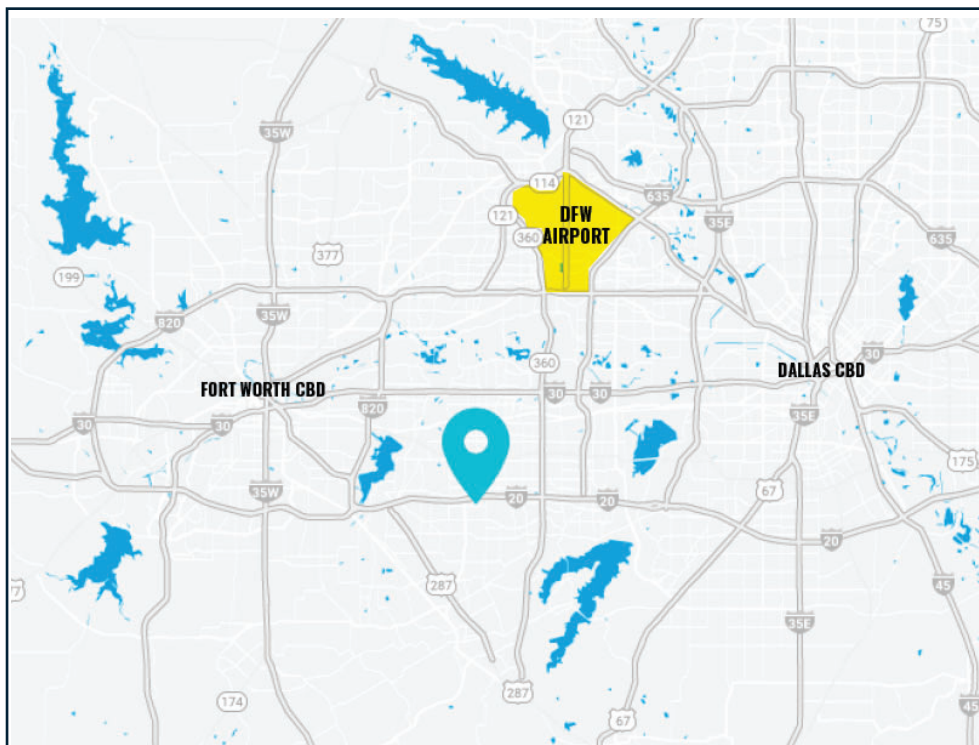


TOTAL AVAILABILITY
166,941 SF

OFFICE AREA
7,339 SF

WAREHOUSE
159,602 SF

CLEAR HEIGHT
36 Feet



DISTANCES

0.2 miles to I-20

Fort Worth CBD
18 Miles

Dallas CBD
25 Miles

DFW Airport
19 Miles

LOCATION

Central location
Close proximity to I-20
Deep pool of quality labor

FEATURES / AMENITIES

ZONING Industrial

TRUCK DOCKS 35 Dock High Doors (16 levelers)

LOADING Cross Dock

FEATURES

- Class A Construction
- Triple Freeport Tax Exemption
- 420' building depth
- 130 car parks
- 2 ramps
- Built in 2016
- ESFR
- LED Lighting
- 16 Hydraulic levelers, lights and fans

Nathan Orbin
(214) 438-1649
nathan.orbin@jll.com

Kurt Griffin
(214) 438-6372
kurt.griffin@jll.com

Weston King
(214) 438-6193
weston.king@jll.com



SITE PLAN

166,941 SF

PREMISES PLAN



OFFICE FOOTPRINT | 7,339 RSF

