



NISSAN REGIONAL HEADQUARTERS  
*Irving, Texas*



GTE SALES AND SERVICE CENTER  
*Irving, Texas*

*Nissan/GTE Build-to-Suit Projects*

FORT WORTH, TEXAS

*Nissan  
Regional  
Headquarters*



**PROJECT DESCRIPTION**

Nissan Distribution Center is a build-to-suit facility in DFW Freeport, a joint venture with Trammell Crow Company. It opened in May 1988.

**LOCATION**

The building is on Regent Boulevard facing Interstate 635, within DFW Freeport, which is adjacent to Dallas/Fort Worth International Airport and Foreign Trade Zone 39.

**FACILITIES**

<i>Building area</i>	232,022 square feet
<i>Land area</i>	16.7 acres
<i>Office</i>	42,744 square feet
<i>Parking</i>	247 spaces
<i>Warehouse</i>	190,278 square feet

**PROJECT TEAM**

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

**CLIENT**

Nissan Motor Corporation

*GTE Sales  
and Service  
Center*



**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, opened in 1987.

**LOCATION**

The Center is at 8550 Esters Boulevard, within DFW Freeport, which is adjacent to Dallas/Fort Worth International Airport and Foreign Trade Zone 39.

**FACILITIES**

<i>Building area</i>	40,072-square foot facility
<i>Building height</i>	17 feet
<i>Land area</i>	119,556 square feet
<i>Loading dock</i>	Full height loading dock, two bays
<i>Parking</i>	124 stalls
<i>Warehouse</i>	15,000 square feet, temperature controlled

**DESIGN / DEVELOPMENT TEAM**

<b>ARCHITECT</b>	Pierce Goodwin Alexander Architects (now Pierce Goodwin Alexander & Linville Inc.)	<i>Dallas</i>
<b>GENERAL CONTRACTOR</b>	Hill & Wilkinson, Ltd.	<i>Dallas</i>
<b>INTERIOR DESIGN</b>	Pierce Goodwin Alexander Architects (now Pierce Goodwin Alexander & Linville Inc.)	<i>Dallas</i>
<b>LANDSCAPE ARCHITECTS</b>	David C. Baldwin Inc.	<i>Plano, Texas</i>
<b>STRUCTURAL ENGINEERING</b>	Charles F. Terry, Inc.	<i>Dallas</i>

**CLIENT**

GTE (now Verizon)

