

For Lease

197,983 SF Available

Wylie Business Center

2801 N. State Highway 78, Wylie, Texas 75098

Site Strengths

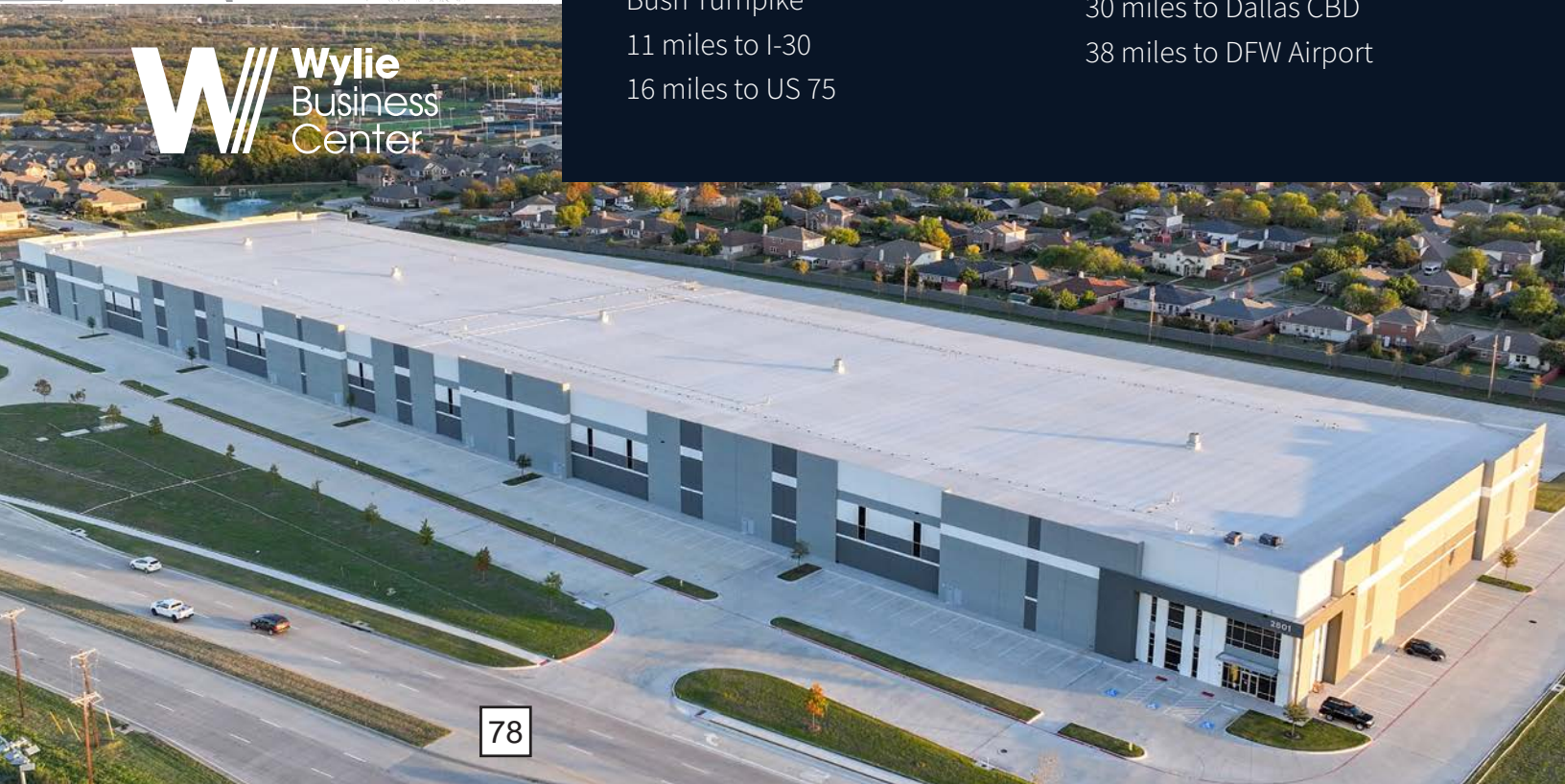
Class A, New Construction
 Direct Access to SH 78
 Proximity to a strong labor base
 Multiple Access Points

Ability to Secure Truck Court
 Close proximity to CPKC
 Intermodal (342,000 Lift Capacity)
 Heavy Power

Excellent Access

8.8 miles to President George
 Bush Turnpike
 11 miles to I-30
 16 miles to US 75

23 miles to Dallas North Tollway
 30 miles to Dallas CBD
 38 miles to DFW Airport



Jones Lang LaSalle Brokerage, Inc.

A Property Of:
LOVETT
 INDUSTRIAL



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Property Highlights

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36' Clear Height

56' x 52'-6" Columns

60' Loading Bay

41 Dock Doors

1 Drive-in Door

185' Truck Courts

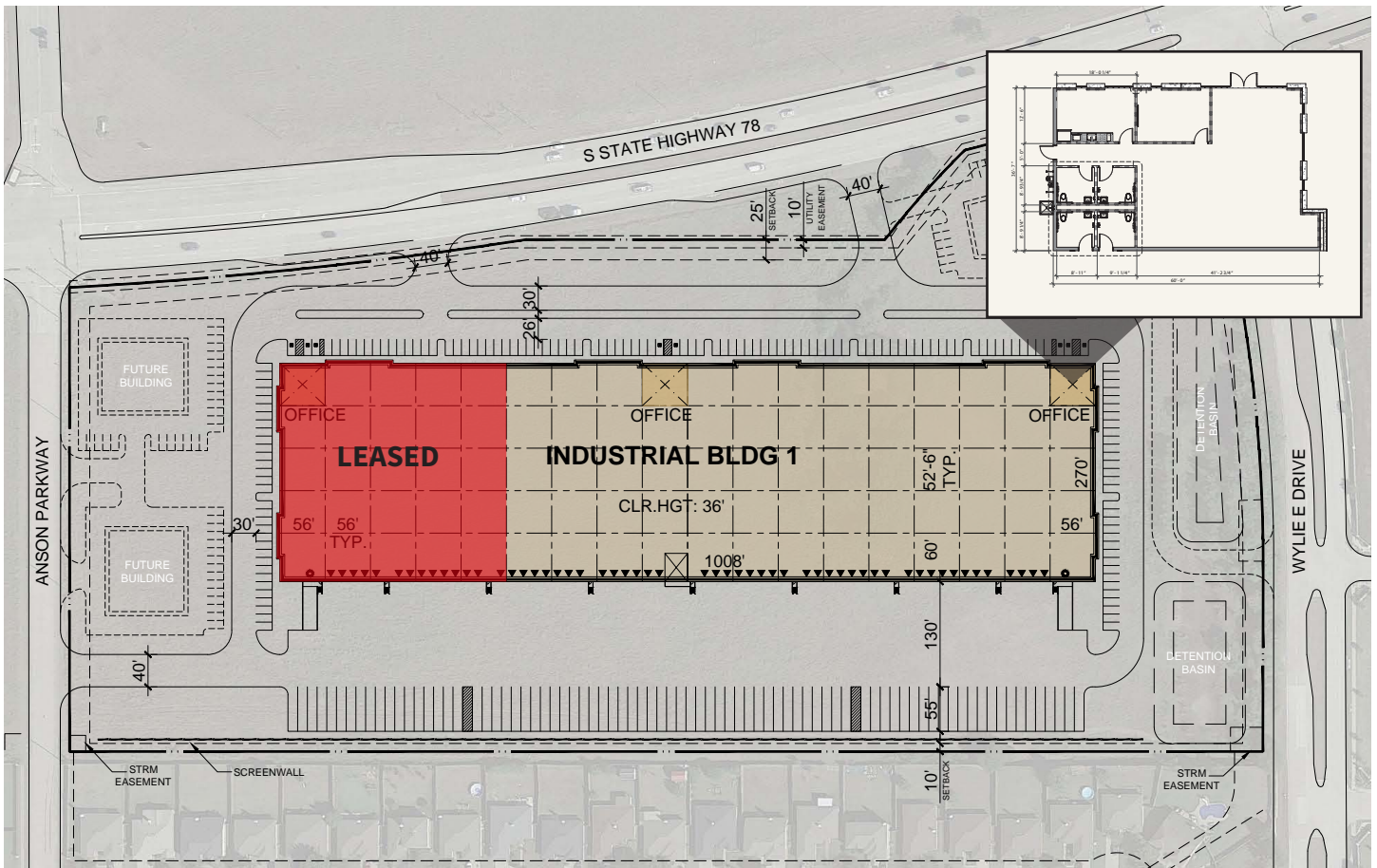
99 Car Parks

58 Trailer Parks

Rear Load Configuration

270' Building Depth

Heavy Power - 3000A





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Ingress/Egress





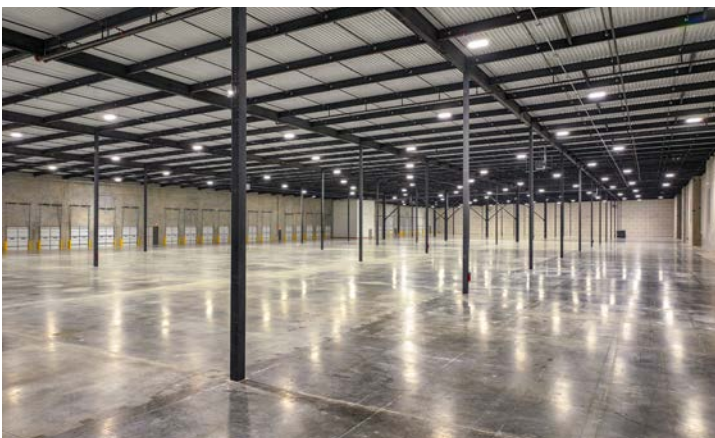
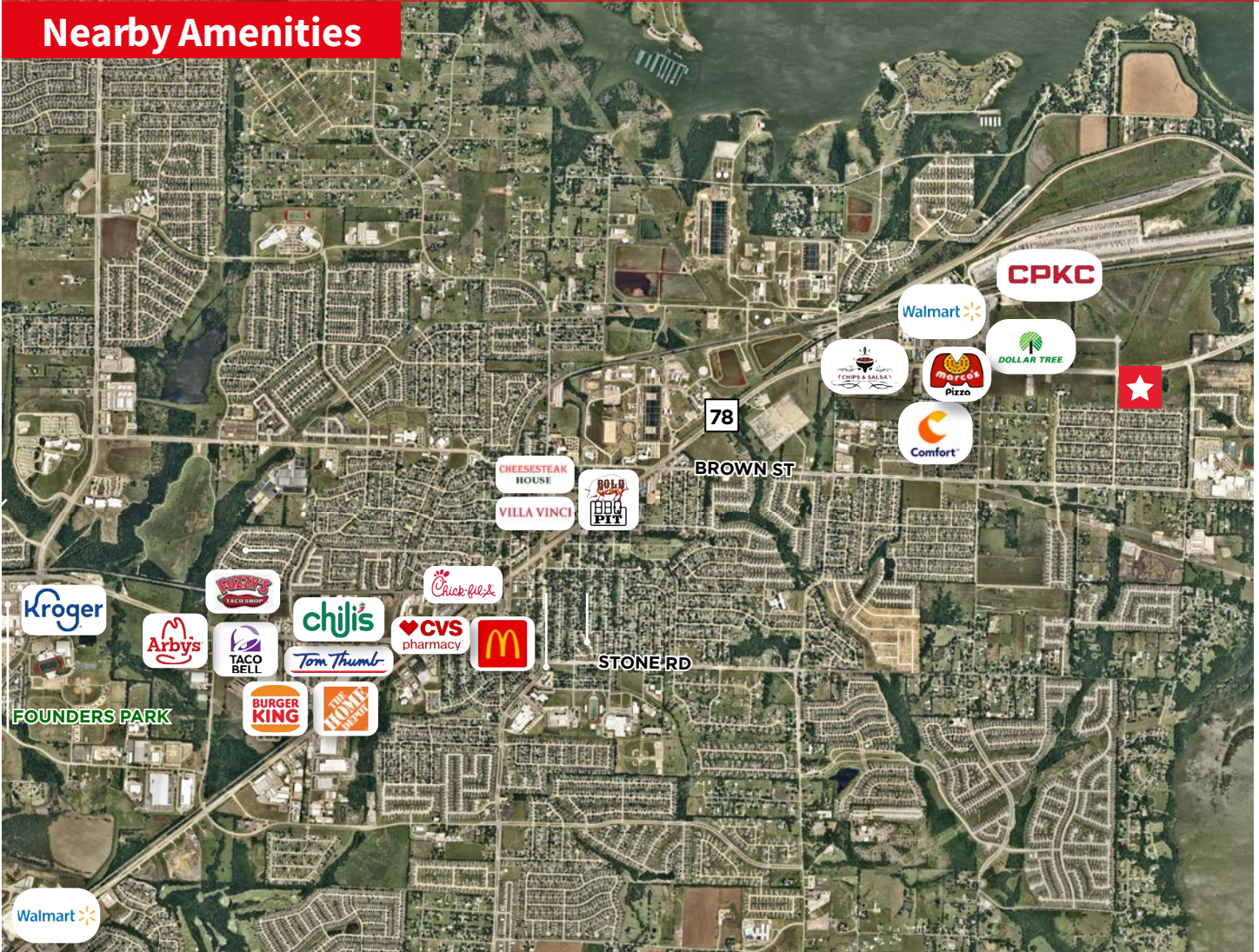
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Nearby Amenities





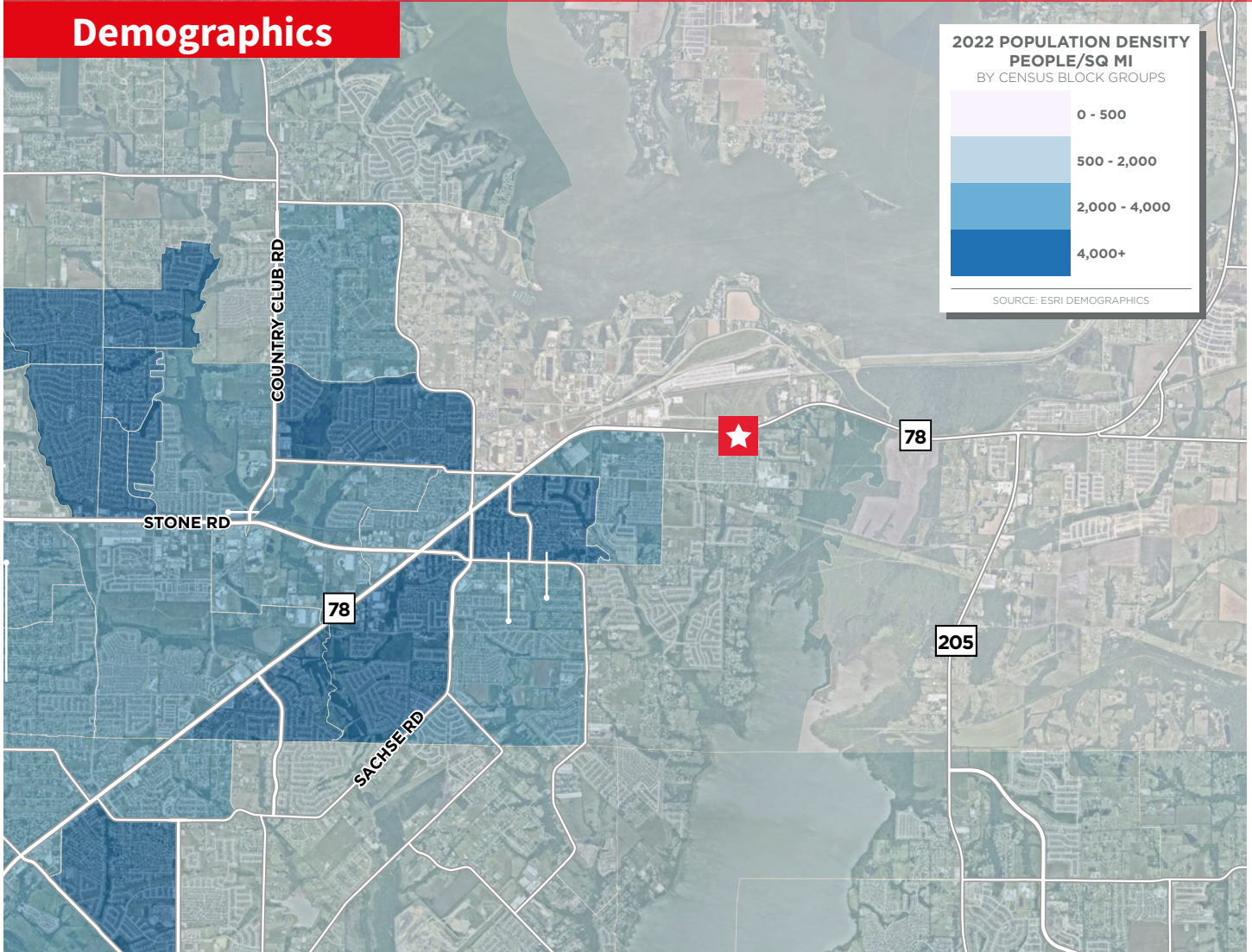
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Demographics



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