



*GTE Sales and Service Center*

IRVING, TEXAS

Site size: 2.74 acres  
Building size: 40,072 square feet  
Client: GTE (now Verizon)  
Opened in 1987

PROJECT TYPE: BUILD-TO-SUIT OFFICE/WAREHOUSE  
FACILITY



*Nissan Regional Headquarters*

IRVING, TEXAS

Site size: 16.7 acres  
Building size: 232,022 square feet  
Partner: Trammell Crow Company  
Client: Nissan Motor Company

Opened in 1988  
Sold in 1988  
PROJECT TYPE: BUILD-TO-SUIT WAREHOUSE



## Sales and Service Center

8550 Esters Boulevard  
Irving, Texas 75063



### PROJECT DESCRIPTION

The GTE Sales and Service Center is a 40,072-square foot, build-to-suit facility for the GTE regional sales/service center in DFW Freeport, which opened in 1987. The temperature-controlled warehouse is currently used by Hunt-Woodbine Realty.

### ACCESSIBILITY

Within the Woodbine-developed DFW Freeport International Business Community, between Dallas and Fort Worth, bounded by Interstate 635 on the north and State Highway 114 on the south.

- 10 minutes from Dallas/Fort Worth International Airport.
- Adjacent to Foreign Trade Zone 39

### FACILITIES

<i>Site size</i>	2.74 acres
<i>Gross building area</i>	40,072 square feet
<i>Building façade</i>	Brick with fixed glazing
<i>Height</i>	1 story, 17 feet
<i>Rentable area</i>	15,345 square feet
<i>Warehouse</i>	24,727 square feet
<i>Parking</i>	124 spaces
<i>Loading dock</i>	2 bays

### PROJECT TEAM

ARCHITECT/INTERIOR DESIGNER	Pierce Goodwin Alexander Architects (now Pierce Goodwin Alexander & Linville Inc.)	<i>Dallas</i>
CIVIL ENGINEER	Albert Halff Associates, Inc.	<i>Richardson, Texas</i>
DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	<i>Dallas</i>
GENERAL CONTRACTOR	Hill & Wilkinson, Ltd.	<i>Dallas</i>
LANDSCAPE ARCHITECTS	David C. Baldwin Inc.	<i>Plano, Texas</i>
MEP ENGINEER	Williams Tippett & Associates	<i>Abilene, Texas</i>
STRUCTURAL ENGINEERING	Charles F. Terry, Inc.	<i>Dallas</i>

### MUNICIPALITY / TAXING JURISDICTIONS

City of Irving; Dallas County; Dallas County Community College District; Parkland Hospital District; Coppell Independent School District.

### PROJECT OWNERSHIP / SPONSORSHIP

1987 — GTE (now Verizon)  
Current — Hunt-Woodbine Realty Corporation, Dallas

## NISSAN Regional Headquarters

4400 Regent Boulevard  
Irving, Texas 75063



### PROJECT DESCRIPTION

Woodbine managed construction on this 230,000-square-foot, build-to-suit project in its DFW Freeport International Business Community. Nissan's regional office/parts/distribution center opened in May 1988.

### ACCESSIBILITY

Within the Woodbine-developed DFW Freeport International Business Community, between Dallas and Fort Worth, bounded by Interstate 635 on the north and State Highway 114 on the south.

- 10 minutes from Dallas/Fort Worth International Airport.
- Adjacent to Foreign Trade Zone 39

### FACILITIES

<i>Site size</i>	16.7 acres
<i>Gross building area</i>	232,022 square feet
<i>Building façade</i>	Brick
<i>Height</i>	1 story
<i>Rentable space</i>	42,744 square feet
<i>Warehouse space</i>	190,278 square feet
<i>Parking</i>	247 spaces

### PROJECT TEAM

ARCHITECTS	Dickson/Wells Architects, Inc. (now Wells, Janousek Architects, pllc)	<i>Irving, Texas</i>
CIVIL ENGINEERS	Halff Associates, Inc.	<i>Dallas</i>
CONSULTING ENGINEERS	Andy J. Hlavaty and Associates	<i>Richardson, Texas</i>
DEVELOPERS/PROJECT MANAGER	Woodbine Development Corporation	<i>Dallas</i>
DEVELOPER	Trammell Crow Company	<i>Dallas</i>
LANDSCAPING	Linda Tycher & Associates Inc.	<i>Dallas</i>

### MUNICIPALITY / TAXING JURISDICTIONS

City of Irving, Dallas County, Dallas County Community College District, Parkland Hospital District, Coppell Independent School District

### PROJECT OWNERSHIP / SPONSORSHIP

Nissan Motor Corporation

