

# PINNACLE 30

4331 COMMUNICATIONS DRIVE  
DALLAS, TX 75211



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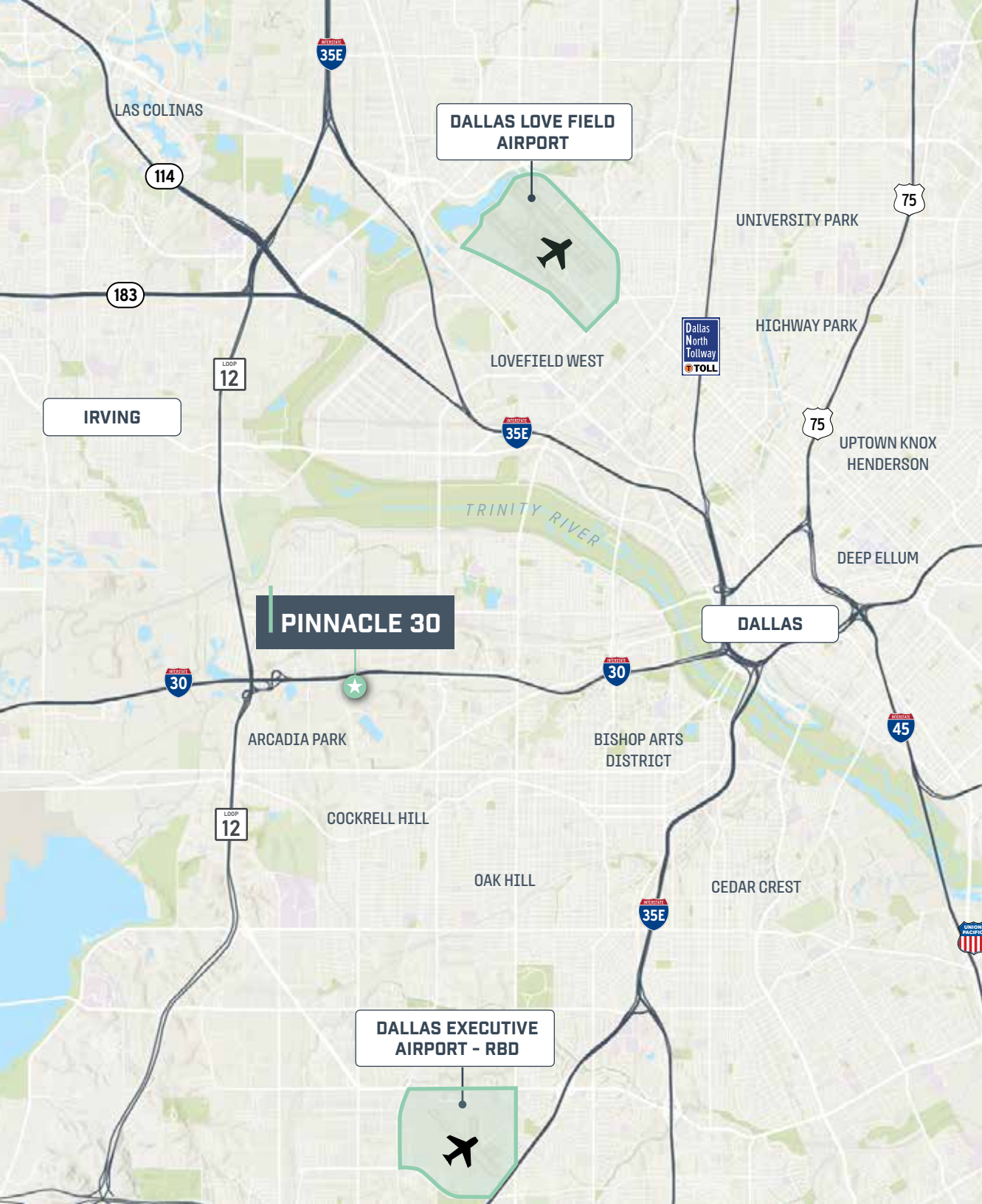


# PINNACLE 30

Pinnacle 30 is a prime infill opportunity just minutes west of Downtown Dallas, Texas. The building fronts Interstate 30 and is centrally located within a 29.4 million square foot institutional-grade industrial hub that has maintained sub-5% vacancy for decades.

Tenants benefit from walkable access to a strong mix of nearby amenities, including restaurants, hotels, retail, and services. Designed for flexibility, the building can accommodate users ranging from 40,000 to 282,200 square feet.





# PRIME I-30 LOCATION

Tenants will benefit from the area's affordable cost of operations, abundant skilled labor pool, proximity to major transportation hubs, including Dallas-Fort Worth International Airport, Dallas Love Field, Union Pacific's intermodal facilities, and a location just minutes away from Downtown Dallas.

Whether your operations demand visibility, 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	6 Miles Downtown Dallas
1 Mile	11 Miles Dallas Love Field
5 Miles	15 Miles DFW International
7 Miles	12 Miles
9 Miles	7 Miles
7 Miles	8 Miles

# MASTER SITE PLAN



# BUILDING A

BUILDING  
**207,189 SF**

BUILDING DEPTH  
**260'**

CLEAR HEIGHT  
**32' - 0"**

DRIVE-IN DOORS  
**2**

CAR PARKING  
**270**

TRAILER PARKING  
**36**

DIVISIBLE TO  
**50,000 SF**

COLUMN SPACING  
**52' X 52'**

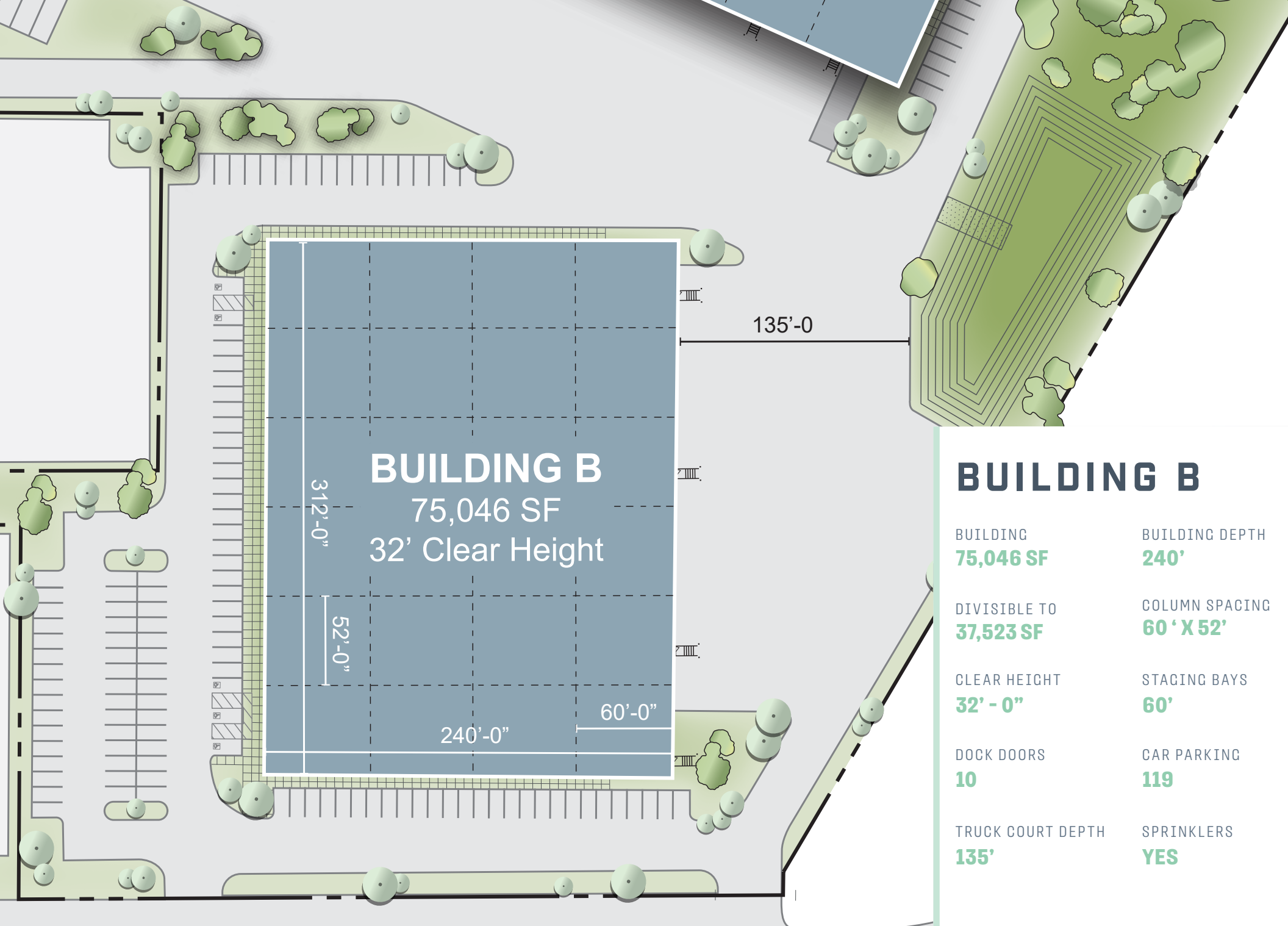
STAGING BAYS  
**60'**

DOCK DOORS  
**42**

TRUCK COURT DEPTH  
**185'**

SPRINKLERS  
**YES**





**BUILDING B**  
 75,046 SF  
 32' Clear Height

312'-0"

52'-0"

240'-0"

60'-0"

135'-0"

ADLER DRIVE

**BUILDING B**

BUILDING  
**75,046 SF**

BUILDING DEPTH  
**240'**

DIVISIBLE TO  
**37,523 SF**

COLUMN SPACING  
**60' X 52'**

CLEAR HEIGHT  
**32' - 0"**

STAGING BAYS  
**60'**

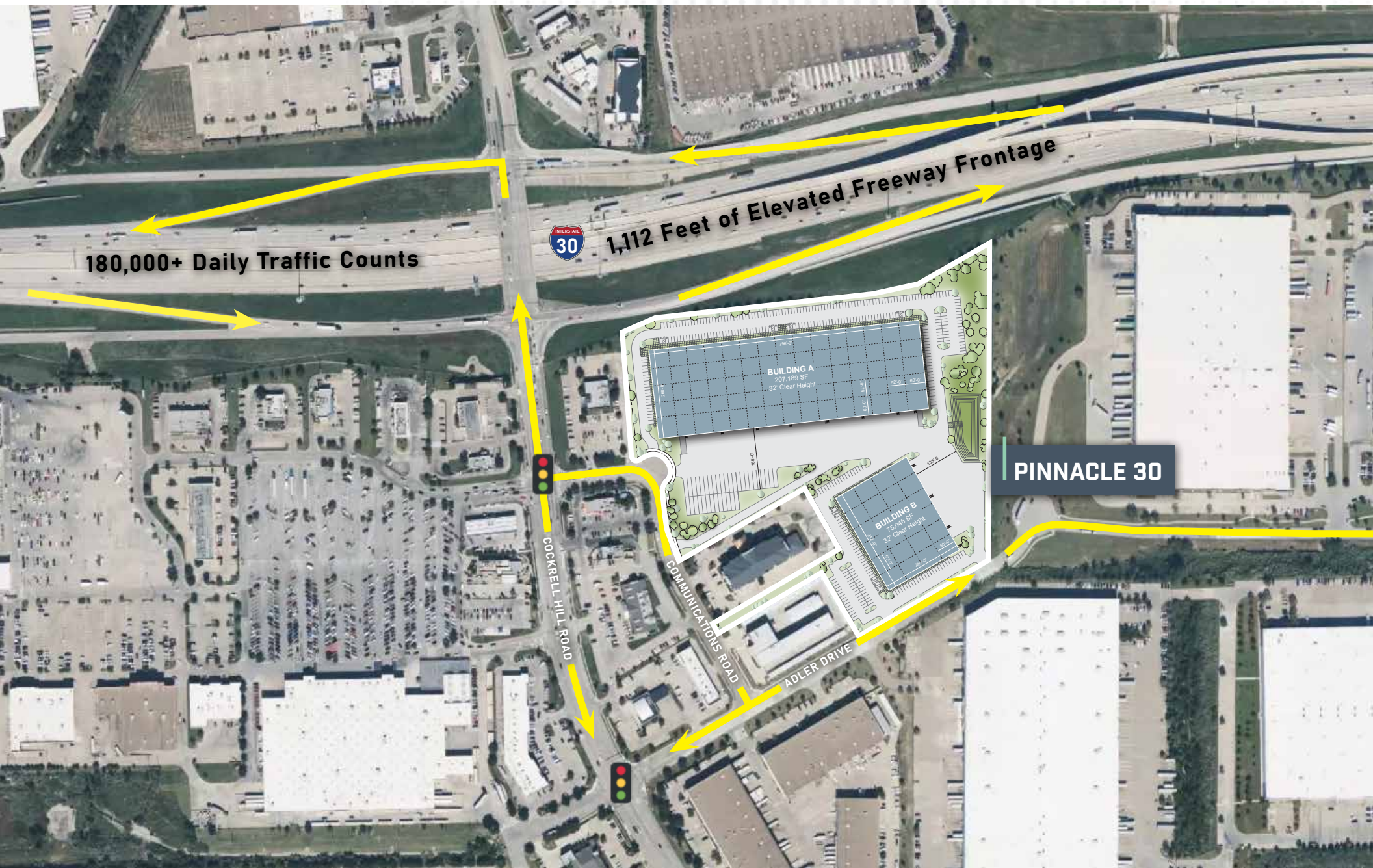
DOCK DOORS  
**10**

CAR PARKING  
**119**

TRUCK COURT DEPTH  
**135'**

SPRINKLERS  
**YES**

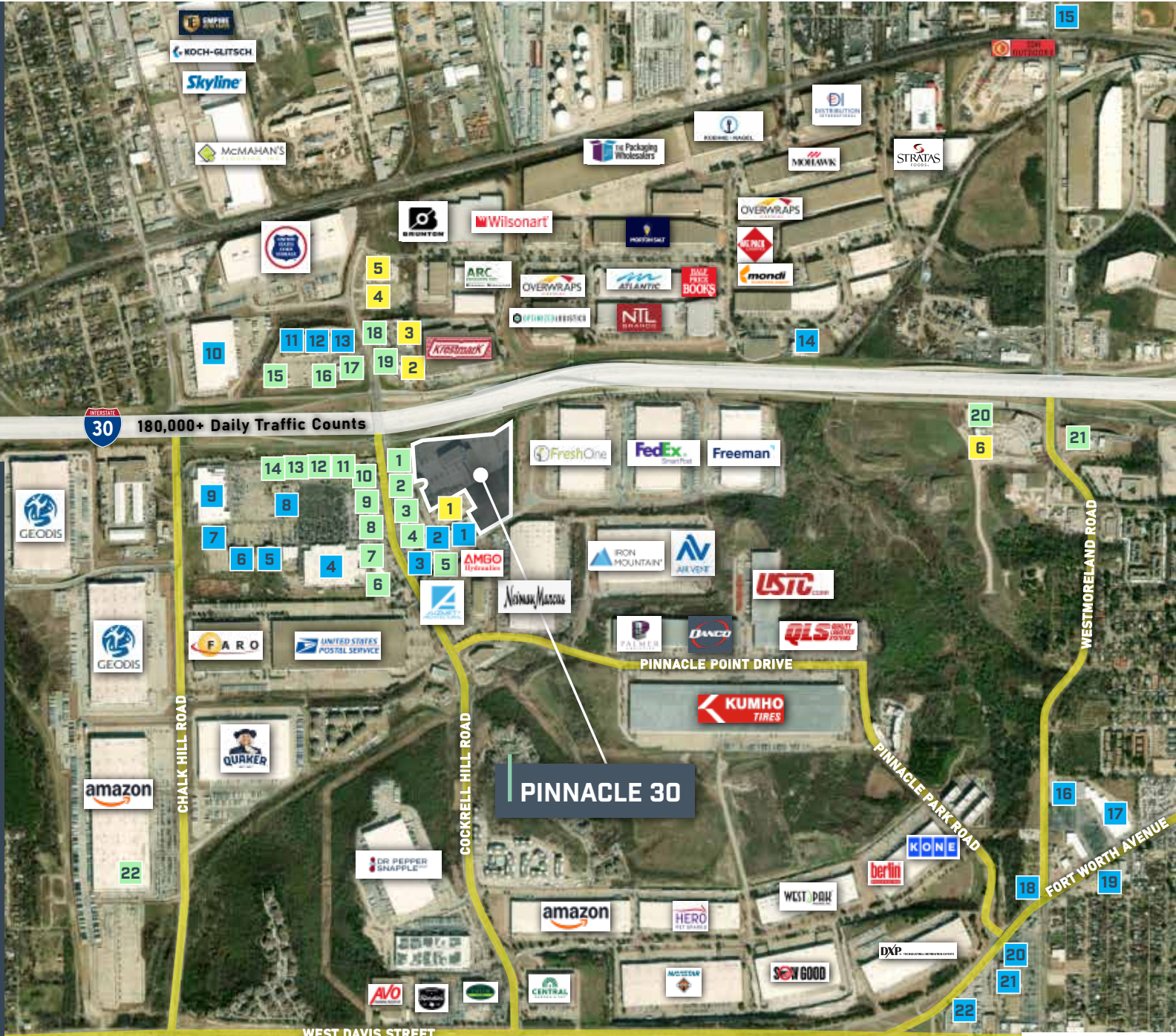
# INGRESS / EGRESS



# AMENITIES

## HOTELS

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



180,000+ Daily Traffic Counts

## DINING

## RETAIL

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

# DEMOGRAPHICS



**236,542**

POPULATION WITHIN  
5 MILES



**330,316**

DAYTIME POPULATION  
WITHIN 5 MILES



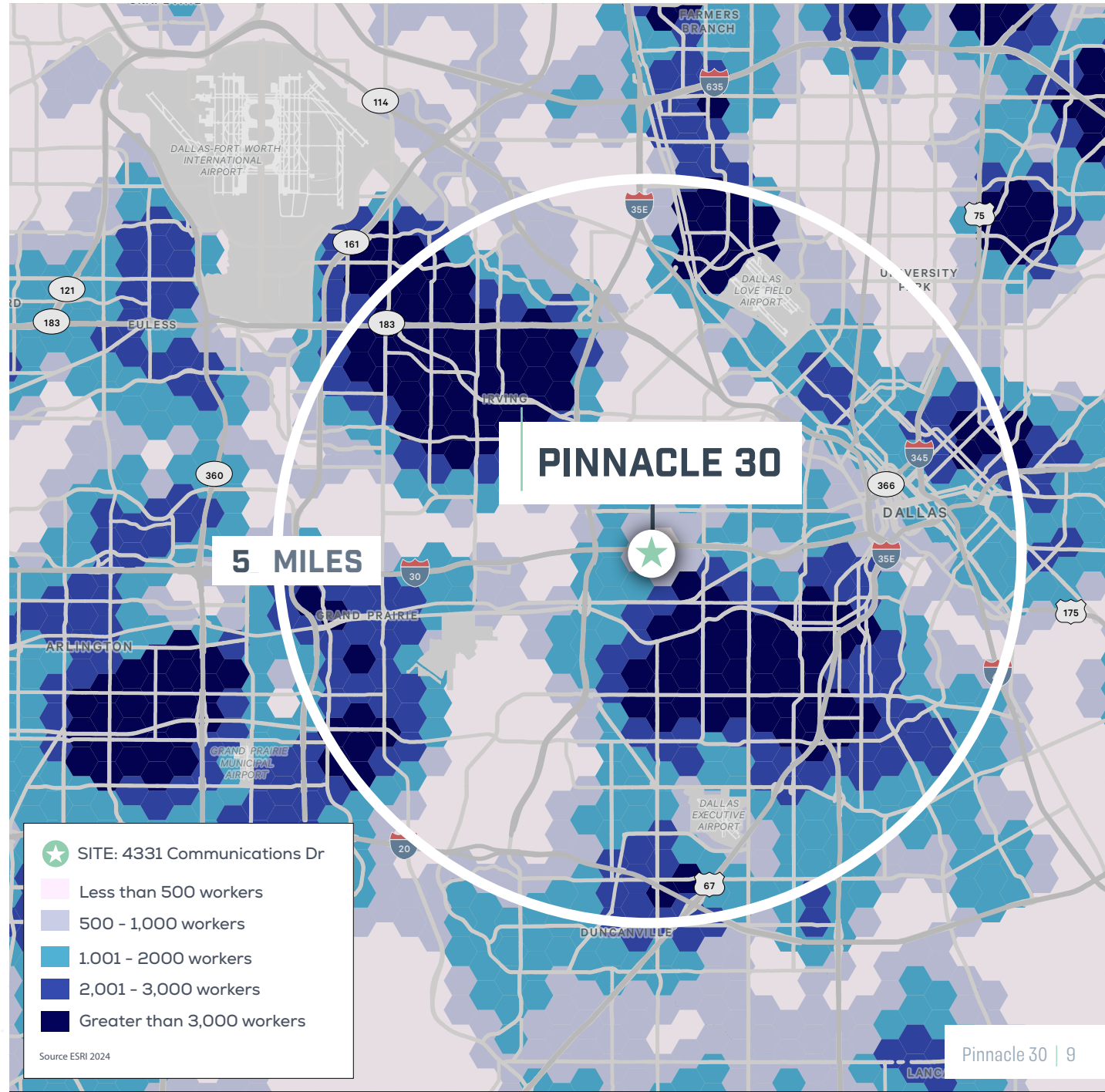
**81,567**

HOUSEHOLDS WITHIN  
5 MILES



**\$91,068**

AVERAGE HOUSEHOLD  
INCOME WITHIN  
5 MILES



 SITE: 4331 Communications Dr

-  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

**PINNACLE 30**

**5 MILES**



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