



A Property Of:



Site Strengths

70 Acre Master Planned
Class A Industrial Park

Flexible BTS Site Plan Options

Incentives Available from
City of Lancaster

Triple Freeport Tax Exemption

Optimal Location

2.3 Miles from I-45

3.5 Miles from I-20

5 Miles from I-35 E

2 Miles from UP Dallas Intermodal Terminal

4 Miles from FedEx Ground Hub

FOR LEASING INFORMATION, CONTACT:

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FOR LEASE/BUILD-TO-SUIT

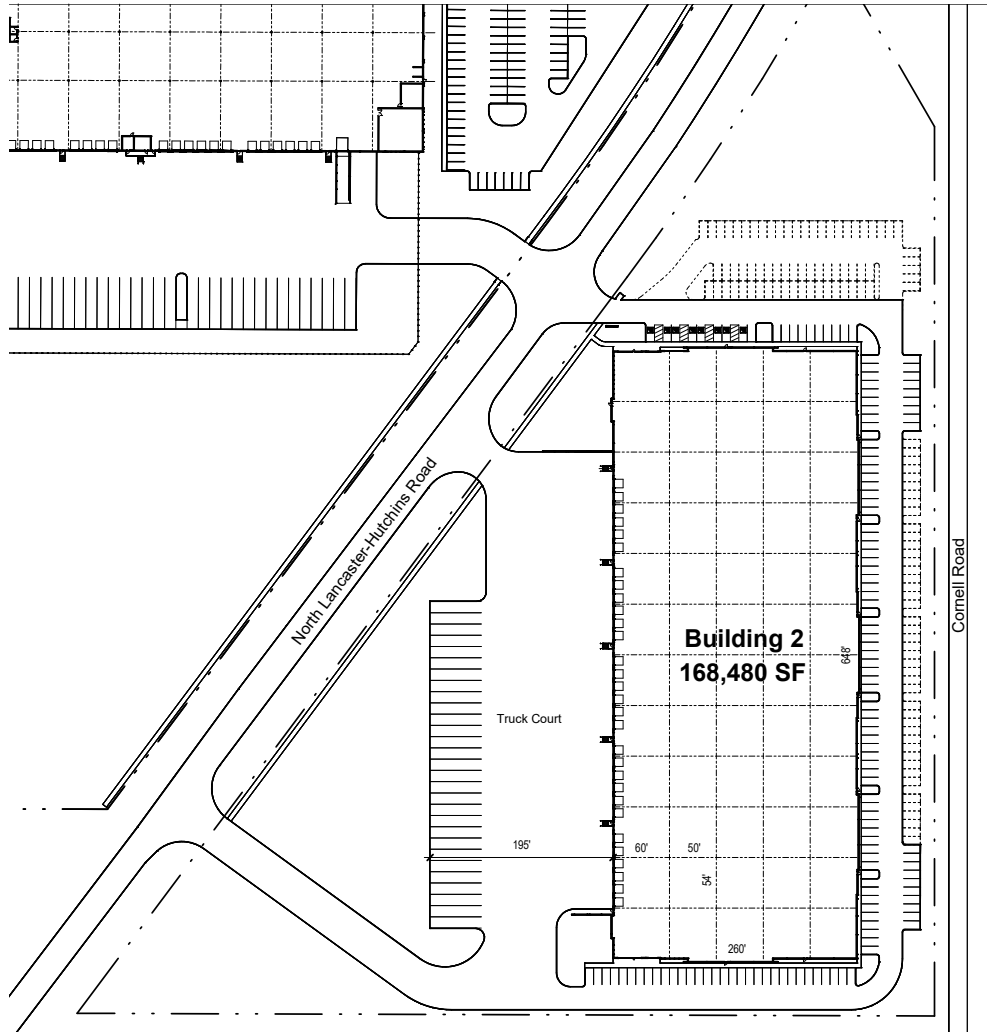


WINTERGREEN
EXCHANGE

SEC of Lancaster Hutchins Rd & Wintergreen Rd
Lancaster, Texas

168,480 SF AVAILABLE





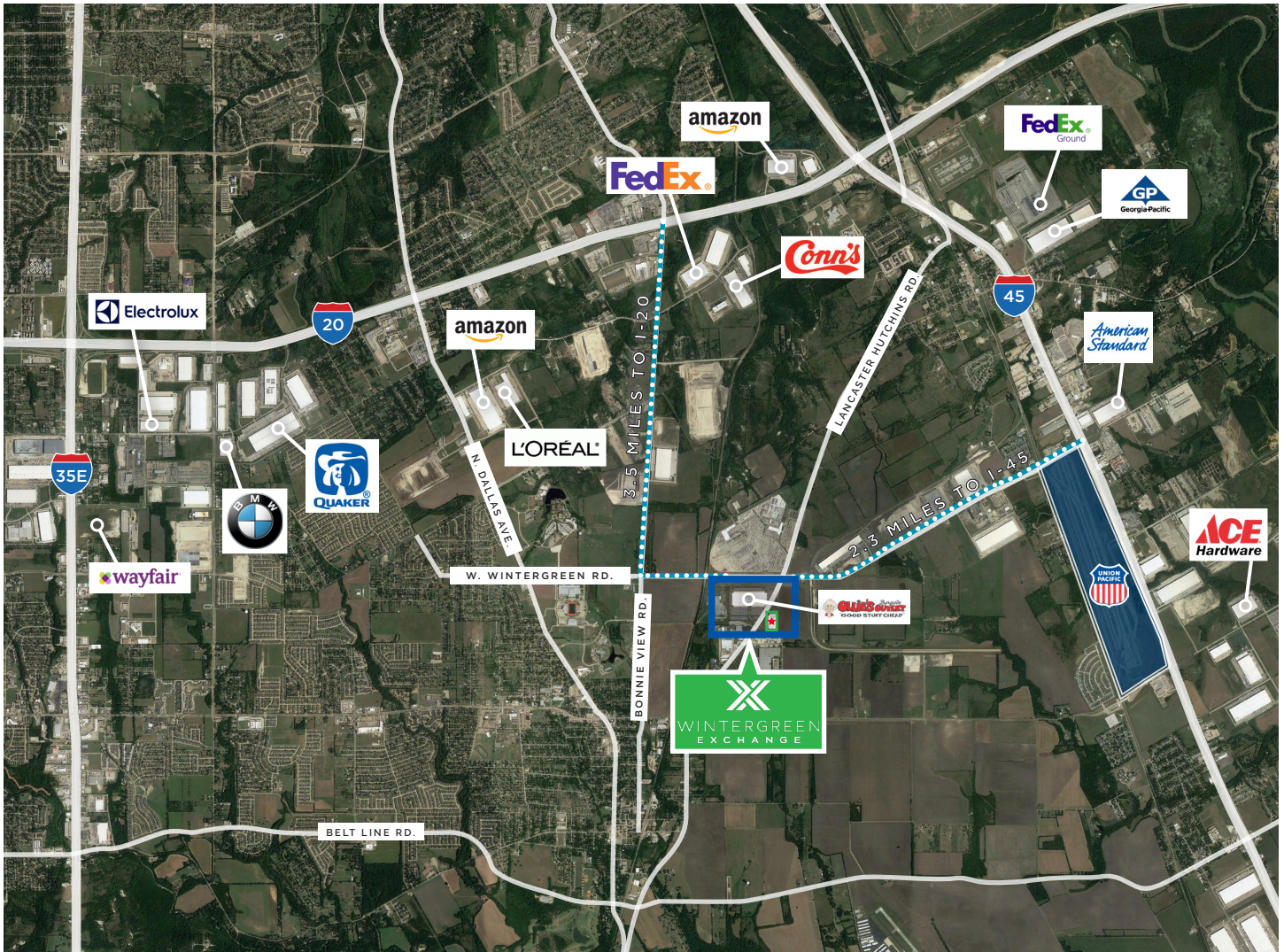
Property Highlights

- Build-to-Suit
- 13.2 Acres
- Front Load Design
- 260' Building Depth
- 54' x 50' Typical Column Spacing
- 60' Staging Bays
- Up to 34 Dock Doors
- 2 Drive In Doors
- 186' Truck Court
- 29 Trailer Parks
- Up to 253 Car Parks

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