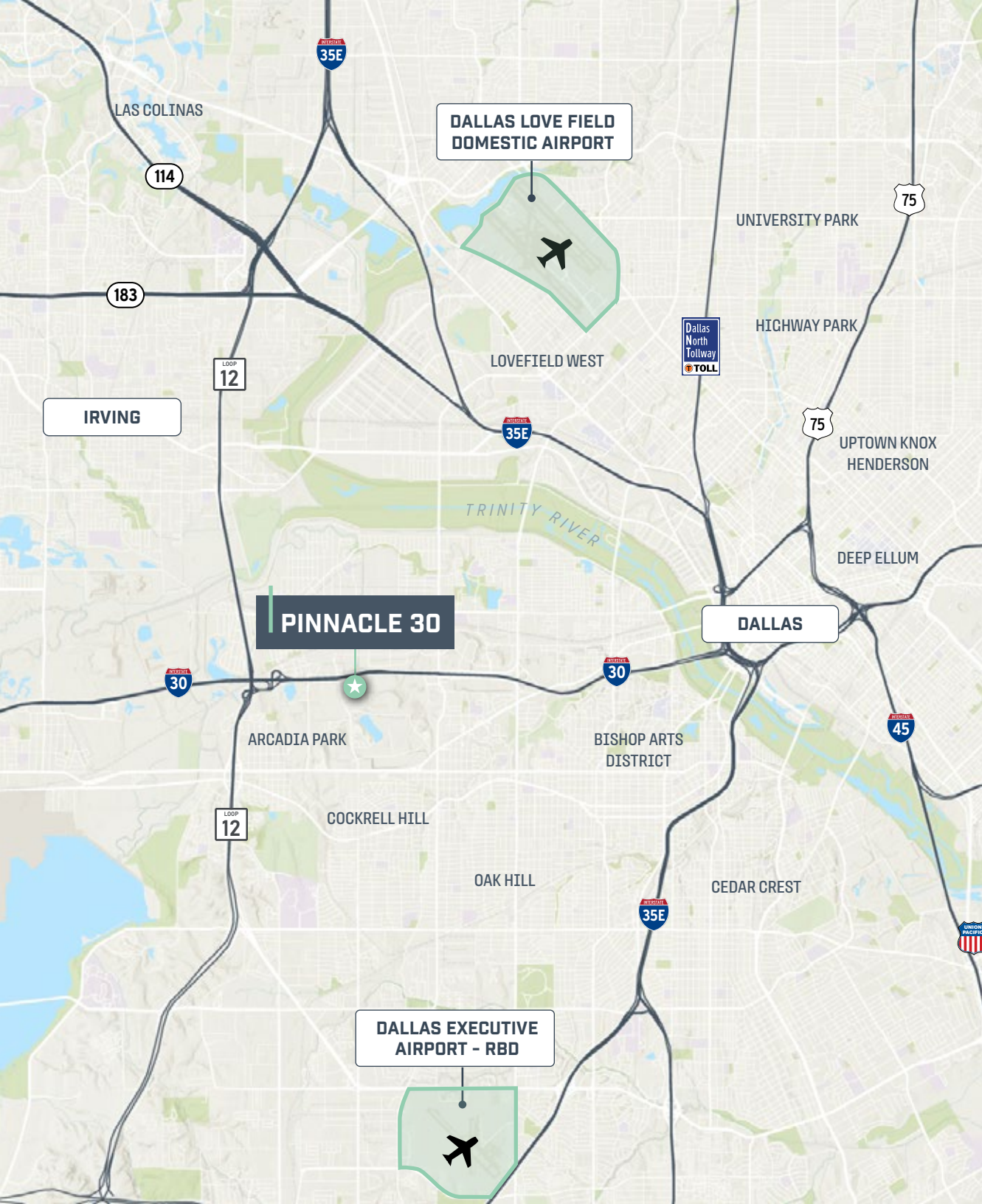


# PINNACLE 30

Freeway visibility and tons of reputable amenities make Pinnacle 30 a premier industrial development consisting of two state-of-the-art buildings, offering up to 262,100 square feet of combined space. Strategically situated in the heart of west Dallas' thriving industrial corridor, Pinnacle 30 provides immediate access to Interstate 30 and is just minutes from downtown Dallas.

This prime location makes it an exceptional choice for logistics, distribution, and light manufacturing users. The site offers unparalleled regional connectivity, allowing businesses to efficiently reach key markets throughout North Texas and beyond.

















# PRIME I-30 LOCATION

Tenants will also benefit from the area's affordable cost of operations, abundant skilled labor pool, and proximity to major transportation hubs, including Dallas-Fort Worth International Airport and Union Pacific's intermodal facilities.

Whether your operations demand efficiency, scalability, or access to a robust workforce, Pinnacle 30 delivers a competitive edge in one of the most dynamic industrial markets in the country.

## DRIVE TIMES

 Direct Access & Frontage	 7.4 Miles
 5.7 Miles	 7.5 Miles
 9 Miles	 8.0 Miles
 6.2 Miles Downtown Dallas	 1.6 Miles
 11 Miles Dallas Love Field	 7.6 Miles
 15.9 Miles DFW International	 12.7 Miles

# MASTER SITE PLAN



# BUILDING 1

BUILDING  
**262,100 SF**

BLDG DIMENSIONS  
**760' D X 260' W**

CLEAR HEIGHT  
**32' - 0"**

LOADING TYPE  
**?**

DRIVE-IN DOORS  
**2**

CAR PARKING  
**270**

LAND  
**12.08**

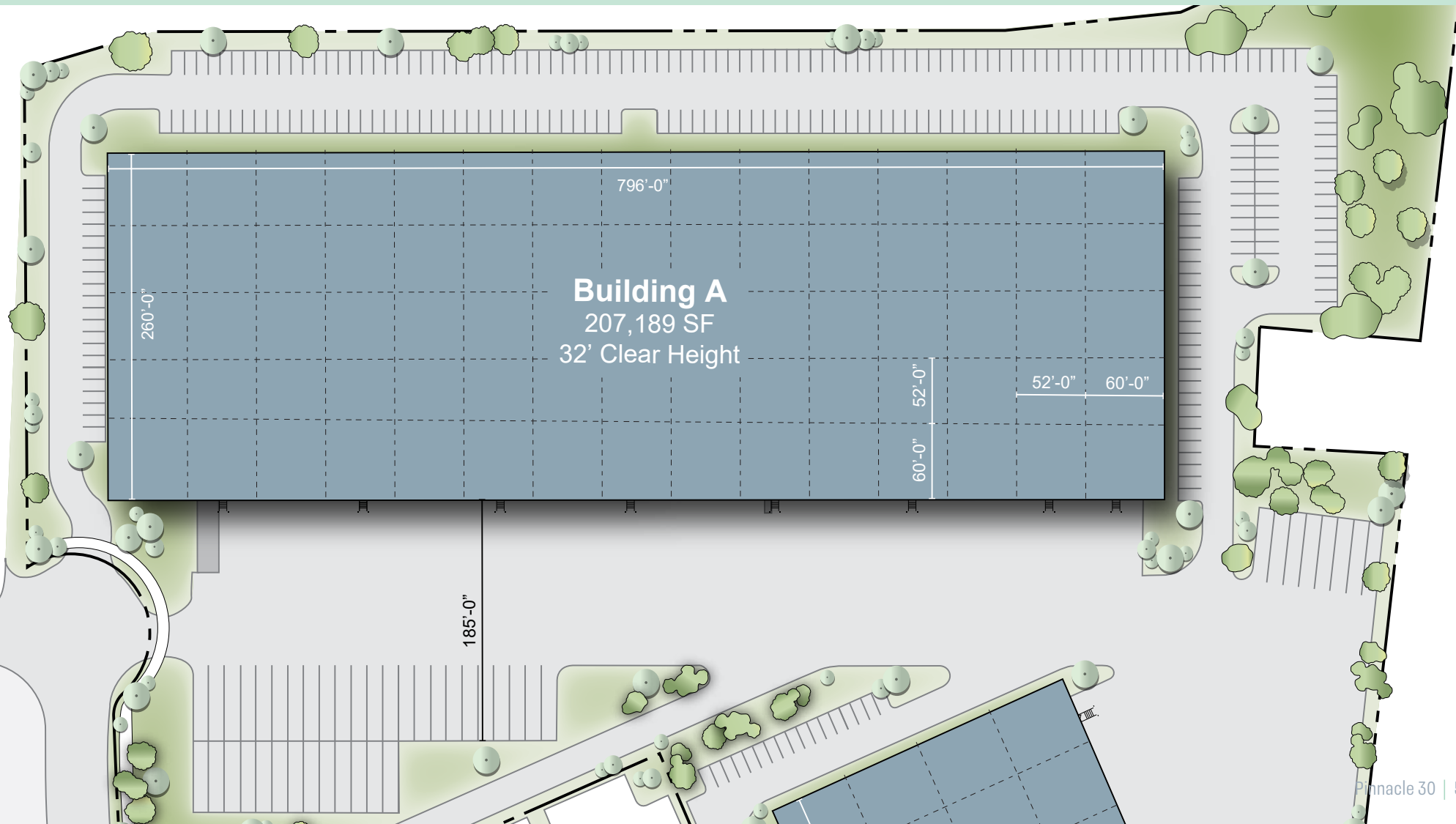
COLUMN SPACING  
**60' X 52'**

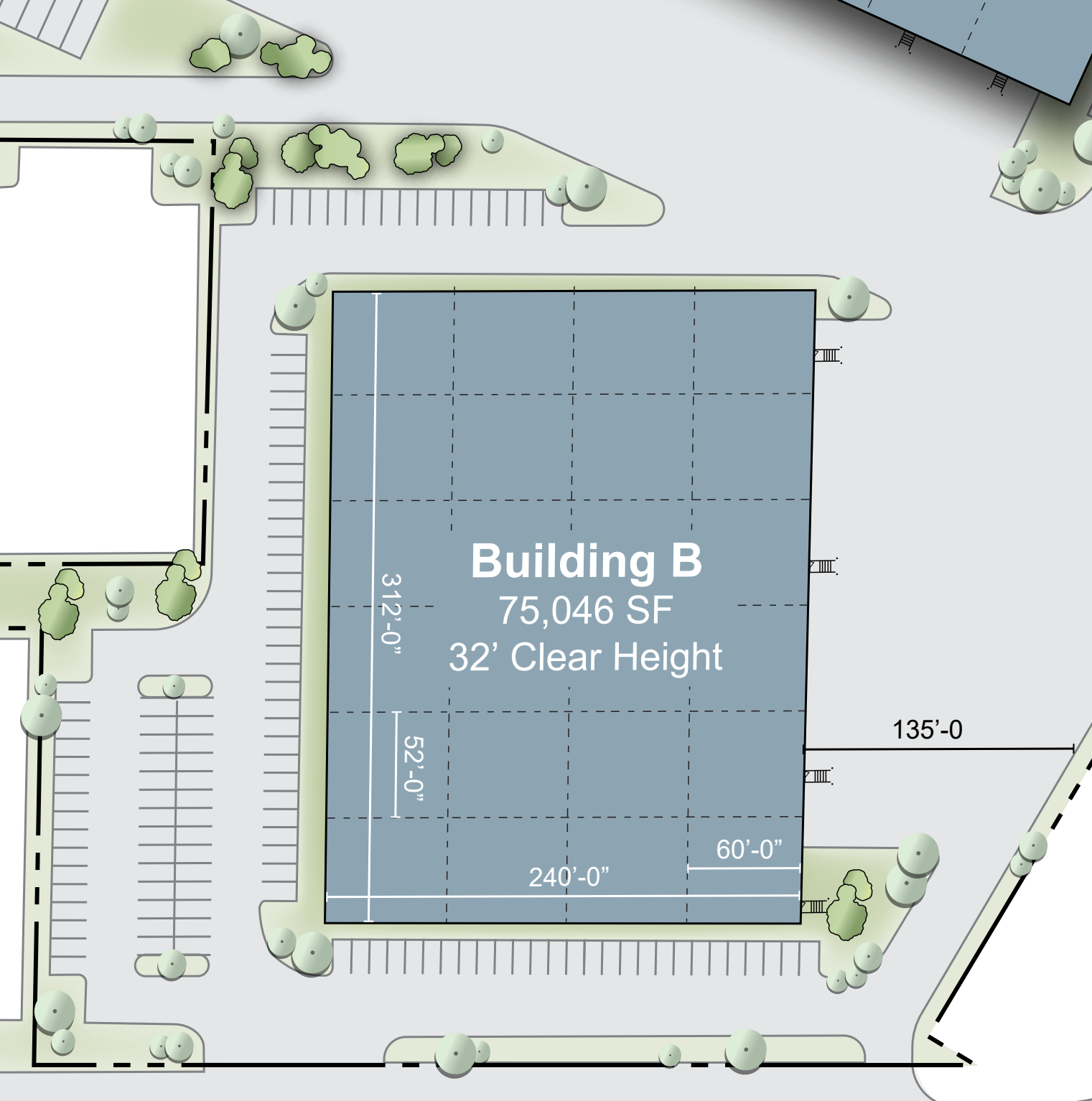
SPRINKLERS  
**YES**

DOCK DOORS  
**37**

TRUCK COURT DEPTH  
**?**

POWER  
**?**





ADLER DRIVE

# BUILDING 2

BUILDING  
70,794 SF

LAND  
5.36

BLDG DIMENSIONS  
240' D x 312' W

COLUMN SPACING  
60' X 52'

CLEAR HEIGHT  
32' - 0"

SPRINKLERS  
YES

LOADING TYPE  
?

DOCK DOORS  
10

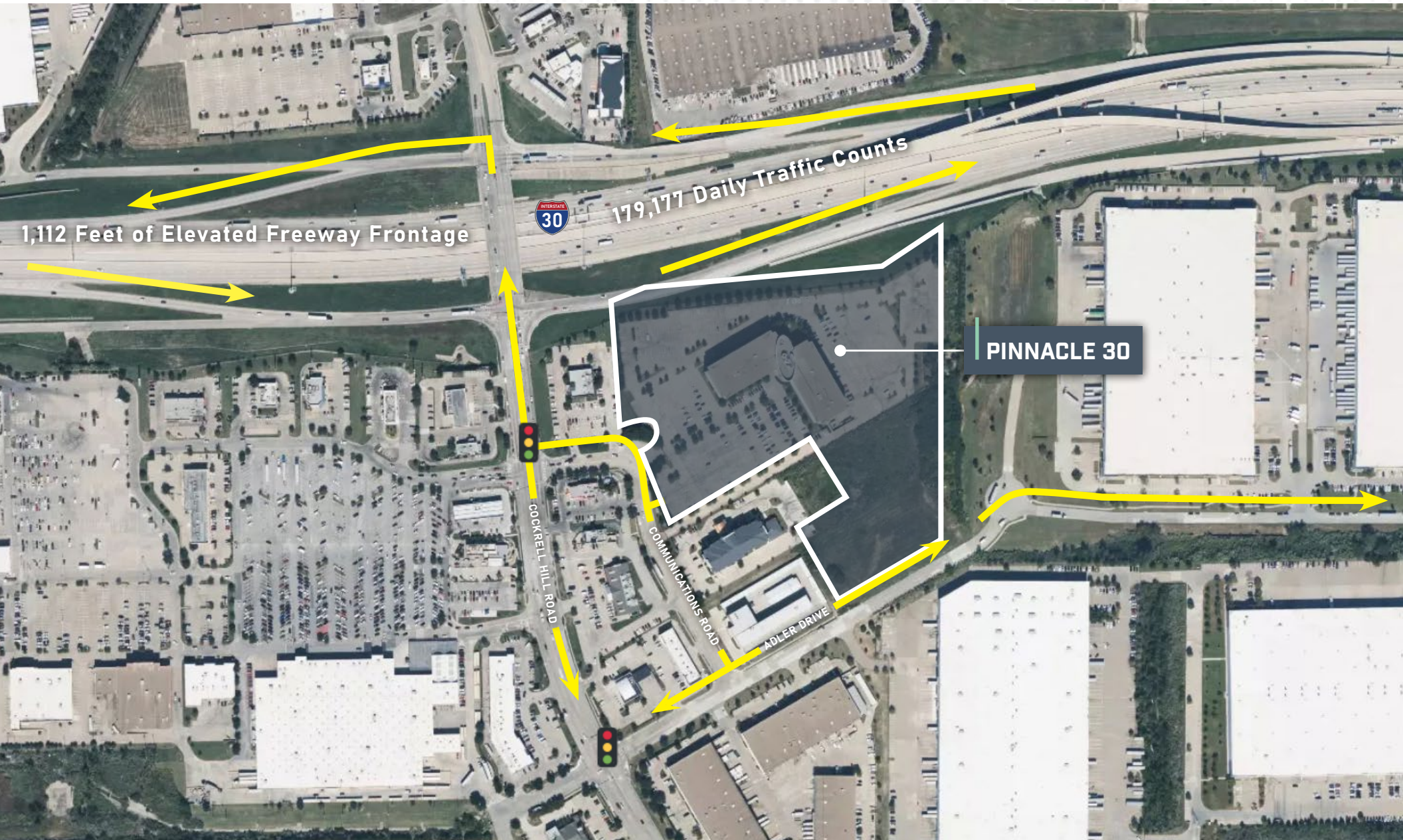
DRIVE-IN DOORS  
0

TRUCK COURT DEPTH  
?

CAR PARKING  
85

POWER  
?

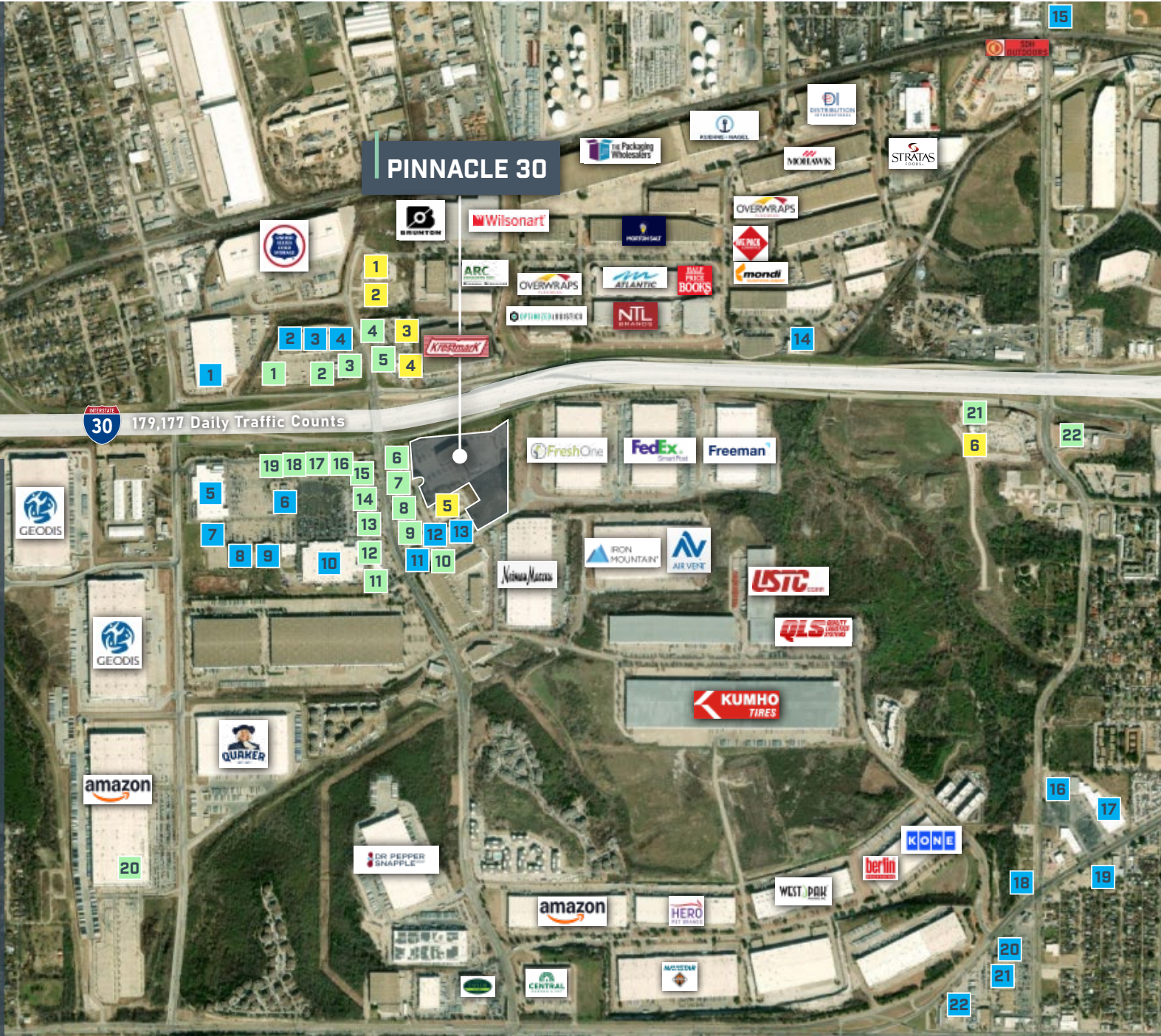
# INGRESS / EGRESS



# AMMENITIES

## HOTELS

- 1 FAIRFIELD INN SUITES
- 2 HILTON HOME2 SUITES
- 3 HAMPTON INN SUITES
- 4 COMFORT SUITES
- 5 HOLIDAY INN EXPRESS
- 6 RESIDENCE INN



179,177 Daily Traffic Counts

## DINING

## RETAIL

- |                    |                        |
|--------------------|------------------------|
| 1 OJOS LOCOS       | 1 UPS                  |
| 2 IHOP             | 2 CONN'S               |
| 3 POLLO CAMPERO    | 3 STAPLES              |
| 4 SONIC            | 4 MD KIDS PEDIATRICKS  |
| 5 TACO BELL        | 5 LOWES                |
| 6 CHILI'S          | 6 CLINICA MEDICA       |
| 7 WHATABURGER      | 7 DOLLAR TREE          |
| 8 BURGER KING      | 8 MICHAELS             |
| 9 GOLDEN CORRAL    | 9 ROSS                 |
| 10 DICKEY'S BBQ    | 10 WALMART             |
| 11 SUBWAY          | 11 WELLS FARGO         |
| 12 LITTLE CAESARS  | 12 AT&T                |
| 13 CHICK-FIL-A     | 13 EXTRA STORAGE       |
| 14 MURPHY'S USA    | 14 RUDOLPH FOODS       |
| 15 STARBUCKS       | 15 7-ELEVEN            |
| 16 MCDONALD'S      | 16 PRO QUICK LUBE      |
| 17 TACO CABANA     | 17 COLAW FITNESS       |
| 18 WENDY'S         | 18 CIRCLE K            |
| 19 PANDA EXPRESS   | 19 PEP BOYS TIRES SHOP |
| 20 FARMER'S FRIDGE | 20 VALERO GAS STATION  |
| 21 OLIVE GARDEN    | 21 LA MICHOCANA        |
| 22 QUIKTRIP        | 22 BARGAIN CITY        |

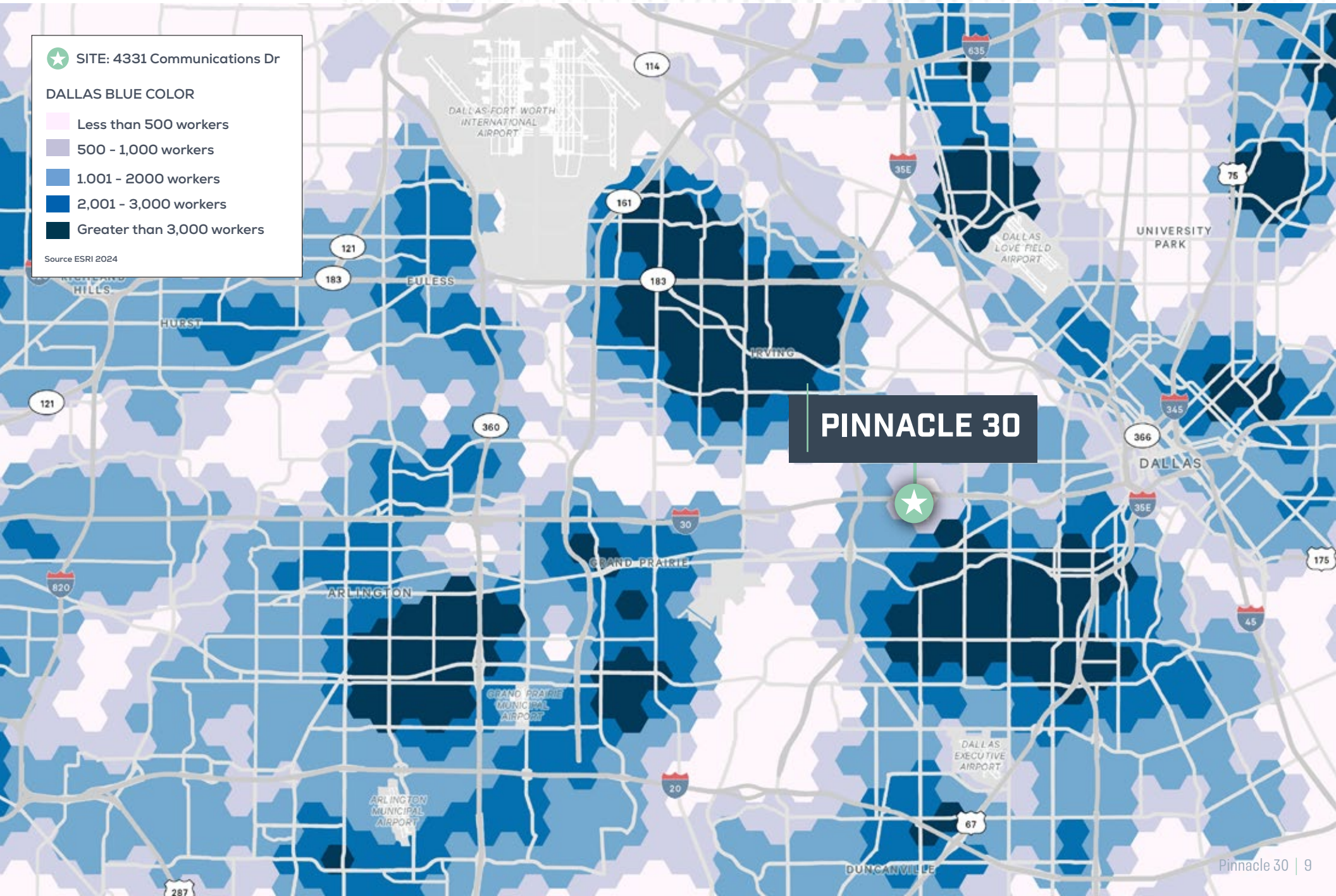
# LABOR MAP

★ SITE: 4331 Communications Dr

DALLAS BLUE COLOR

- Less than 500 workers
- 500 - 1,000 workers
- 1,001 - 2,000 workers
- 2,001 - 3,000 workers
- Greater than 3,000 workers

Source ESRI 2024



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