

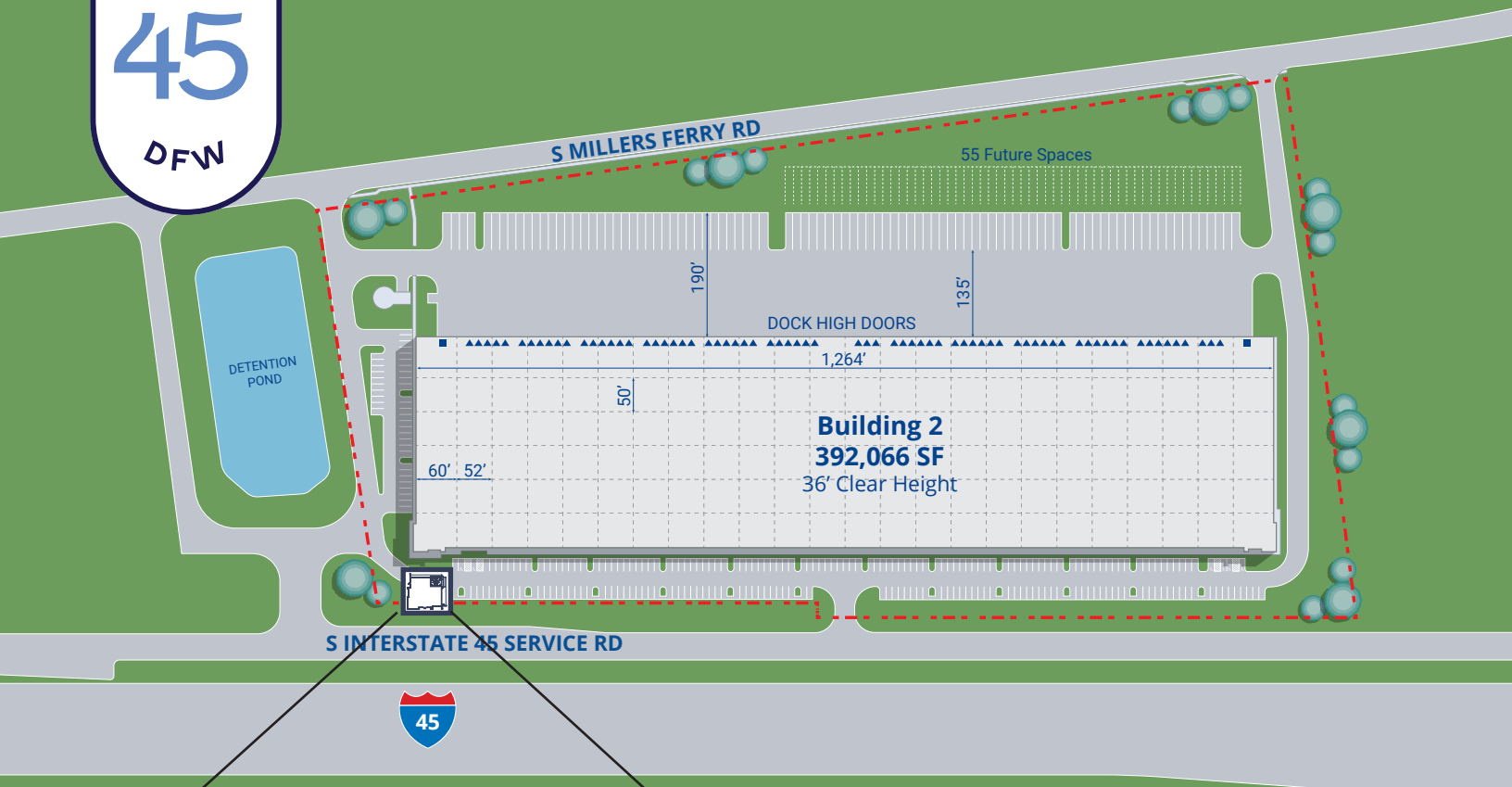
# DFW PORT 45

2500 S. MILLERS FERRY RD WILMER, TX

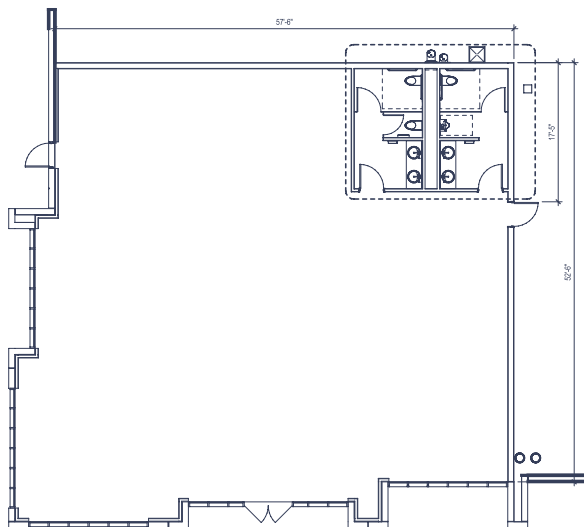


**BUILDING 2 FOR LEASE**  
**392,066 SF**

PORT  
45  
DFW



**SPEC OFFICE**  
2,909 SF



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# BUILDING HIGHLIGHTS

**Size** 392,066 SF

**Spec Office** 2,909 SF

**Loading** Rear Load

**Dock Doors** 71

**Dock Levelers\*** 39

**Drive Ins** 2

**Depth** 310'

**Clear Height** 36'

**LED Lighting** 218 Fixtures

**HVLS Fans** 8

**Trailer Parks** 157 (55 future)

**Car Parks** 236 (0.61/1,000)

**Sprinklers** ESFR

\* Rite Hite Mechanical Dock Levelers – 40,000 lb capacity. Every other door.



Immediate access to I-45 and approximately 7 miles to I-20 Class A building design with modern amenities including:

- Dedicated access driveways
- Large truck courts
- Ample trailer storage
- Triple Freeport



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PORT  
**45**  
DFW

# Dallas

Hutchins

Wilmer

Future Loop 9  
Connectivity



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