

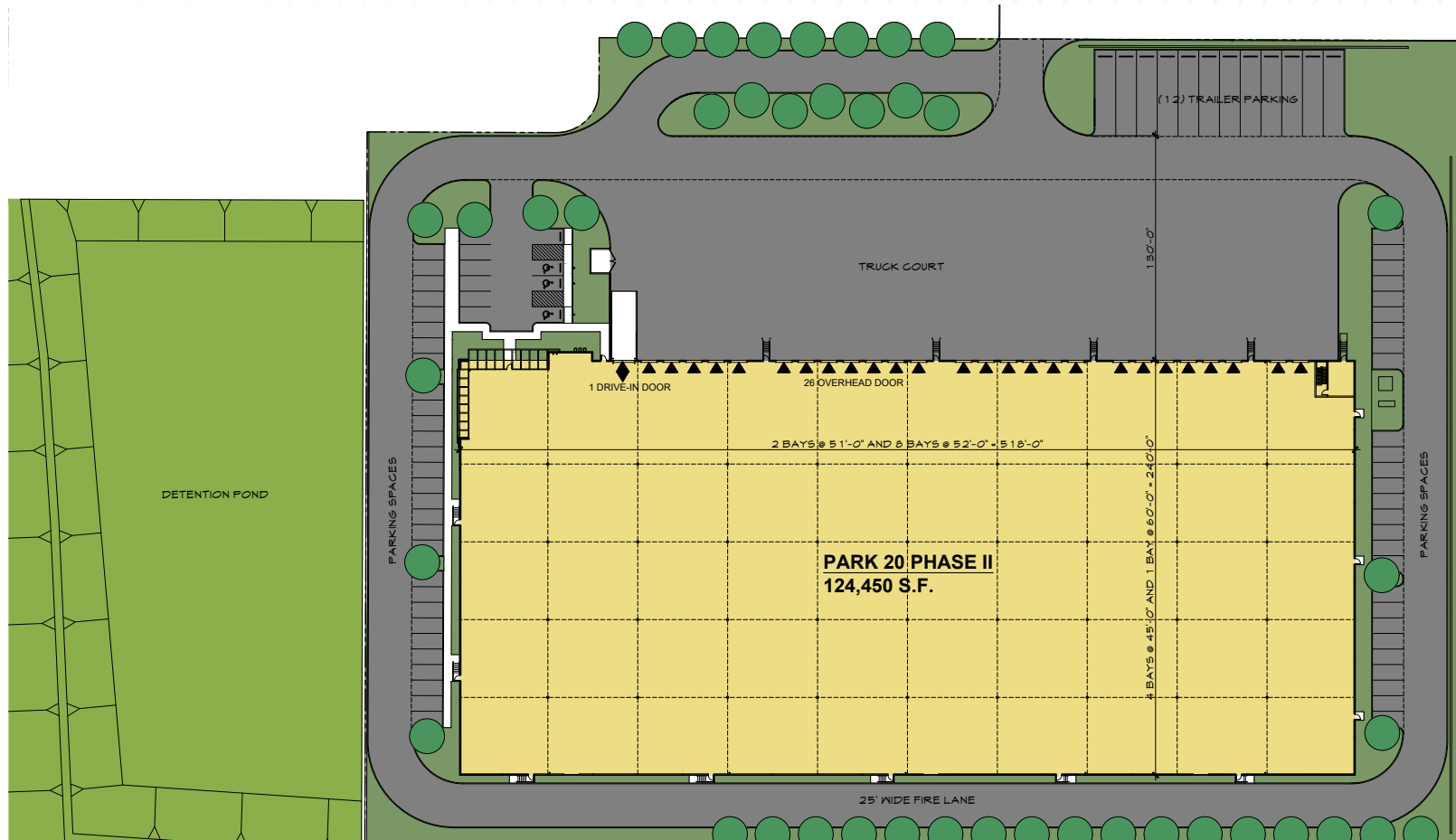
124,450 SF | CLASS A INDUSTRIAL

# PARK 20 II LOGISTICS PARK

3115 N Houston School Road, Lancaster, TX 75134

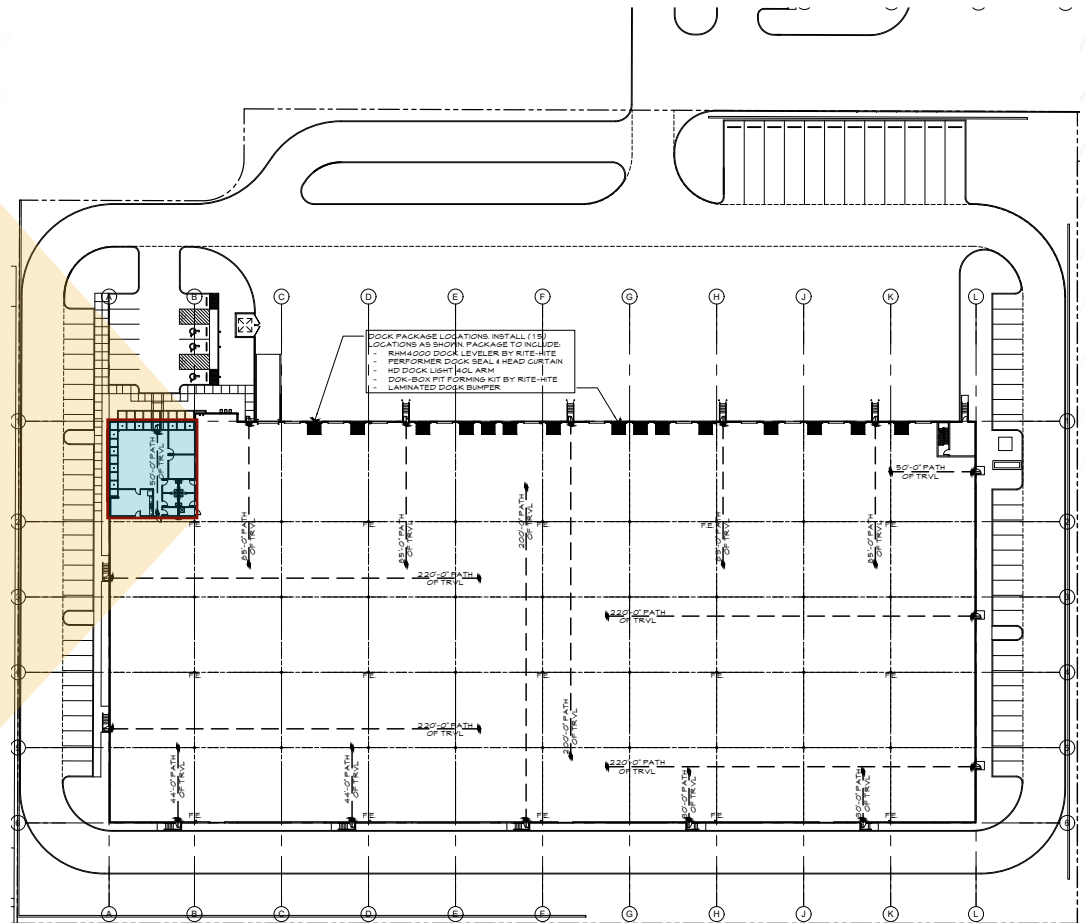
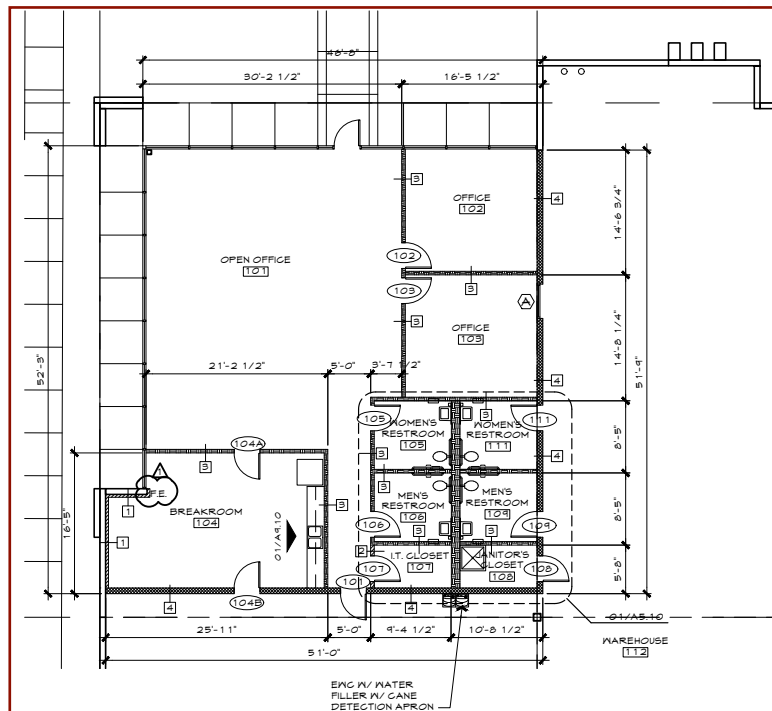


# BUILDING FEATURES



<b>Building Size:</b>	124,450 SF	<b>Spec Office:</b>	2,500 SF
<b>Acreage:</b>	6.89 Acres	<b>Trailer Parking:</b>	12
<b>Clear Height:</b>	32'	<b>Auto Parking:</b>	67
<b>Building Depth:</b>	240'	<b>Fire Protection:</b>	ESFR
<b>Dock Doors:</b>	26 (15 with full dock packages)	<b>Slab Thickness:</b>	6" Thick / 4,000 PSI
<b>Drive-In Doors:</b>	1 (12' x 14')	<b>Lighting:</b>	LED
<b>Site Features:</b>	Fully Fenced and Secured Site	<b>Power:</b>	2,000 Amps/480V/3Phase/ 1500 KVA Transformer

# SPEC OFFICE PLAN





# ACCESS MAP



60,838,672 Consumers within 1-Day Drive



Minutes from Downtown Dallas



Modern Construction



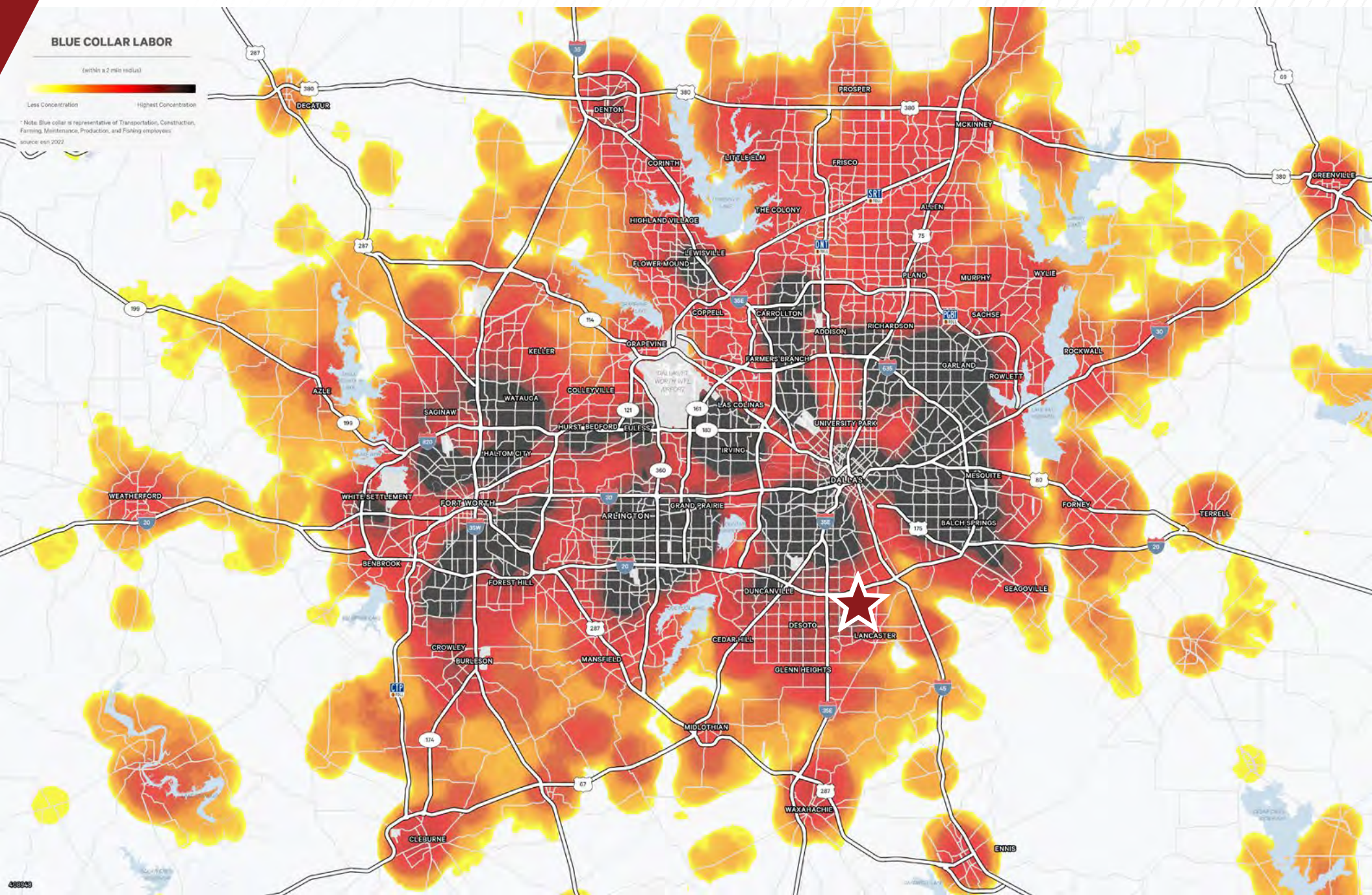
Deep Labor Pool



Convenient Intermodal/ Interstate Access

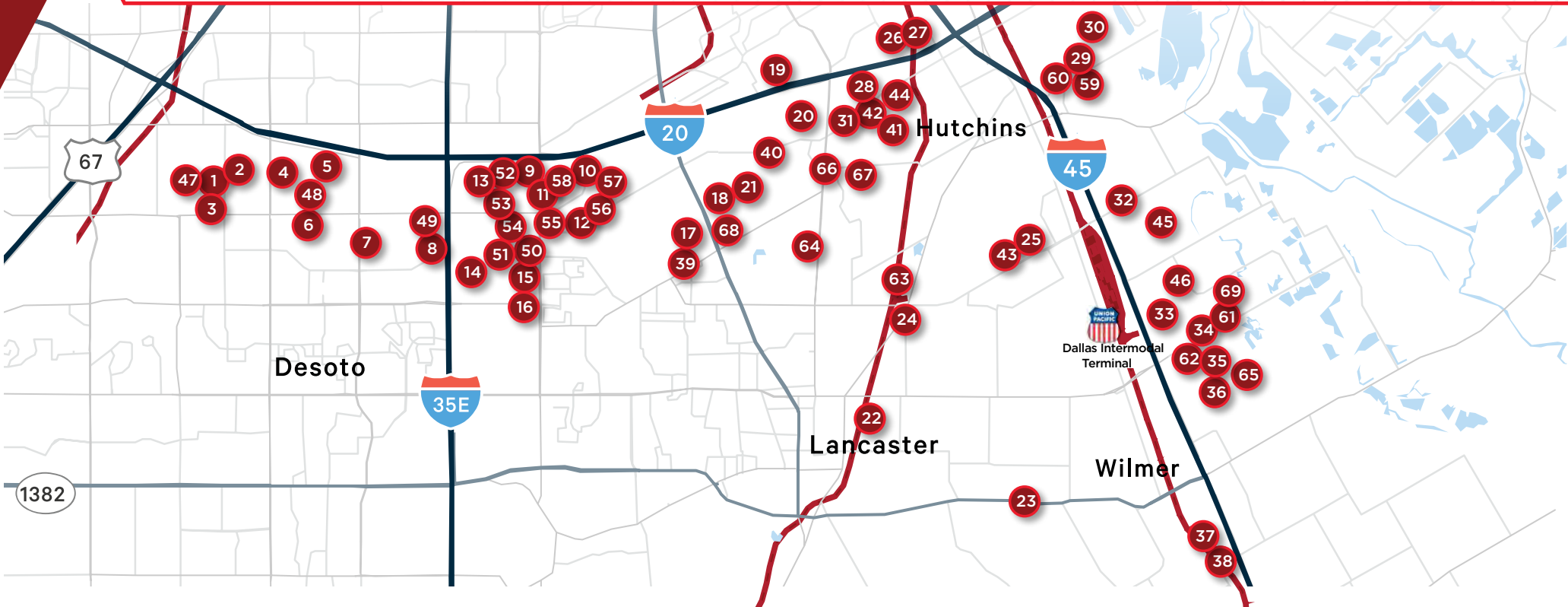


# LABOR HEAT MAP





# TENANT MAP



## SOUTH DALLAS TENANTS





**FOR MORE INFORMATION, PLEASE CONTACT:**

**John Brewer**

Managing Director  
+1 214 680 9415  
[john.brewer@cushwake.com](mailto:john.brewer@cushwake.com)

**Riley Maxwell**

Senior Director  
+1 214 676 3235  
[riley.maxwell@cushwake.com](mailto:riley.maxwell@cushwake.com)

**Jack Brewer**

Senior Associate  
+1 469 601 2601  
[jack.brewer@cushwake.com](mailto:jack.brewer@cushwake.com)



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