













- 2,000 SF Office with (3) private offices, open bullpen area, conference, breakroom and restrooms
- Shipping / receiving office with drivers check-in and restrooms
- (2) separate warehouse restrooms
- 32' Clear Height
- 56' x 56' Columns (60' staging bays)
- (60) Dock High Doors (40) 35K# dock packages
- (2) Drive in Ramps
- (25) Trailer Stalls
- **ESFR Sprinklers**
- LED lights with motion
- (8) HVLS fans
- Gated truck court with guard shack
- Power for (30) charging stations

FOR MORE INFORMATION, CONTACT:

Mark Becker, SIOR

Senior Director Direct: +1 972 663 9757

Mobile: +1 469 222 8951

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.