



3800 Railport Parkway
Midlothian, TX

HIGHLIGHTS

3800 RAILPORT PARKWAY, MIDLOTHIAN, TX

852,987 SF
Total Size

823,782 SF
Warehouse Size

29,205 SF
Office Size

93.88
Acreage

51'9" - 57'8"
Ceiling Heights

50'X 59'
Column Spacing

117
Dock-High Doors

RAIL
Served by BNSF

LED
Lighting



PROPERTY DETAILS

TRUCK LOADING:

- Approximately 117 dock-high doors as follows:
West side: 61 – 8'x9' doors equipped with levelers and seals
North side: 56 – 8'x9' doors equipped with levelers and seals
South side: 2 – 20'x25' grade level drive in doors
East side: 6 rail doors

POWER:

- Supplied by Oncor Electric with 2-1500 KVA pad mounted transformers; power distributed throughout the facility; switch gear panels with 3,000 amp capacity; 277/480 volt 3 phase 4 wire; emergency back up generator power is supplied by 1 Kohler diesel powered 500 kw generator

WATER:

- Supplied by City of Midlothian; main line is 12"

SEWER:

- Supplied by City of Midlothian; main line is 9"-10"

NATURAL GAS:

- Supplied by Atmos Energy' main line is 5"

TAXES:

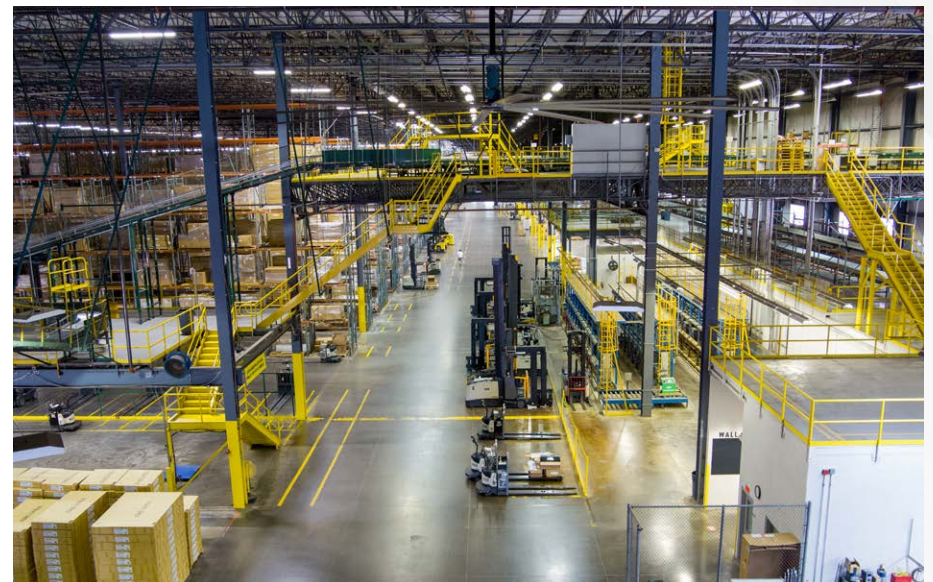
- 2021 estimated taxes - \$687,000 (\$0.80/sf)

RAIL:

- BNSF rail line provides a single rail spur along the east side of the facility – 6 – 10'x12' rail doors

PARKING:

- Paved and lighted parking space for approximately 300 vehicles; over 500 truck trailers



PROPERTY DETAILS

FIRE PROTECTION:

- 100% facility is covered via a Class IV Wet System discharged at a rate of .45 gpm per SF over a maximum area of 2,000 SF; water supplied at a rate of 1,649 gpm at 90.7 psi at the connection to the fire pump; 250,000 gallon on site water tank provides backup; 2 fire pumps, 1 electric and 1 diesel; extensive racking system throughout the facility and in rack sprinkler systems are in place

OFFICE:

- Approximately 29,205 SF of modern single story fully air conditioned office space featuring private offices and conference rooms; data processing room with raised flooring; carpeted and tile flooring and dropped acoustical tile ceilings; fluorescent lighting and cafeteria within the areas

COMPRESSED AIR:

- Compressed air supplied throughout the facility via 2- 200 hp Ingersoll Rand compressors rated at 145 psi

VENTILATION:

- Facility is ventilated via 40 roof mounted exhaust fans and louvers in the walls; 6 – Big Ass Fans in place

HEAT:

- Gas fired space heating is supplied via 6 EK Camp heaters

MISCELLANEOUS:

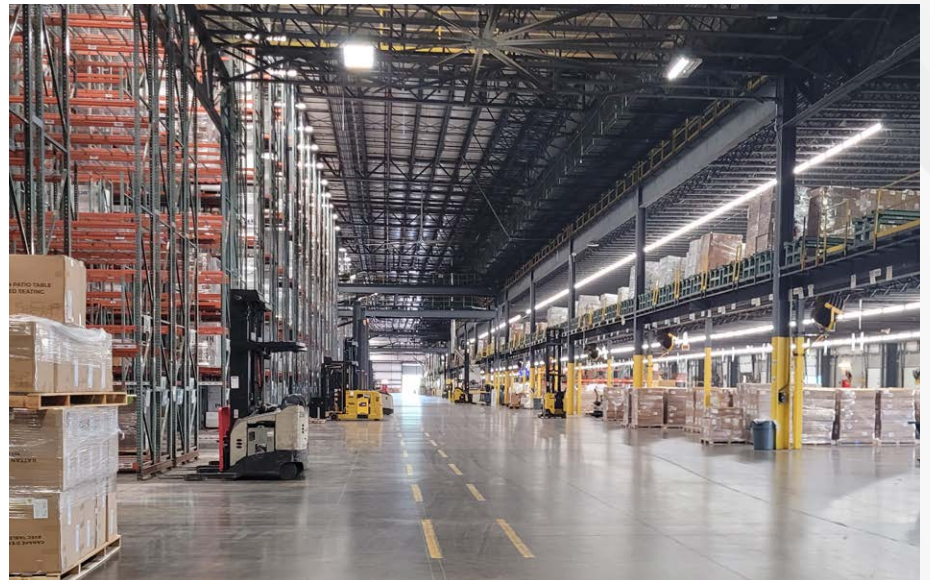
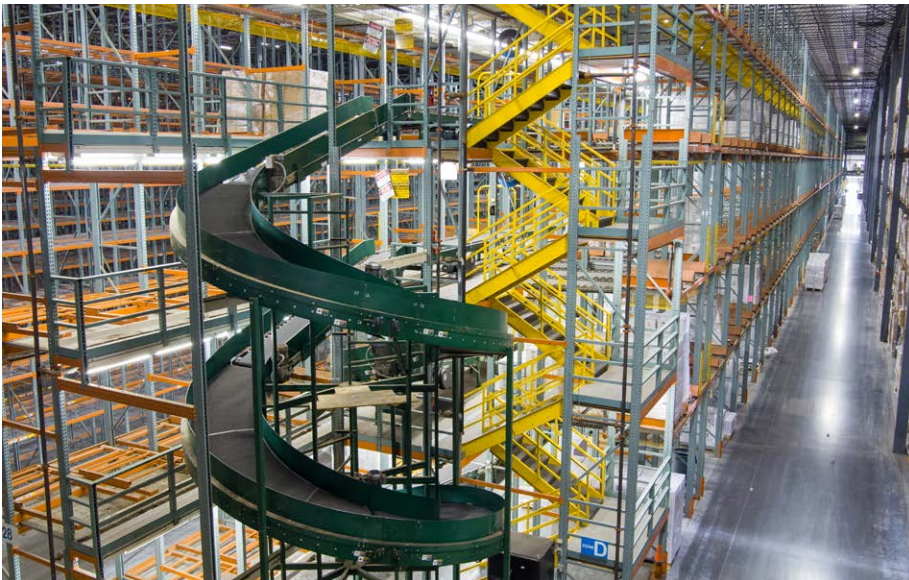
- AT&T Fiber Optics to the property
- Security Guard Shack
- Dematic conveyor system throughout
- Forklift battery charging station in warehouse
- Truck maintenance facility in place

FORMER USE:

- Distribution of bedding materials and mattresses



WAREHOUSE



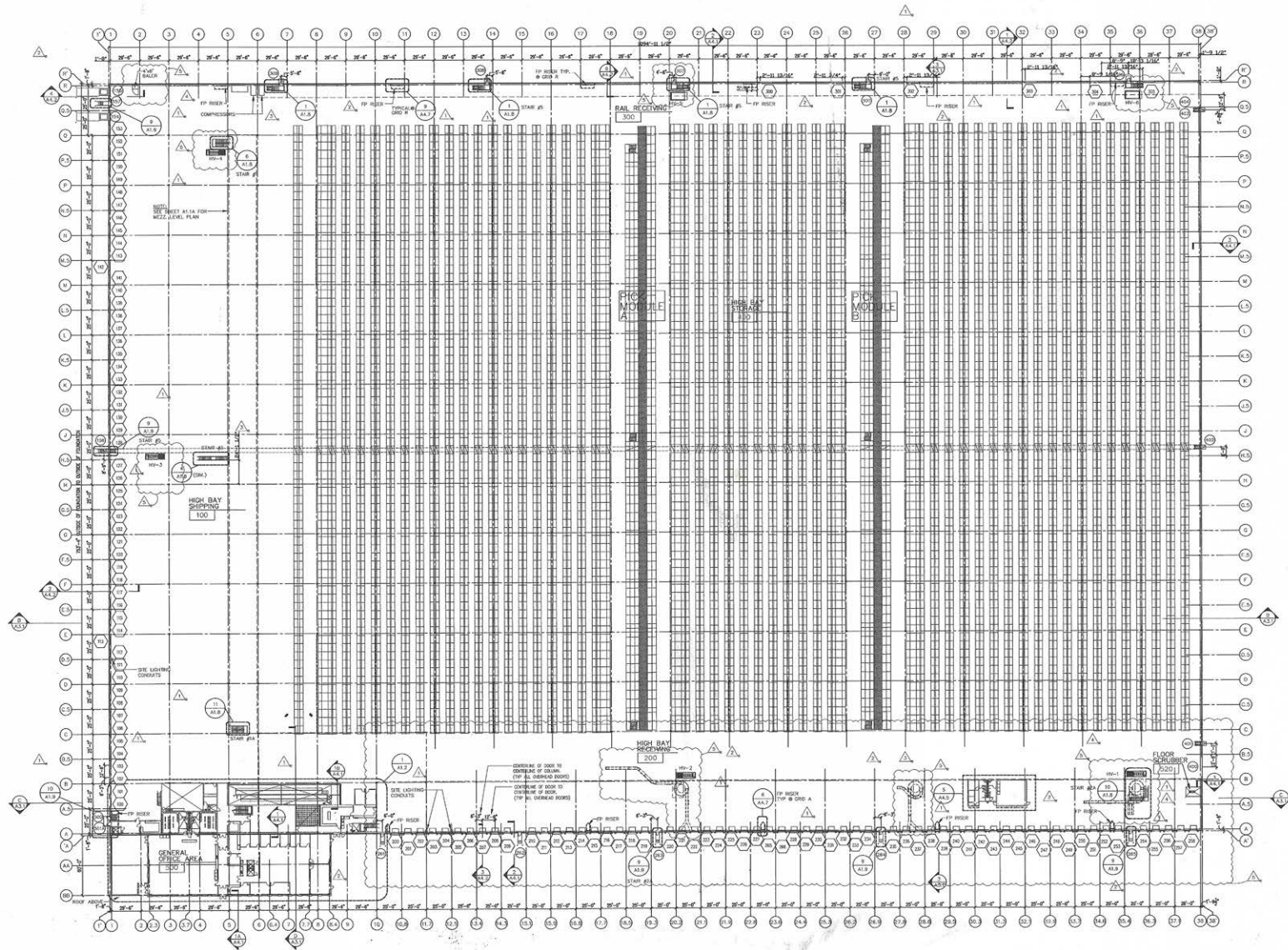
BATTERY CHARGING / ELECTRICAL / COMPRESSORS



OFFICE /CAFETERIA



FLOOR PLAN



PRIMARY CONTACT



Holmes Davis

Senior Vice President / Partner

214-763-3700

hdavis@binswanger.com

Binswanger
4925 Greenville Avenue
Suite 1348
Dallas, TX 75206
www.binswanger.com