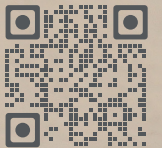


CORE45

322,920 SF AVAILABLE



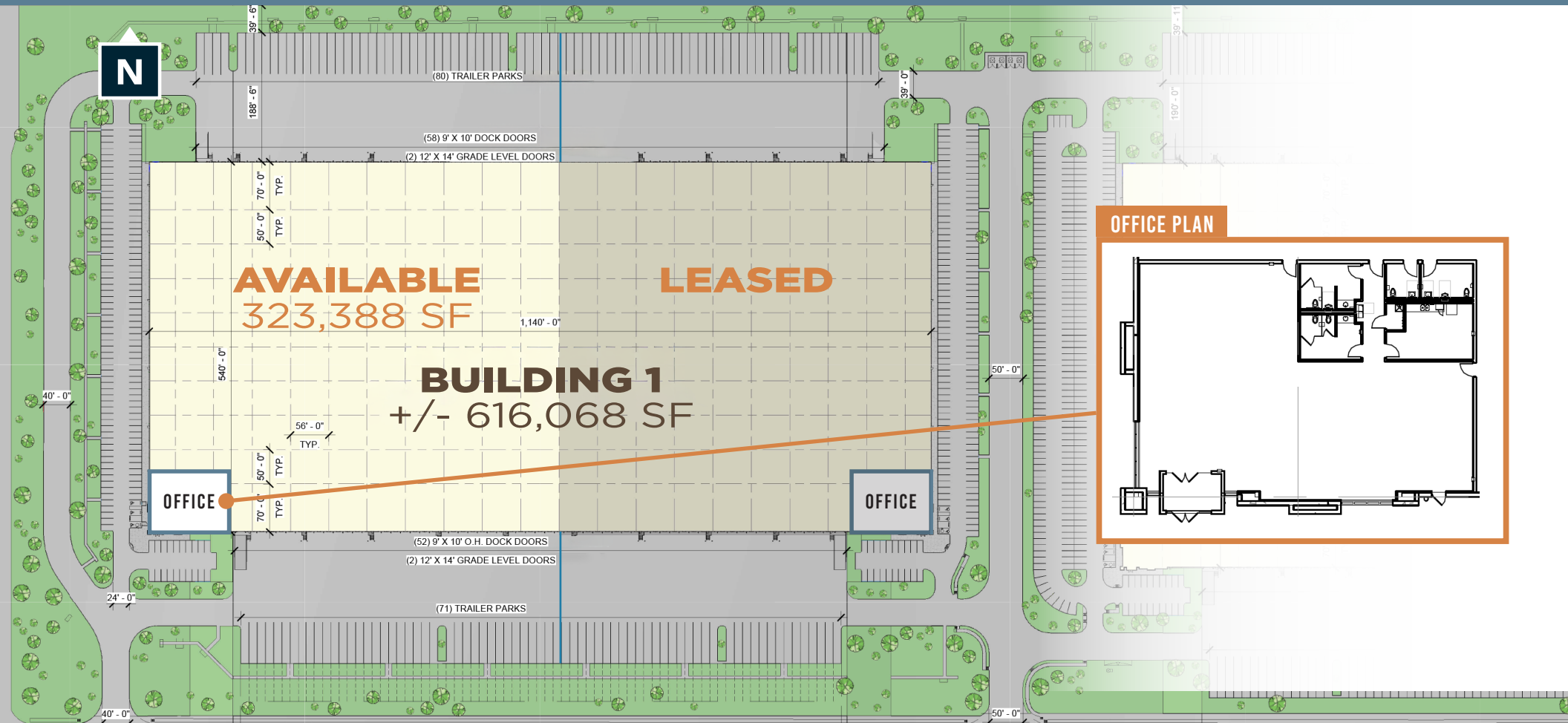
SCAN FOR VIDEO

LBA Logistics 


STREAM®

Core45 | Industrial Space For Lease

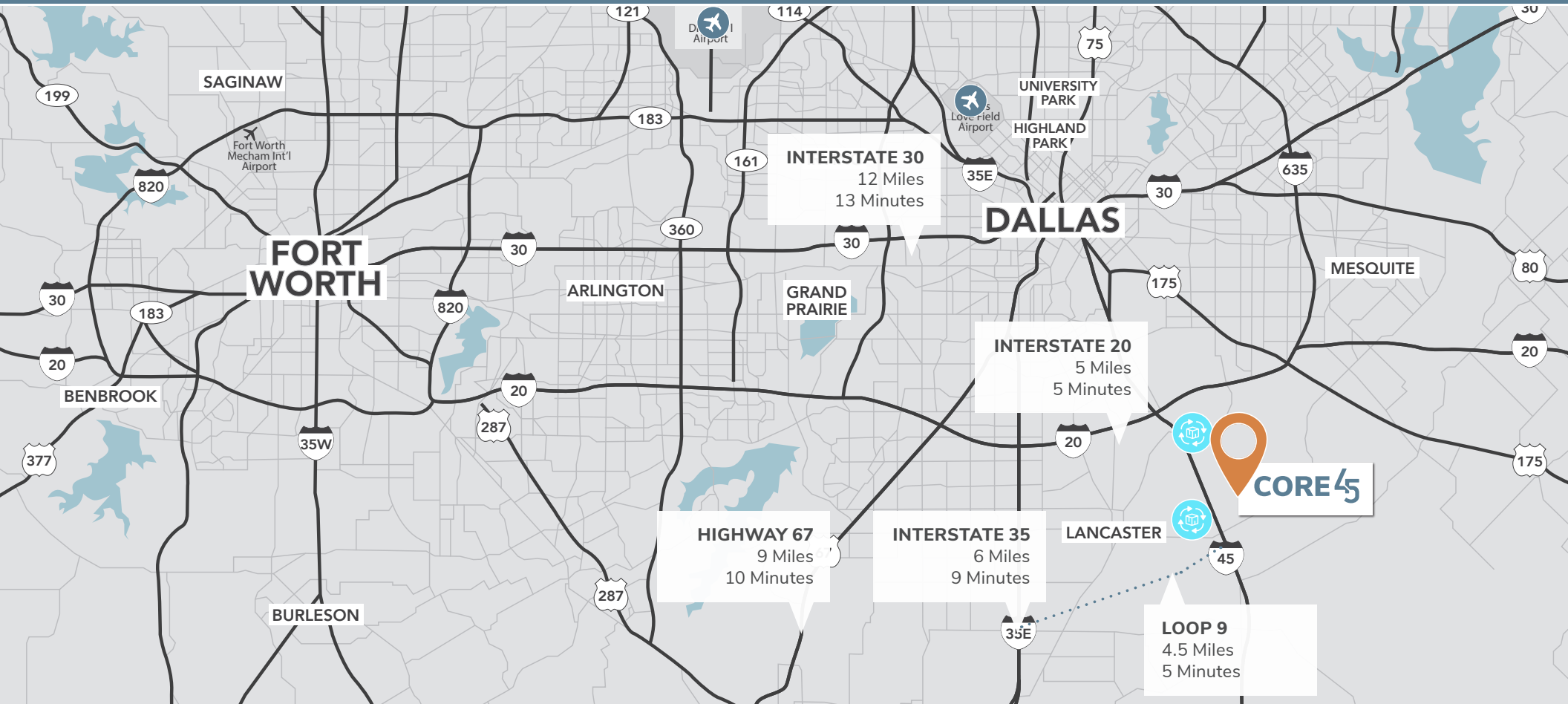
1401-1501 E. Pleasant Run Rd | Wilmer, TX 75172



Available SF	: 323,388
Dimensions	: 540' x 598'
Office	: 4,134 SF
Clear Height	: 40'
Loading	: Cross Dock
Dock Doors	: 59 (9' x 10')

Drive-in Ramps	: 2 (12' x 14')
Column Spacing	: 56'w x 50'd
Staging Bay	: 70'
Truck Court Depth	: 188'
Trailer Parks	: 80 (Expandable by 37)
Car Parks	: 150

Sprinkler System	: ESFR
Slab	: 7" Reinforced concrete, 4,000 PSA w/ full vapor barrier
Power	: 3 Phase - 480 volt
Roof Insulation	: 60 Mil TPO (upon tenant verification)
Security	: Ability to fully secure w/ fence, & guard shack
Specwork	: 2 (35,000 lb.) mechanical pit, levers and LED's throughout at 30' candles, remote warehouse restroom



MAJOR CITIES

DOWNTOWN DALLAS

14 Miles
17 Minutes

DOWNTOWN FORT WORTH

40 Miles
38 Minutes

MAJOR AIRPORTS

DALLAS LOVE FIELD AIRPORT

20 Miles
24 Minutes

DFW INTERNATIONAL AIRPORT

32 Miles
30 Minutes

LOGISTICS HUBS

UNION PACIFIC DALLAS

1 Mile
1 Minute

FEDEX SHIPPING HUB

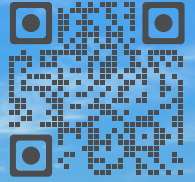
4 Miles
6 Minutes



PROPERTY HIGHLIGHTS

- Ability to secure premises and truck courts
- Ability to install guardshack
- Great access to I-45
- Located 1 mile from the Union Pacific Intermodal
- Ample employee parking
- Wilmer has one of the lowest millage rates in Dallas-Fort Worth at 1.96%, generating significant savings in taxes for the tenant
- Triple Freeport tax exemption
- Located 14 miles from downtown Dallas

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