

# PLATFORM 1641

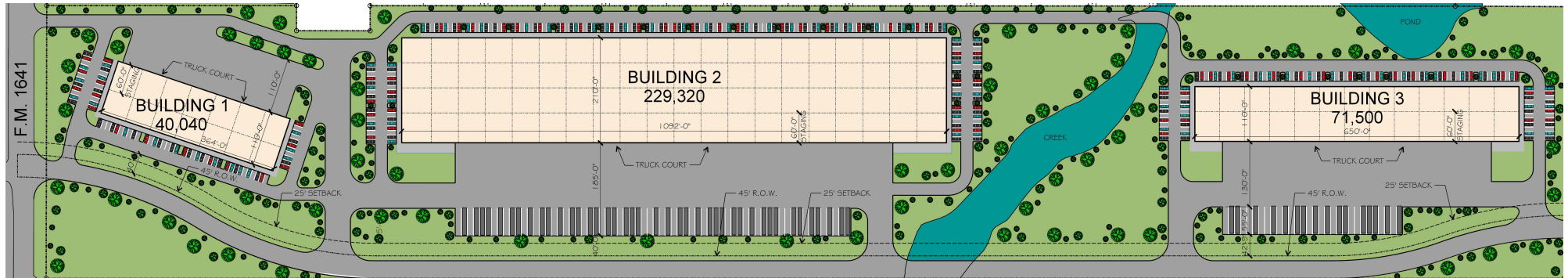
BUILD TO SUIT / FOR LEASE / LIGHT INDUSTRIAL

3 BUILDINGS: 40,040 SF | 229,320 SF | 71,500 SF



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## 12726 FM 1641 | FORNEY, TX 75126

TRIPLE FREEPORT EXEMPTION | STRONG WORKFORCE LABOR

### AREA DEMOGRAPHICS

	POPULATION	DAYTIME POP	AVERAGE HH INCOME
3 Mile	47,862	16,535	\$75,451
5 Mile	67,859	23,245	\$74,574
10 Mile	219,439	97,117	\$81,733
20 Mile	1.17 M	640,321	\$85,644

### BUILDING CONFIGURATION

BUILDING	1	2	3
Building Size (SF)	40,040	229,320	71,500
Office	BTS	BTS	BTS
Loading Configuration	Rear Load	Front Load	Front Load
Drive in Doors (12'x14')	All - Grade Level	2 - Ramped	2 - Ramped
Dock High Doors (9'x10')	None	98	18
Building Depth	110'	210'	110'
Truck Court Depth	90'	185	135'-185'
Trailer Parking	None	66	30
Car Parking	113	185	116
Parking Ratio	2.82:1000	0.81:1000	1.62:1000
Sprinkler System	ESFR	ESFR	ESFR
Slab	6"	6"	6"