



Conceptual Rendering



# BEAR CREEK CROSSING

902 W Shady Grove  
Grand Prairie, TX

Delivering Q2 2026



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260



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BEAR CREEK  
CROSSING

Bear Creek Crossing offers 245,558 SF of Class A industrial space in a newly constructed facility, featuring the advantage of a Triple Freeport Tax Exemption. With prime freeway frontage and visibility on SH 161, this property provides an ideal location for businesses seeking a modern, high-quality industrial solution.

# PROPERTY HIGHLIGHTS

- SH 161 Frontage
- Spec Offices
- Rear Load Configuration
- 30 Trailer Storage Stalls
- 230 Auto Parks
- 36' Clear
- ESFR Sprinkler System
- R-25 Roof Insulation
- 135' Truck Court Depth
- 230' Building Depth
- 55' X 54' Column
- Spacing
- 60' Speed Bays
- 30 FC Warehouse Lighting



# SPEC OFFICES BUILDOUT

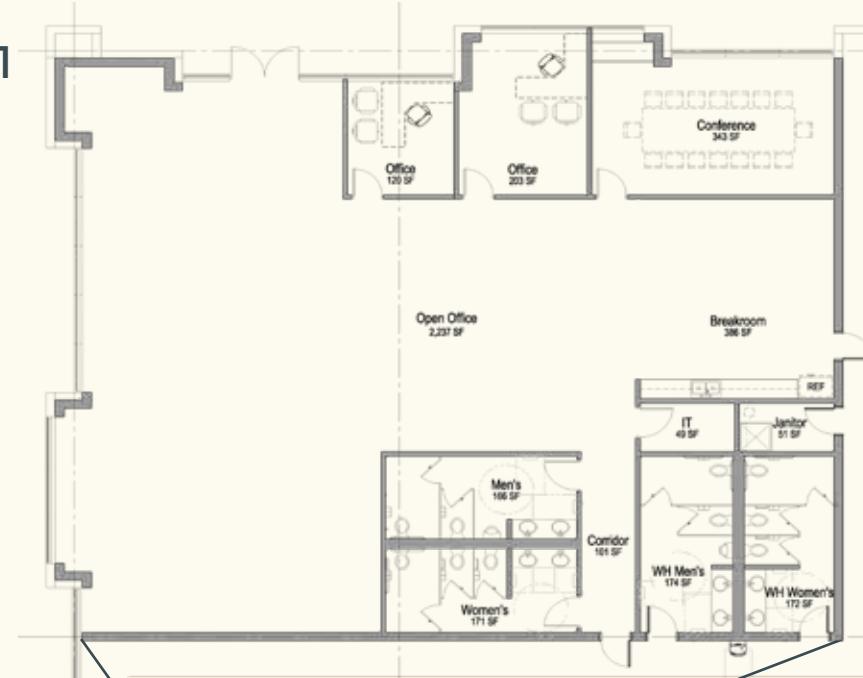
- 2 Spec Offices
- Spec Office 1: 4,172 SF
- Spec Office 2: 2,414 SF

## Each office is equipped with:

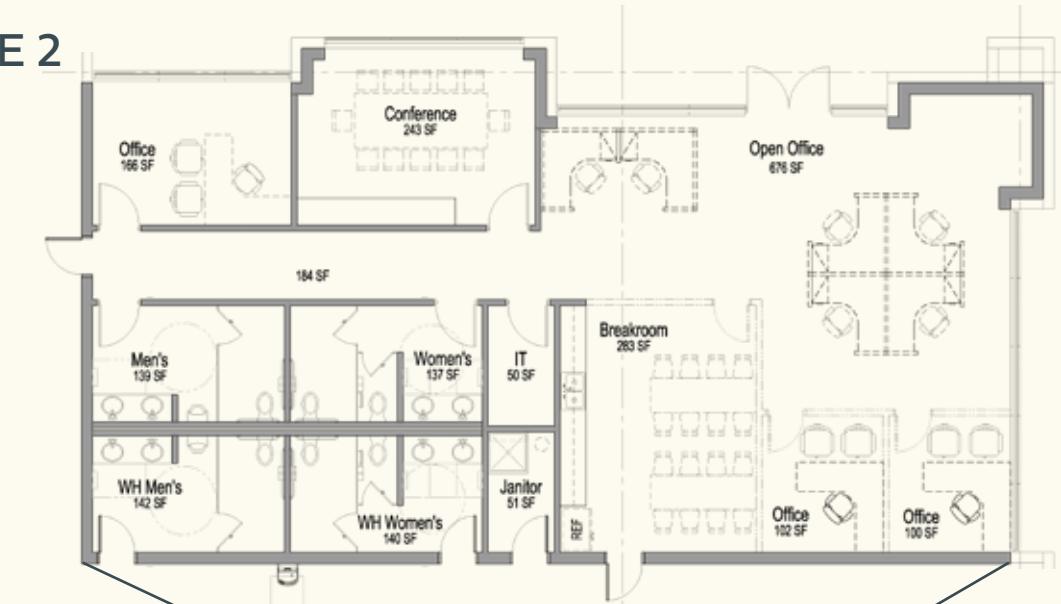
- Private offices
- Open Office Spaces
- Conference Rooms
- Breakrooms
- IT Rooms
- Janitorial Facilities
- Men's and Women's restrooms



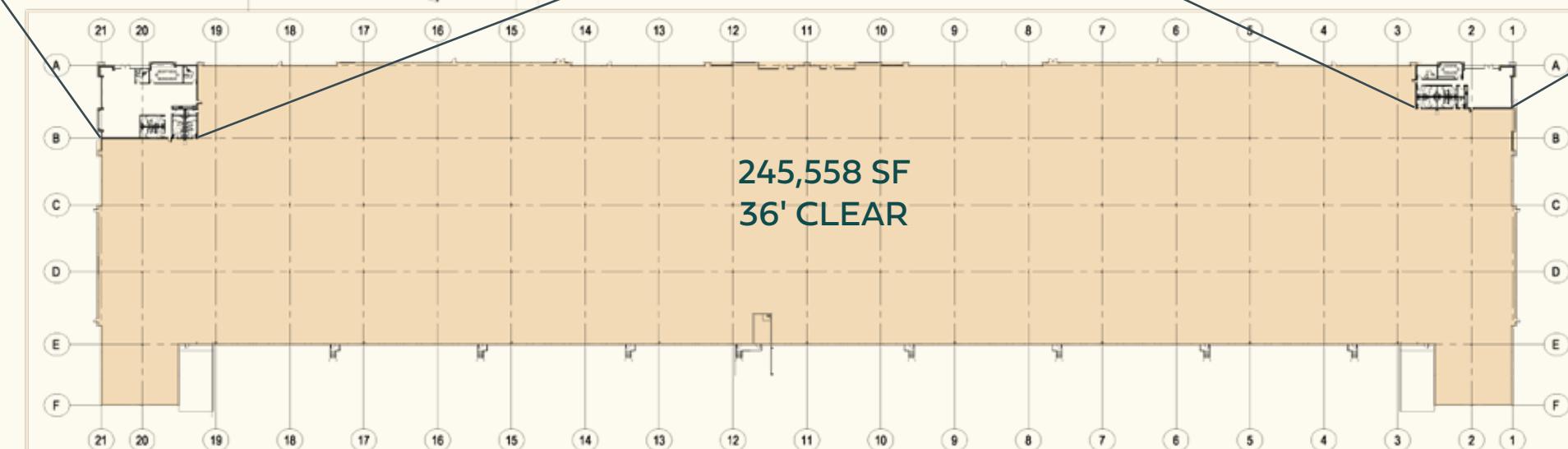
OFFICE 1



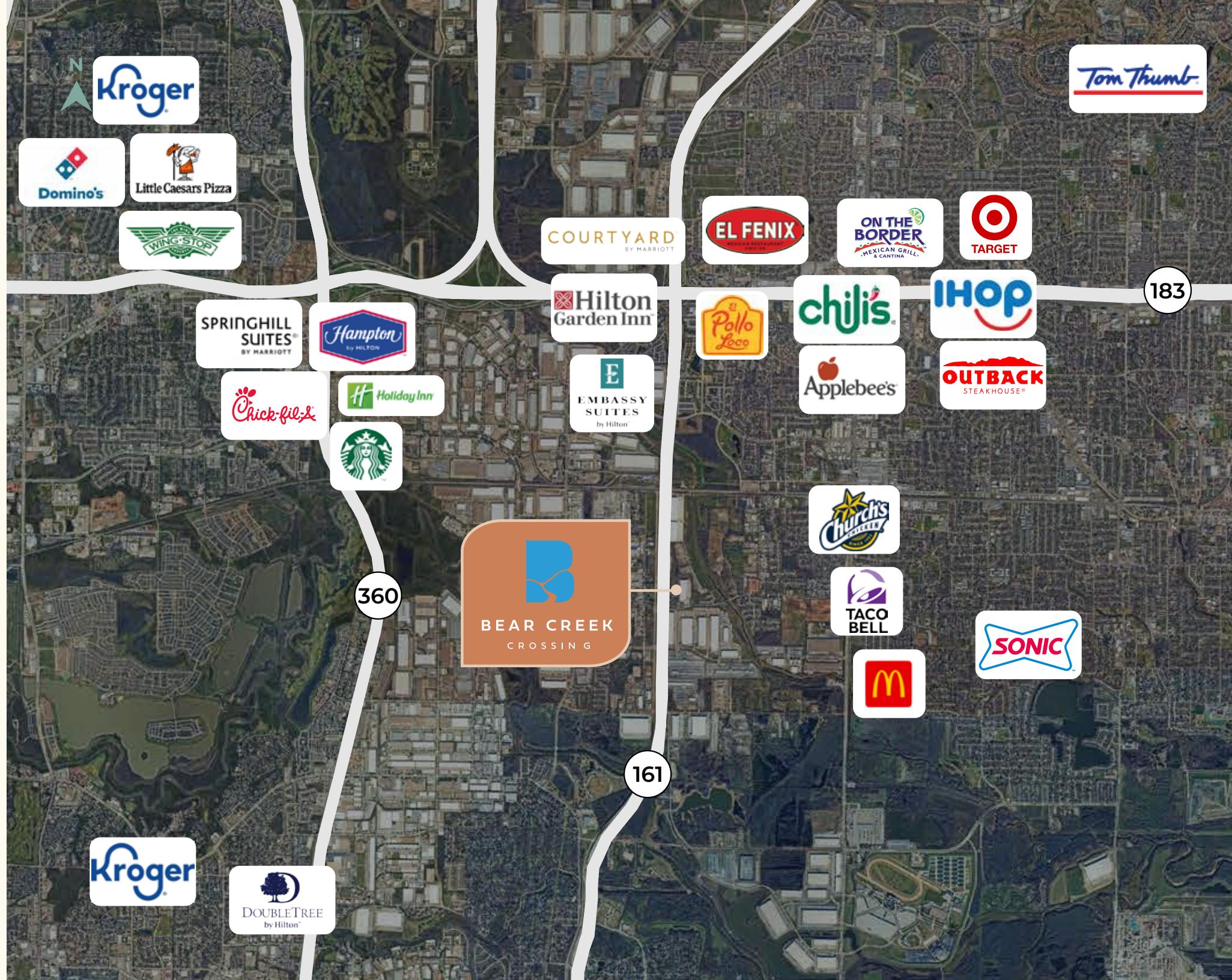
OFFICE 2



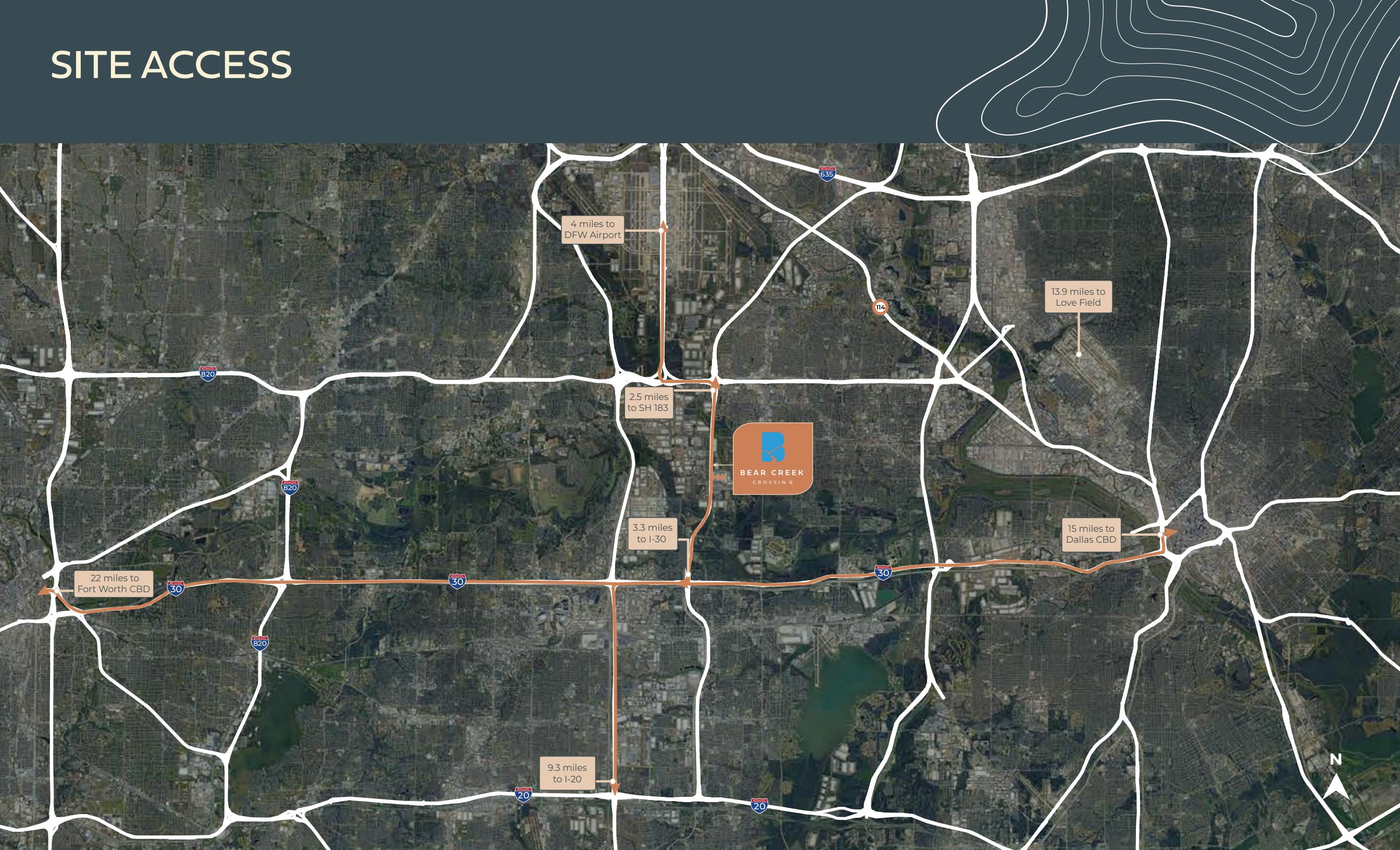
245,558 SF  
36' CLEAR



# AREA AMENITIES



# SITE ACCESS





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## CONTACT

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