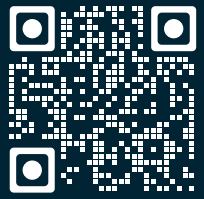


# CORE45

1401-1501 E. PLEASANT RUN RD.  
WILMER TX 75172



SCAN FOR VIDEO



## 200,000 - 1,349,988 SF AVAILABLE

Two building Class AA development totaling 1,636,238 SF with direct access to Interstate 45

**FULLY DELIVERED WITH SPEC WORK IN PLACE.  
AVAILABLE FOR LEASE OR SALE!**

**MATT DORNAK, SIOR**  
214.267.0461  
mdornak@streamrealty.com

**LUKE DAVIS, SIOR**  
214.267.0420  
ldavis@streamrealty.com

**RIDLEY CULP**  
214.560.2422  
ridley.culp@streamrealty.com

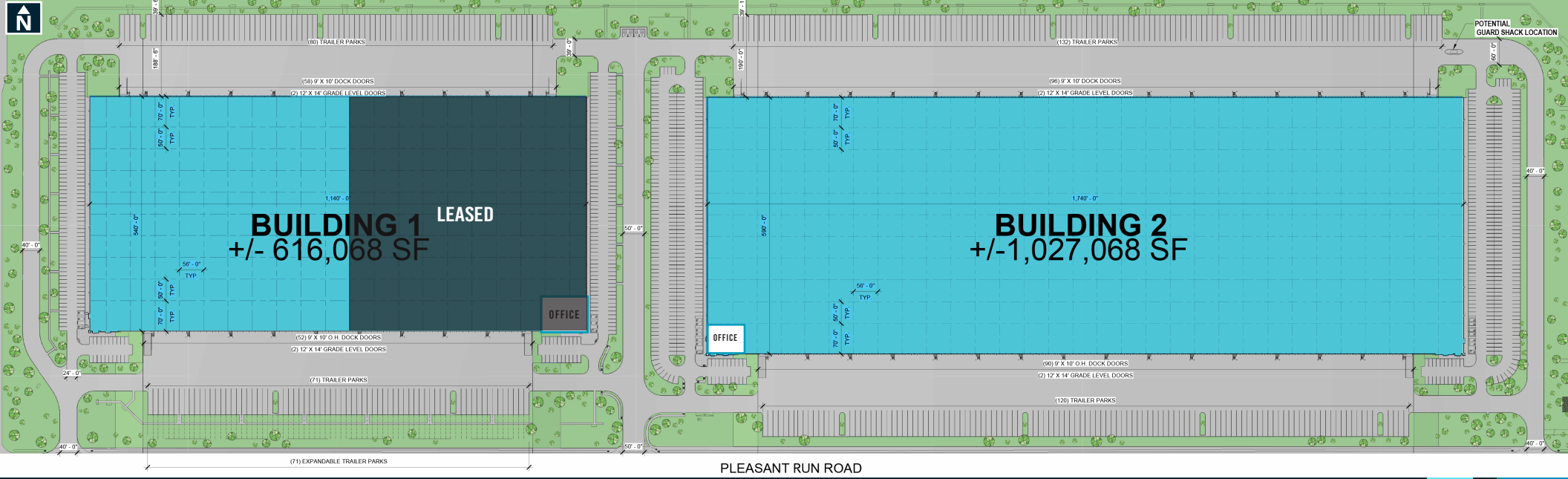
DEVELOPED & OWNED BY



GRANDVIEW  
PARTNERS

LEASED BY



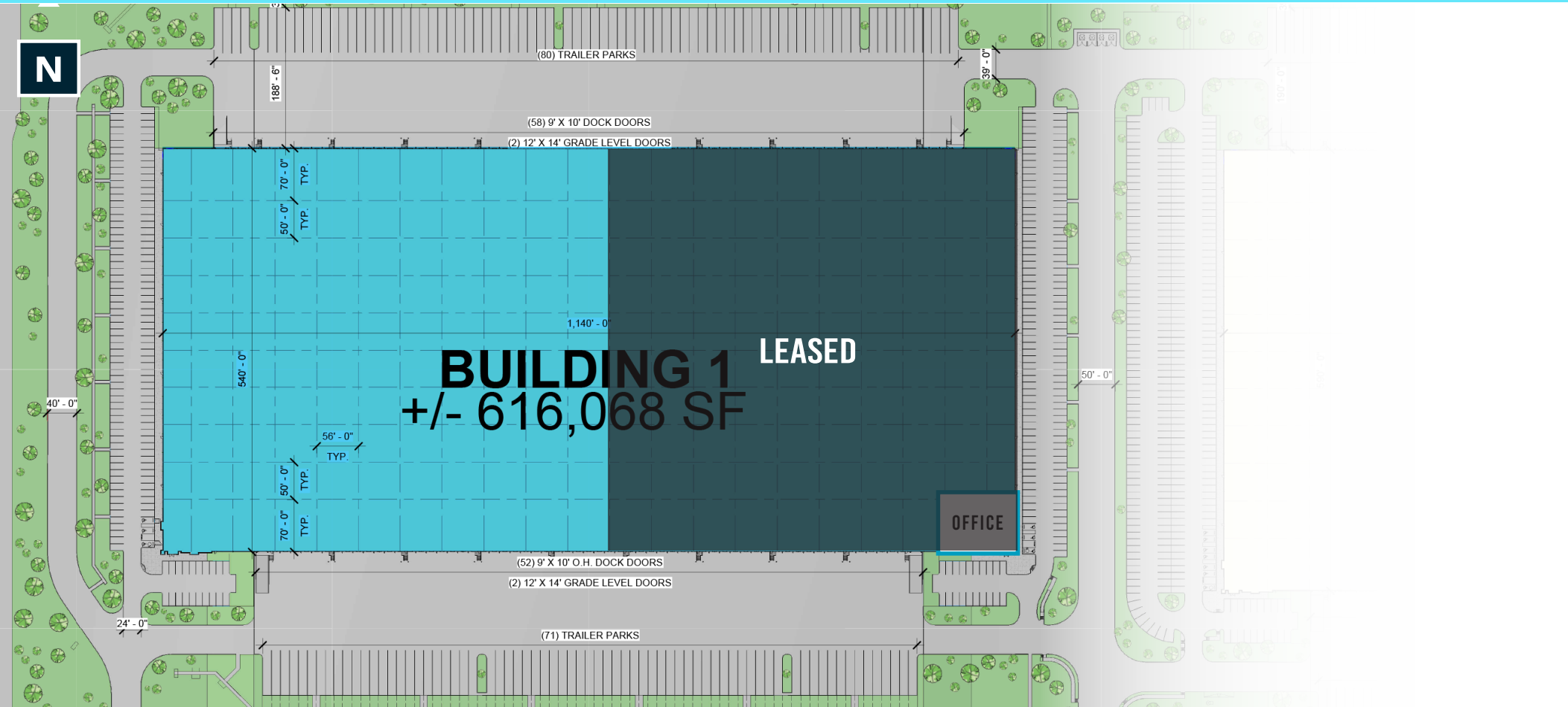


## BUILDING 1

Size	: 322,920
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 - 4,000 amp, 480 volt
Roof Insulation	: 60 Mil TPO
Security	: Ability to fully secure w/ fence, & guard shack
Specwork	: 2 (35,000 lb.) mechanical pit, levers and LED's throughout at 30' candles.

## BUILDING 2

Size	: 1,027,068 (Divisible)
Dimensions	: 590' x 1,740'
Office	: 4,134 SF
Clear Height	: 40'
Loading	: Cross Dock
Dock Doors	: 186 (9' x 10')
Drive-in Ramps	: 4 (12' x 14')
Column Spacing	: 56'w x 50'd
Staging Bay	: 70'
Truck Court Depth	: 190'
Trailer Parks	: 252
Car Parks	: 594
Sprinkler System	: ESFR
Slab	: 7" Reinforced concrete, 4,000 PSA w/ full vapor barrier
Power	: 3 Phase - 4,000 amp, 480 volt
Roof Insulation	: 60 Mil TPO
Security	: Ability to fully secure w/ fence, & guard shack
Specwork	: 30 (35,000 lb.) mechanical pit, levers and LED's throughout at 30' candles.

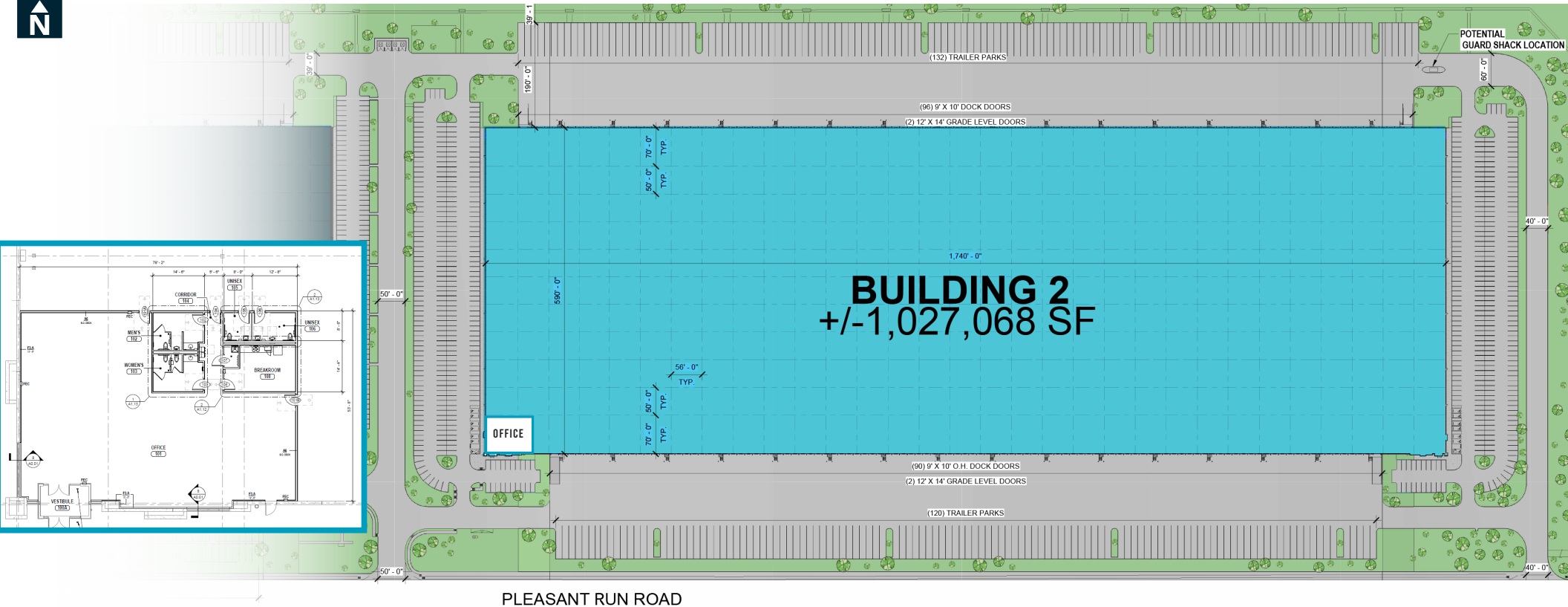


## BUILDING 1

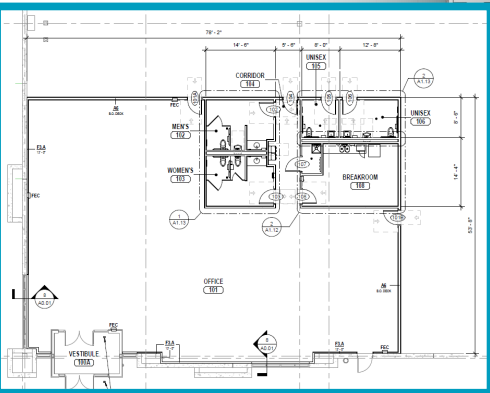
Size	: 322,920
Dimensions	: 540' x 598'
Office	: 4,134 SF
Clear Height	: 40'
Loading	: Cross Dock
Dock Doors	: 59 (9' x 10')

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 - 4,000 amp, 480 volt
Roof Insulation	: 60 Mil TPO
Security	: Ability to fully secure w/ fence, & guard shack
Specwork	: 2 (35,000 lb.) mechanical pit, levers and LED's throughout at 30' candles.



**BUILDING 2**  
+/-1,027,068 SF



PLEASANT RUN ROAD

## BUILDING 2

Size : 1,027,068 (Divisible)

Dimensions : 590' x 1,740'

Office : 4,134 SF

Clear Height : 40'

Loading : Cross Dock

Dock Doors : 186 (9' x 10')

Drive-in Ramps : 4 (12' x 14')

Column Spacing : 56'w x 50'd

Staging Bay : 70'

Truck Court Depth : 190'

Trailer Parks : 252

Car Parks : 594

Sprinkler System : ESRF

Slab : 7" Reinforced concrete, 4,000 PSA w/ full vapor barrier

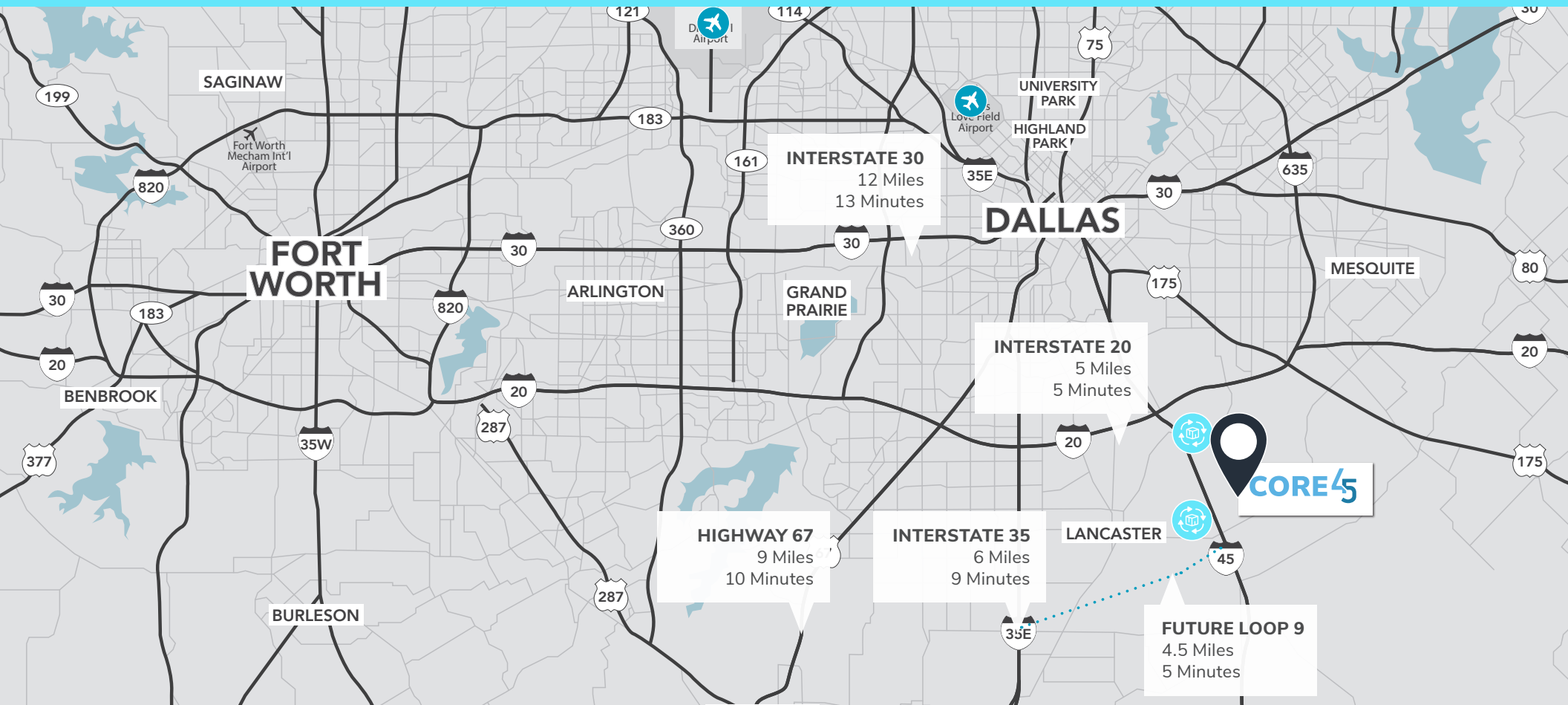
Power : 3 Phase - 4,000 amp, 480 volt

Roof Insulation : 60 Mil TPO

Security : Ability to fully secure w/ fence, & guard shack

Specwork : 2 (35,000 lb.) mechanical pit, levers and LED's throughout at 30' candles.





## MAJOR CITIES

DOWNTOWN DALLAS

14 Miles

17 Minutes

DOWNTOWN FORT WORTH

40 Miles

38 Minutes

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 2.43%, generating significant savings in taxes for the tenant
- Triple Freeport tax exemption
- Up to 70% Tax Abatement for up to 10 years through City of Wilmer
- Located 14 miles from downtown Dallas

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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