

CEDAR HILL LOGISTICS PARK



3 Building Class A Industrial Park
Totaling 867,157 SF

1300-1400 S. J ELMER FWY

CEDAR HILL, TX 75104

Building 1: 321,135 SF | **Building 2:** 308,333 SF | **Building 3:** 237,689 SF

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CP CLARION PARTNERS



J. ELMER WEAVER FWY (S HWY 67)

MT LEBANON ROAD



PROPERTY HIGHLIGHTS

- Immediate access to Hwy 67
- Strategically located
- Highway frontage at all 3 buildings
- Originating labor pool
- Ability to secure truck courts
- Triple Freeport Tax Exemption

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BUILDING 2 - 1300 S. J ELMER FWY

FULLY LEASED

Size	308,333 SF
Dimensions	260' x 594'
Office	3,512 SF
Clear Height	36'
Loading Configuration	Front Load
Dock Doors	30 (9' x 10')
Dock Levelers	6 40K LB.

Drive-In Doors	1 (12' x 14')
Column Spacing	54'w x 50'd
Staging Bay	60'
Trailer Parks	11
Car Parks	94
Sprinkler System	ESFR
Truck Court	185'
Spec Work	LEDs throughout warehouse at 25' candles, whitebox warehouse, and painted columns.

BUILDING 1 - 1350 S. J ELMER FWY

Size	321,135 SF
Divisible To	146,400 SF
Dimensions	400' x 804'
Office	3,508 SF
Clear Height	36'
Loading Configuration	Cross Dock
Dock Doors	72 (9' x 10')
Dock Levelers	12 40K LB.

Drive-In Doors	4 (12' x 14')
Column Spacing	56'w x 46'd
Staging Bay	60'
Trailer Parks	90
Car Parks	307
Sprinkler System	ESFR
Truck Court	185'
Spec Work	LEDs throughout warehouse at 25' candles, whitebox warehouse, and painted columns.

BUILDING 3 - 1400 S. J ELMER FWY

Available SF	124,630 SF
Divisible To	43,680 SF
Building Depth	260'
Office	3,508 SF
Clear Height	36'
Loading Configuration	Rear Load
Dock Doors	24 (9' x 10')
Dock Levelers	(6) 40K LB.

Drive-In Doors	1 (12' x 14')
Column Spacing	54'w x 50'd
Staging Bay	60'
Trailer Parks	13
Car Parks	305
Sprinkler System	ESFR
Truck Court	185'
Spec Work	LEDs throughout warehouse at 25' candles, whitebox warehouse, and painted columns.

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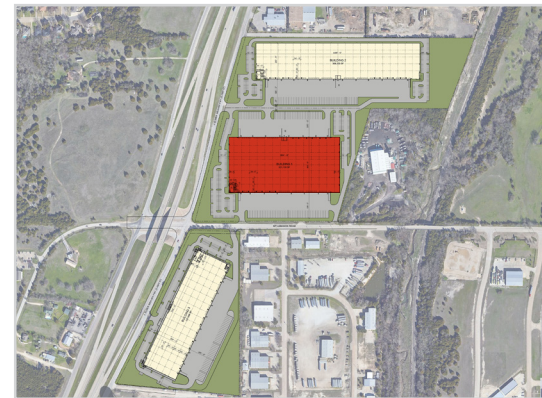
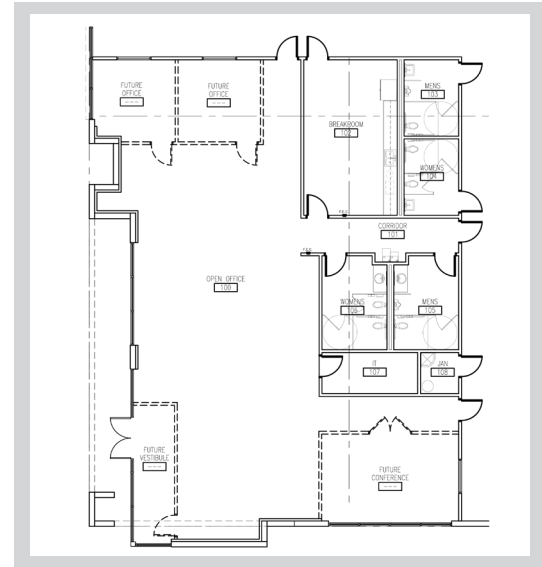
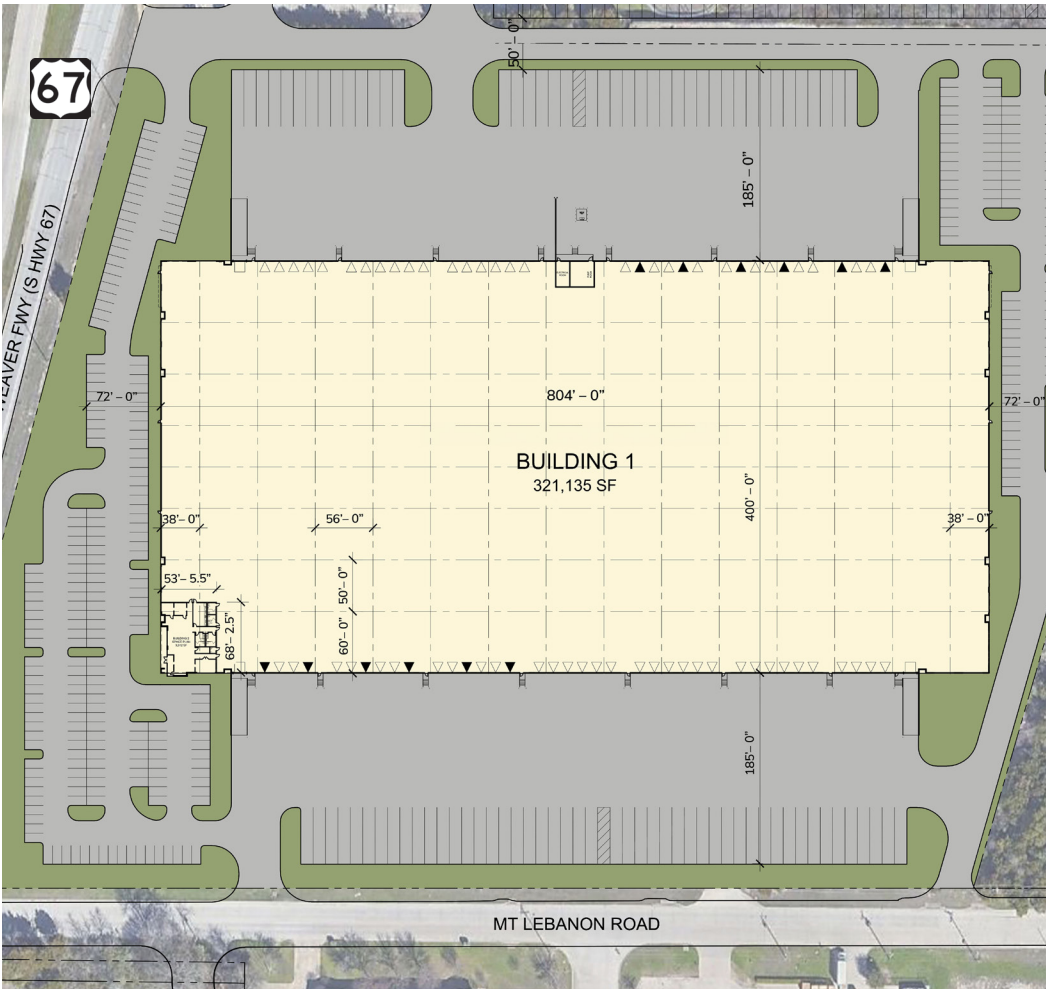
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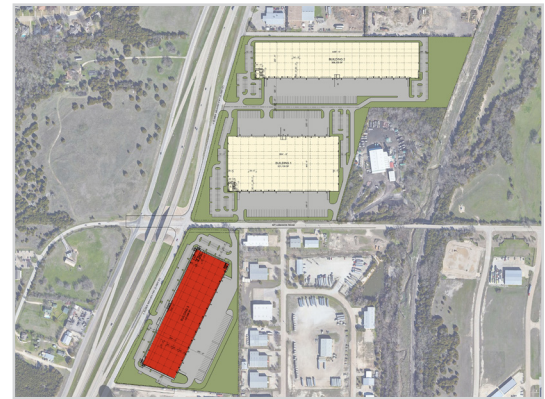
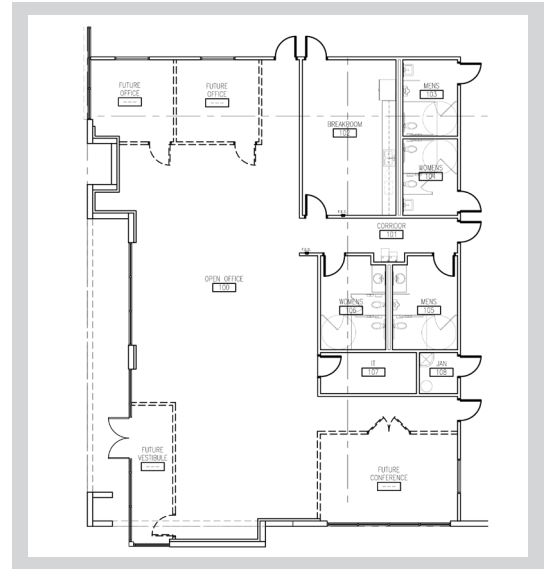
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Divisible To 43,680 SF

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Office 3,508 SF

Clear Height 36'

Loading Configuration Rear Load

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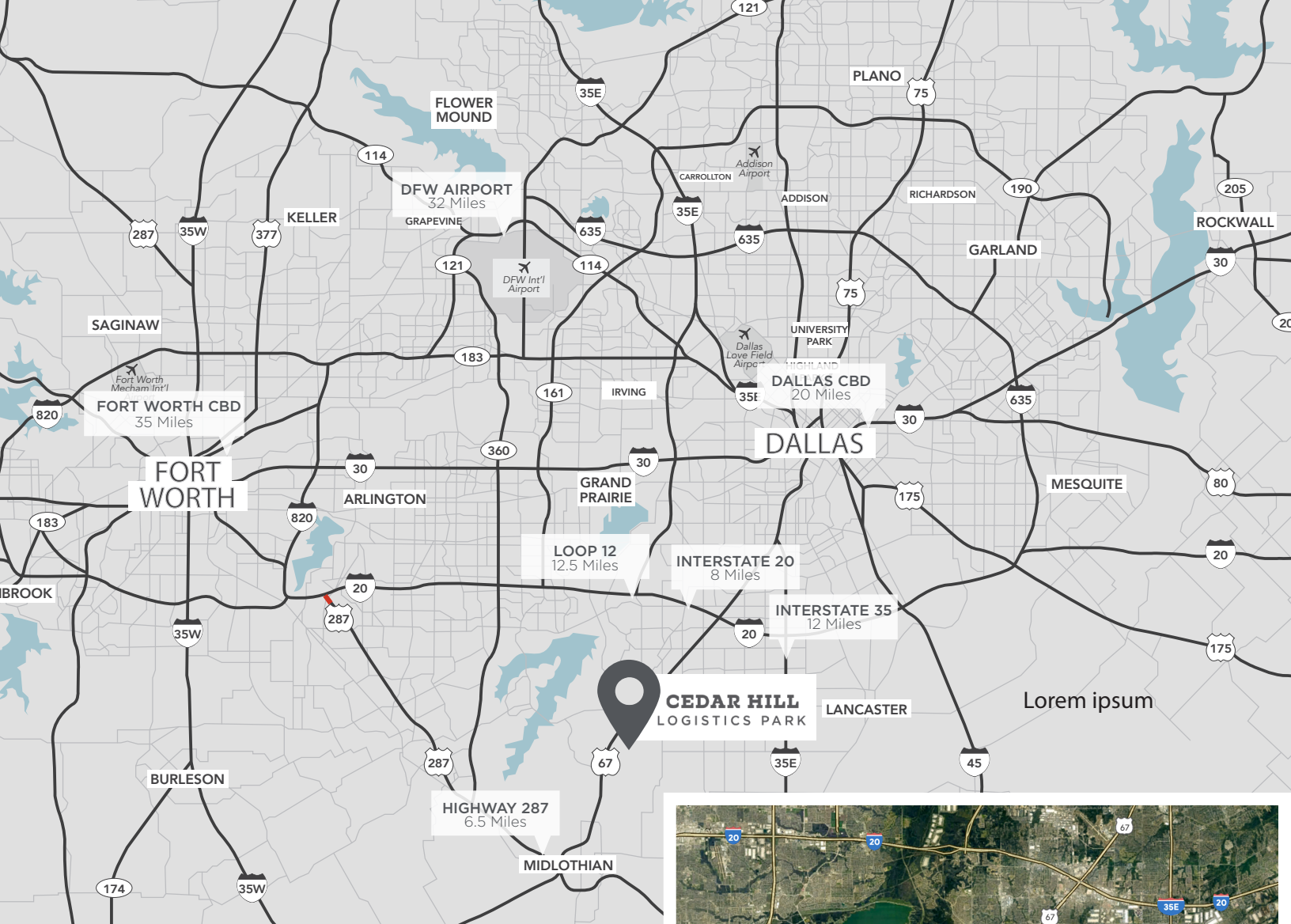
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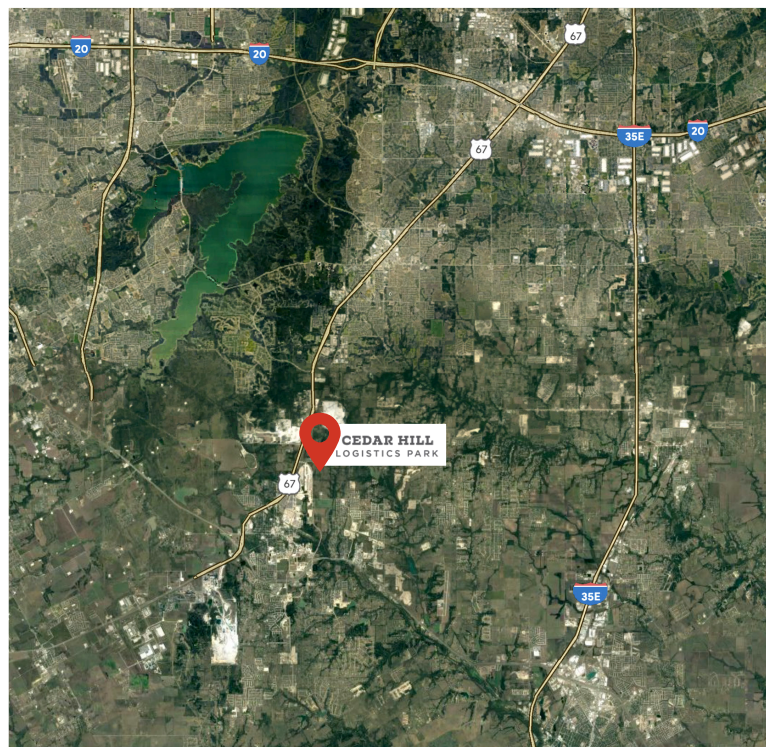


CLARION PARTNERS



LOCATION + PROXIMITY

- I-20: 8 Miles
- I-35: 12 Miles
- Loop 12: 12.5
- HWY 287: 6.5 Miles
- DFW Airport: 32 Miles
- Dallas CBD: 20 Miles
- Fort Worth CBD: 35 Miles



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