

Platform 80/20



DELIVERED AND READY FOR OCCUPANCY

136,080 – 942,659 SF Available For Lease

County Road 212, Forney, TX



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Property Overview

Platform 80-20 is a two building, Class A development in Forney, TX totaling 942,659 SF. The project will be fully delivered in April 2024 with spec work in place. The project sits 0.5 miles off Hwy 80 in the Gateway Industrial Park of Forney which has one of the fastest growing populations in North Texas. The buildings are designed to be demised multiple ways accommodating a wide range of tenant sizes with the ability to secure the truck courts.

PROPERTY HIGHLIGHTS

- Large 50' wide drive aisles and center drive aisle for increased queuing
- Both buildings can be secured with ability to add guard shack(s)
- Ample trailer and auto parking
- Delivering with spec office, LED lights, dock levelers, HVLS fans, and in white box condition with painted columns
- 30 acres of additional land behind building 2 for future trailer parking, car parking, outside storage, or building expansion
- Two points of direct ingress/egress to Hwy 80 via County Road 212 and Akron Way
- County Road 212 was recently improved



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BUILDING 1 FEATURES

Available	136,080 - 430,436 SF
Building Dimensions	420'd x 1,026'w
Spec Office	2,426 SF and 1,191 SF office pods
Clear Height	36'
Loading Configuration	Cross-Dock
Dock Doors	116 (9' x 10')
Drive-In Doors	4 (12' x 14')
Typical Column Spacing	50'd x 54'w
Staging Bay	60'd
Truck Court Depth	186'
Trailer Parks	129 (expandable)
Car Parks	243 (expandable)
Sprinkler System	ESFR
Fenced Truck Court	Available
Dock Levelers	8 (35,000 lb) levelers with seals
Lighting	LEDs on motion sensors at 25' candles
HVLS Fans	3

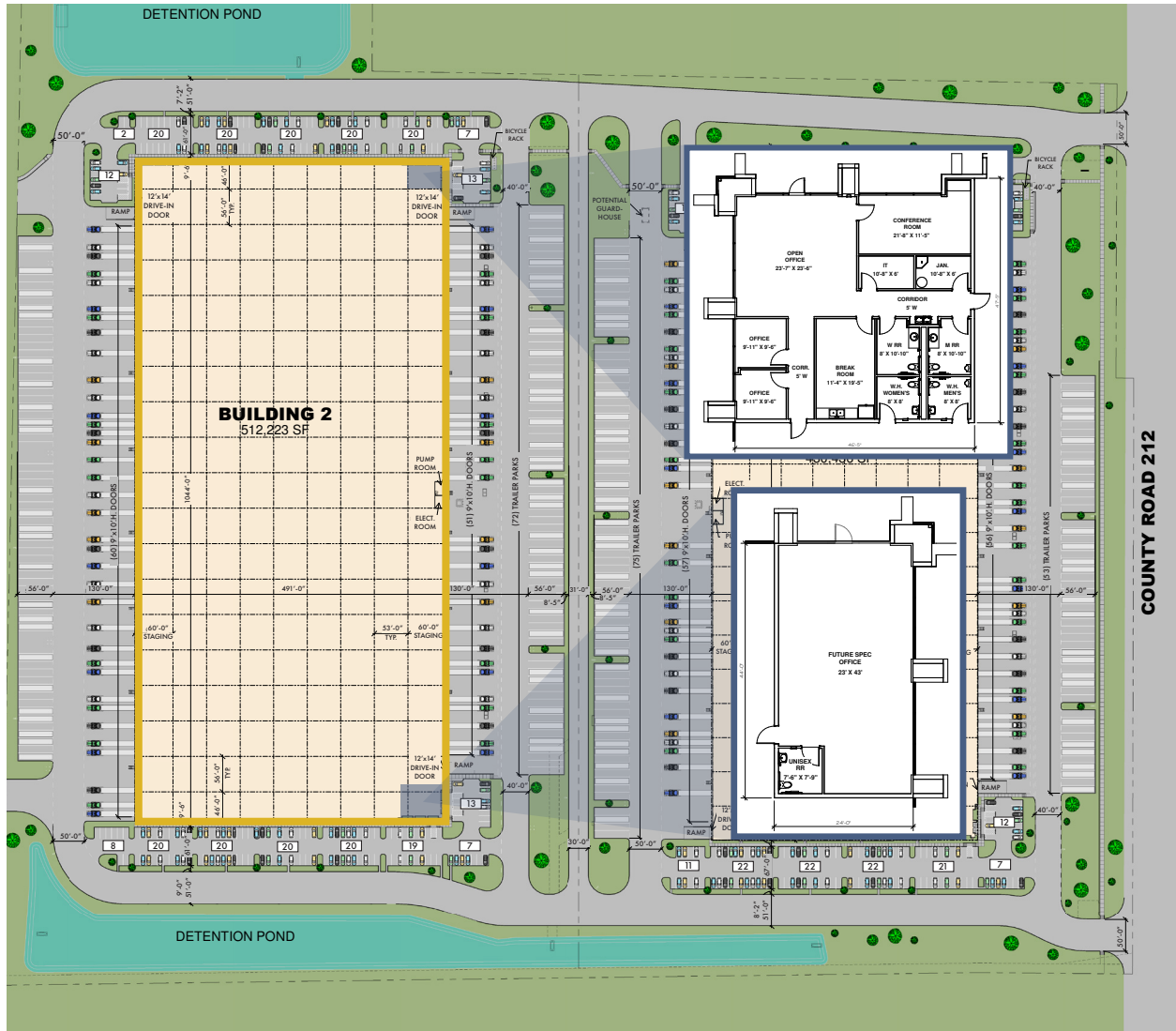
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BUILDING 2 FEATURES

Available	187,562 - 512,223 SF
Building Dimensions	491'd x 1,044'w
Spec Office	2,426 SF and 1,191 SF office pods
Clear Height	40'
Loading Configuration	Cross-Dock
Dock Doors	141 (9' x 10')
Drive-In Doors	3 (12' x 14')
Typical Column Spacing	53'd x 56'w
Staging Bay	60'd
Truck Court Depth	186'
Trailer Parks	141 (expandable)
Car Parks	274 (expandable)
Sprinkler System	ESFR
Fenced Truck Court	Available
Dock Levelers	8 (35,000 lb) levelers with seals
Lighting	LEDs on motion sensors at 25' candles
HVLS Fans	3

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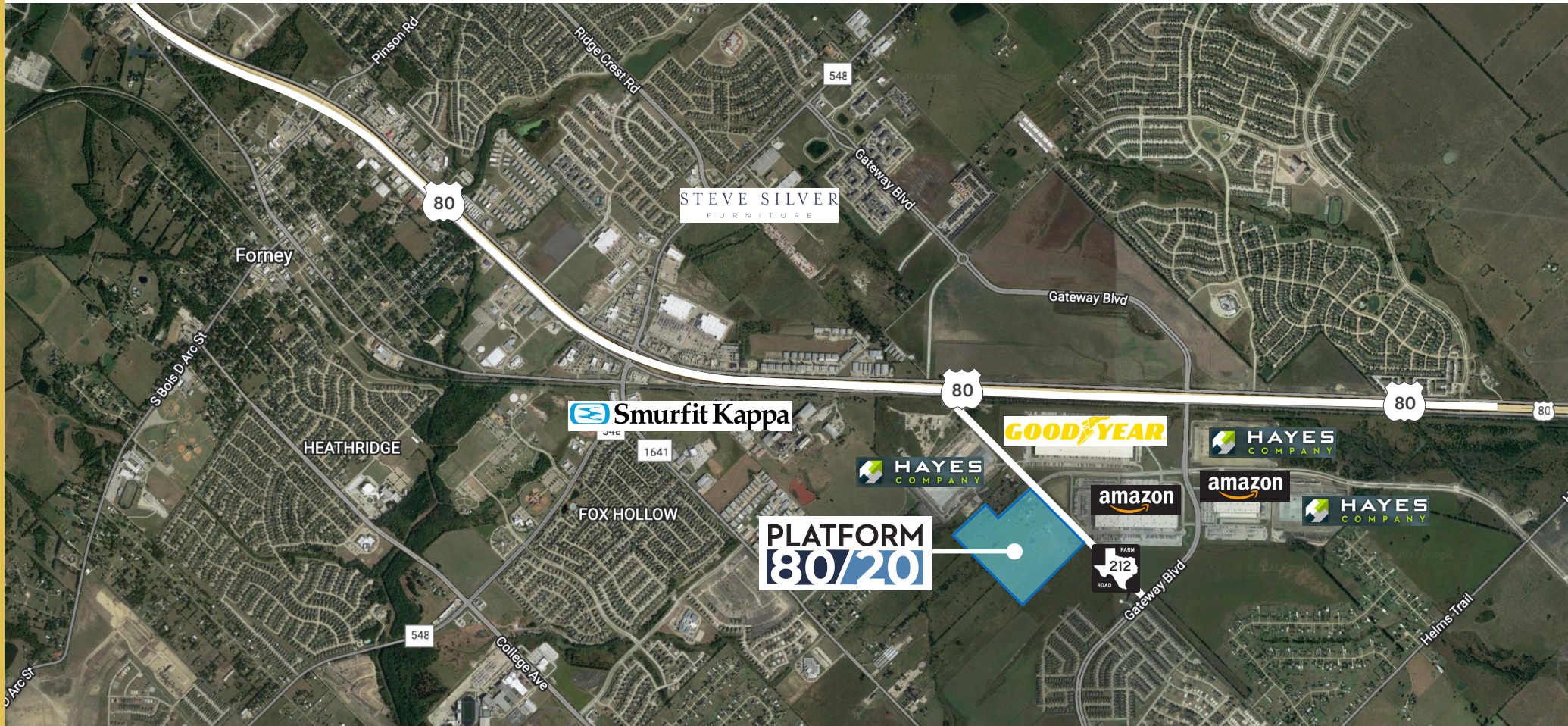
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Location Overview



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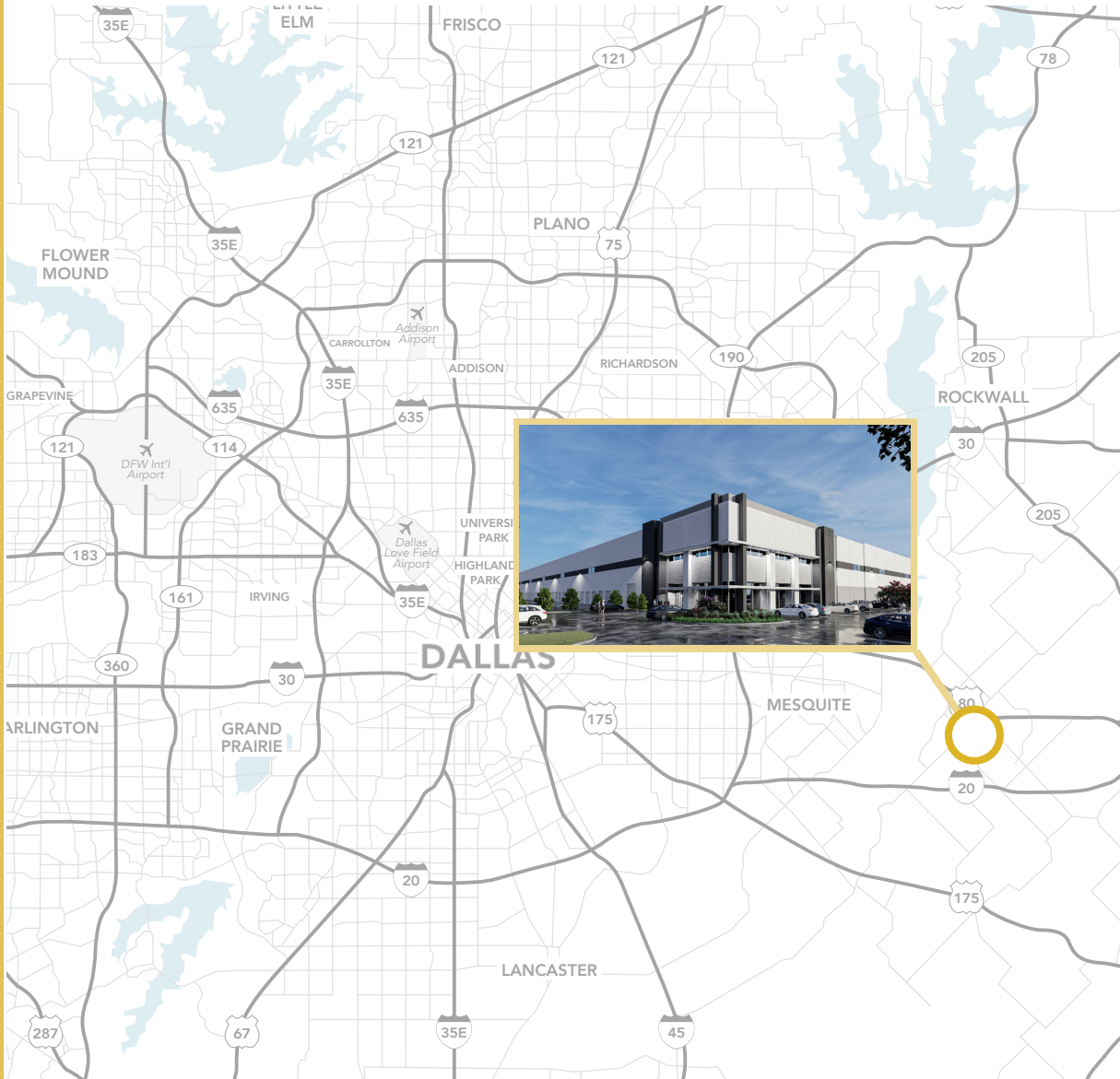
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LOCATION HIGHLIGHTS

- County Road 212 is fully improved
- Ability to meet heavy parking requirements
- Located in Kaufman County and City of Forney
- Incentives available through the City, County and State
- Triple Freeport tax abatement
- Access to strong labor and growing population base

0.5 miles
to Hwy 80

8 miles
to I-20

13 miles
to I-635

16 miles
to I-30

30 miles
to Dallas CBD

45 miles
to DFW Airport

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