



PROUDLY PURSUING
LEED
CERTIFICATION



MILLER 635 LOGISTICS CENTER

10851 Miller Road, Dallas, TX

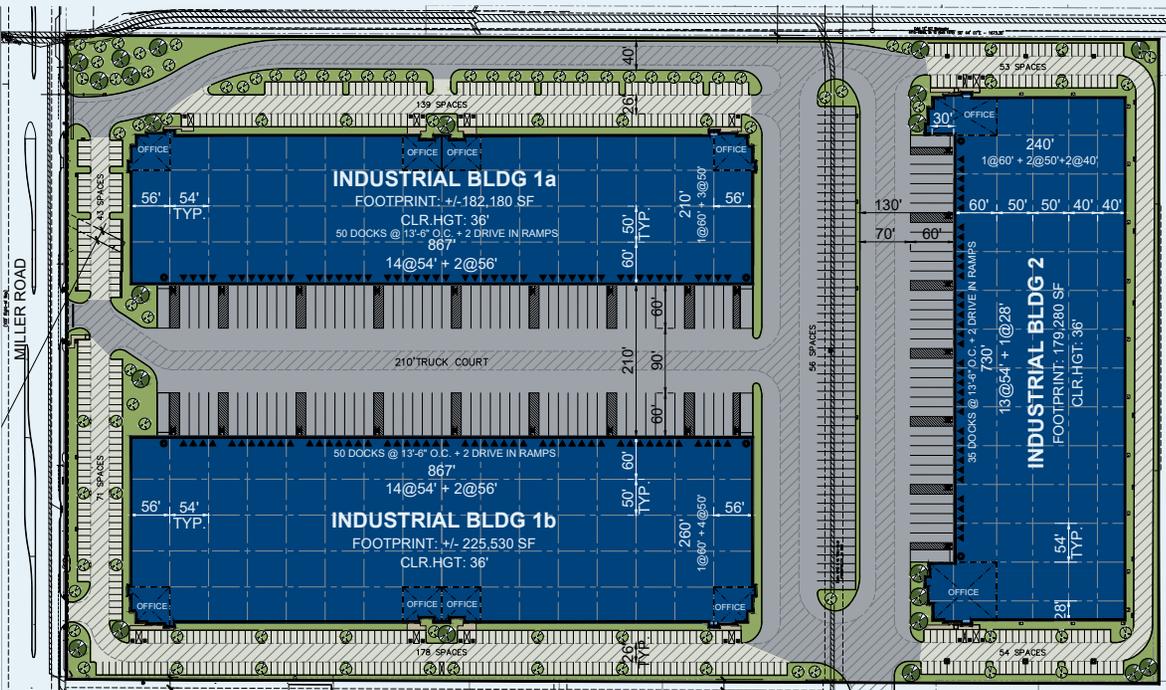
Building 1a: 182,180 SF
Building 1b: 225,530 SF
Building 2: 179,280 SF

CBRE

 **IDI Logistics**

www.idilogistics.com

PARK INFORMATION



BUILDING 1a

BUILDING AREA:	182,180 SF
OFFICE SPACE:	Build to suit
CLEAR HEIGHT:	36'
DOCK DOORS (9'x 10'):	up to 50
DRIVE-IN DOORS (14' x 16'):	2

BUILDING 1b

BUILDING AREA:	225,530 SF
OFFICE SPACE:	Build to suit
CLEAR HEIGHT:	36'
DOCK DOORS (9' x 10'):	up to 50
DRIVE-IN DOORS (14' x 16'):	2

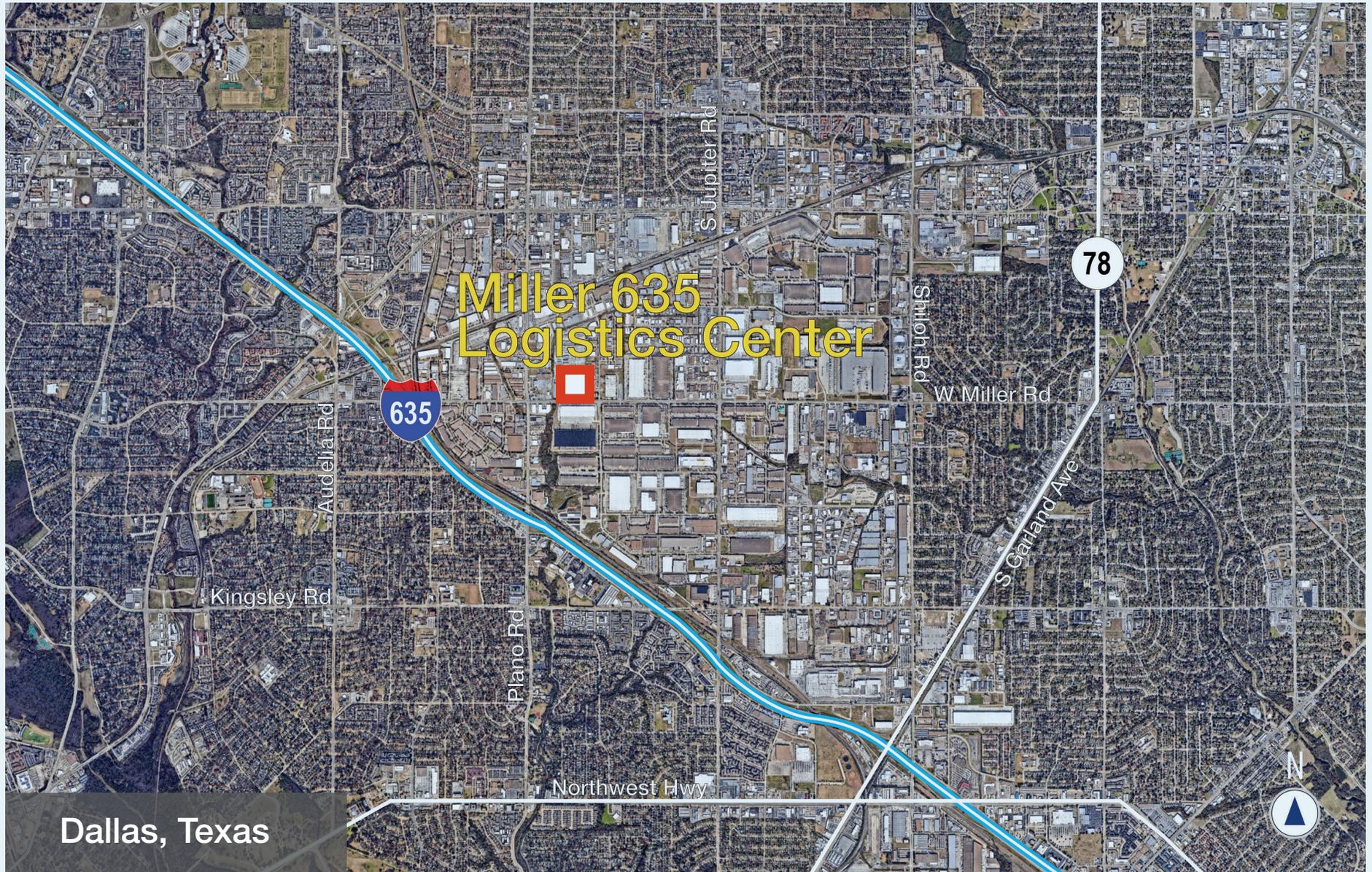
BUILDING 2

BUILDING AREA:	179,280 SF
OFFICE SPACE:	Build to suit
CLEAR HEIGHT (9' x 10'):	36'
DOCK DOORS (14' x 16'):	35
DRIVE-IN DOORS:	2

Miller 635 Logistics Center, located in the Northeast Dallas/Garland submarket near Interstate 635, is an ideal location for both local and regional distribution. We are pursuing LEED® Certification for Miller 635 Logistics Center.



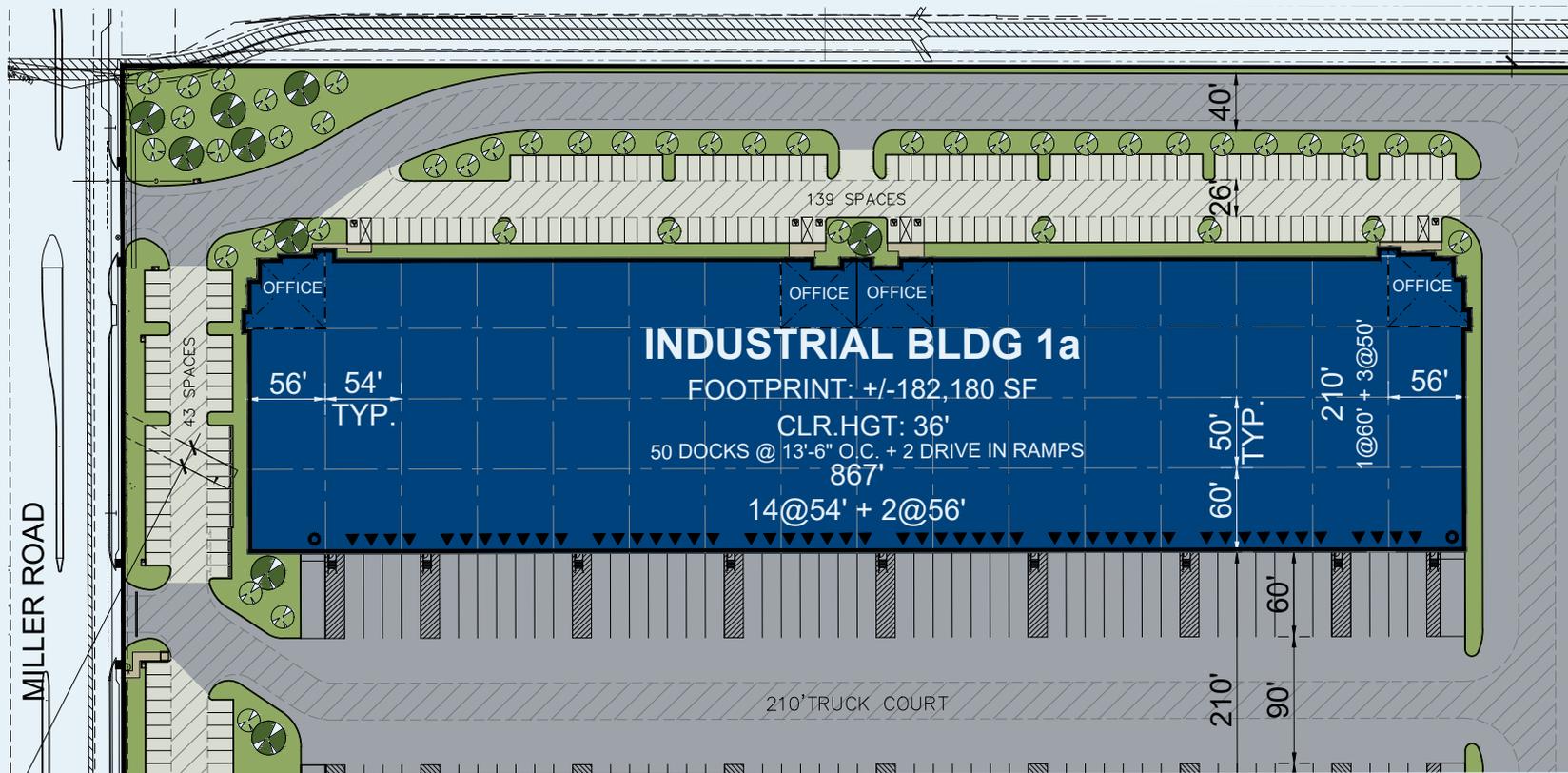
PARK LOCATION



BUILDING 1A AVAILABLE SPACE

182,180 available square feet

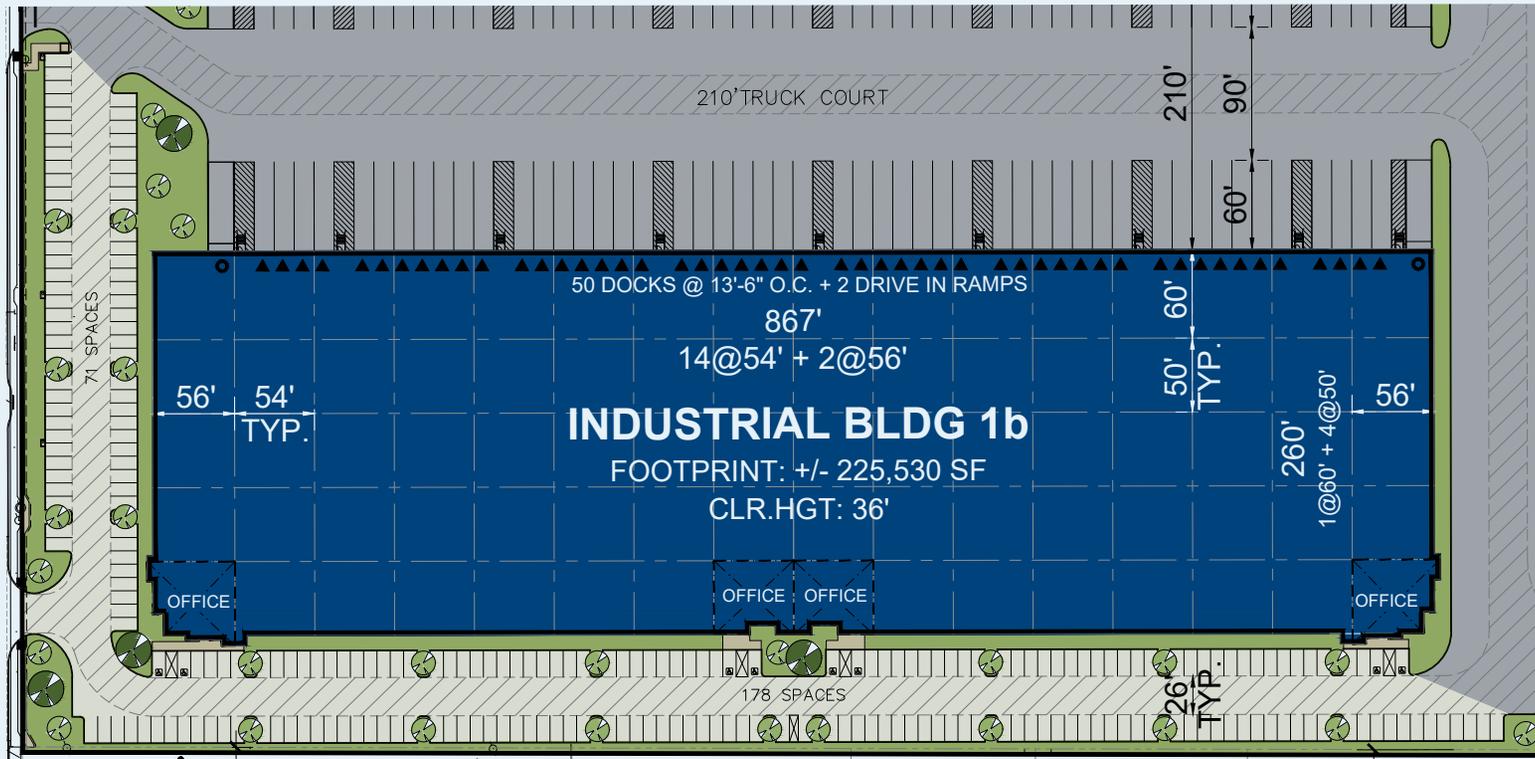
CLEAR HEIGHT:	36'
OFFICE AREA:	Build to suit
DOCK DOORS (9' x 10'):	up to 50
DRIVE-IN DOORS (14' x 16'):	2
AUTO PARKING:	182 spaces
TRAILER PARKING:	28 stalls
TRUCK COURT:	210' (shared)
BUILDING DIMENSIONS:	867' x 210'
COLUMN SPACING:	54' x 50'
FIRE PROTECTION:	ESFR



BUILDING 1B AVAILABLE SPACE

225,530 available square feet

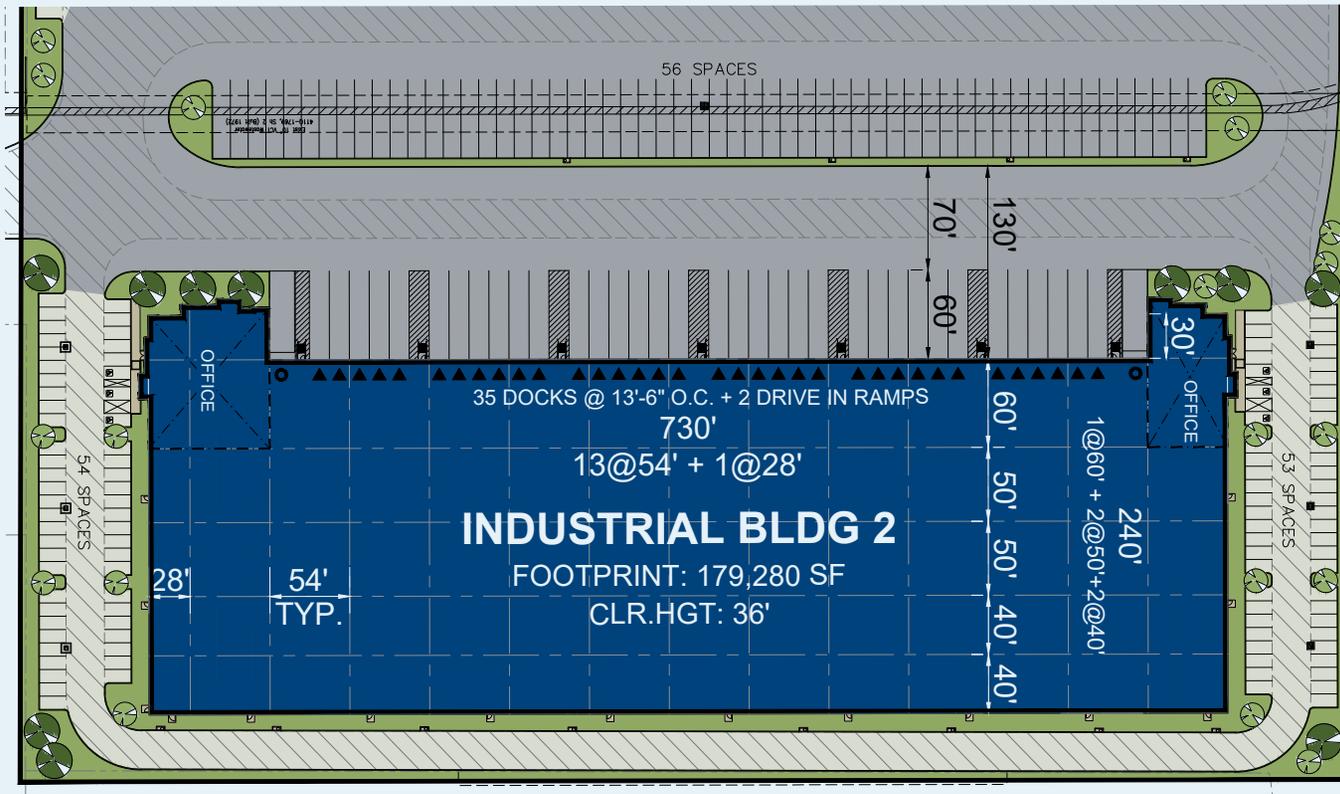
CLEAR HEIGHT:	36'
OFFICE AREA:	Build to suit
DOCK DOORS (9' x 10'):	up to 50
DRIVE-IN DOORS (14' x 16'):	2
AUTO PARKING:	249 spaces
TRAILER PARKING:	28 stalls
TRUCK COURT:	210' (shared)
BUILDING DIMENSIONS:	867' x 260'
COLUMN SPACING:	54' x 50'
FIRE PROTECTION:	ESFR



BUILDING 2 AVAILABLE SPACE

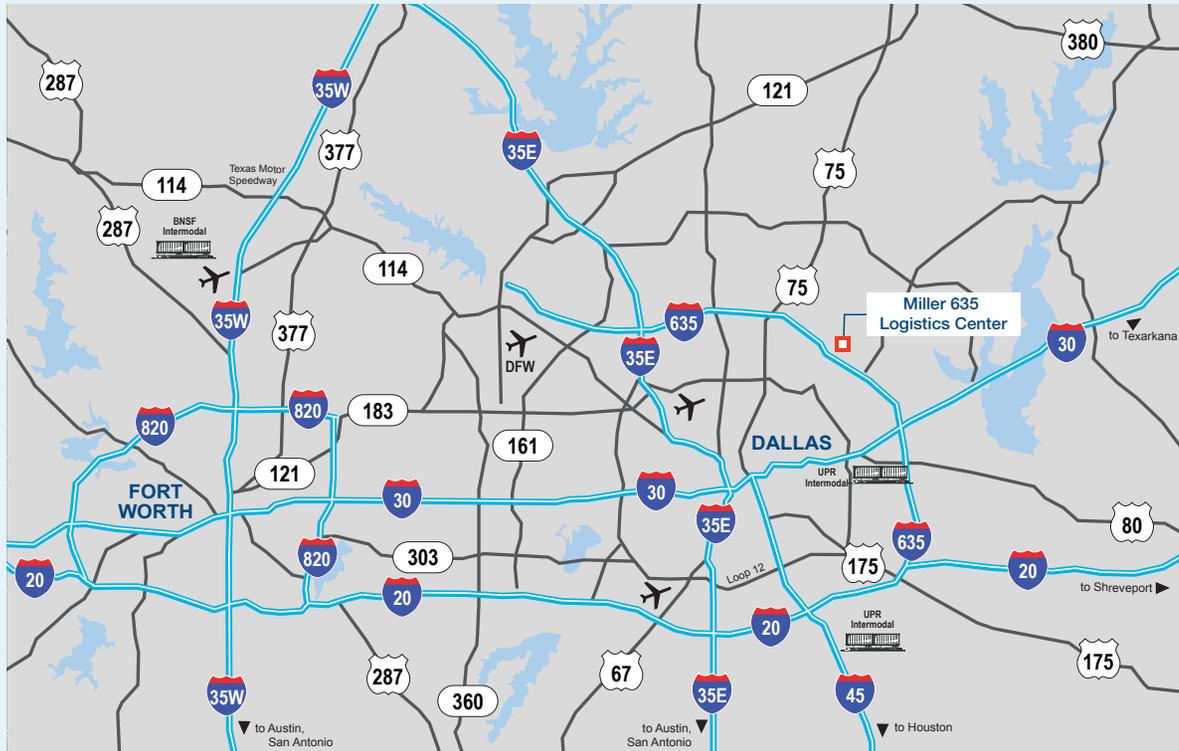
179,280 available square feet

CLEAR HEIGHT:	36'
OFFICE AREA:	Build to suit
DOCK DOORS (9' x 10'):	35
DRIVE-IN DOORS (14' x 16'"):	2
AUTO PARKING:	107 spaces
TRUCK COURT:	135'
BUILDING DIMENSIONS:	730' x 240'
COLUMN SPACING:	54' x 50'
FIRE PROTECTION:	ESFR



MILLER 635 LOGISTICS CENTER

Desirable Northeast Dallas/Garland Distribution Location



DRIVING DISTANCES

METRO AREAS

Fort Worth	46 miles
Shreveport	186 miles
Oklahoma City	205 miles
Austin	211 miles
Houston	252 miles
San Antonio	290 miles

MAJOR ROADS

I-635	1 mile
US 75	5 miles
I-30	7 miles
Dallas North Tollway	8 miles
I-35E	13 miles
I-45	15 miles
I-20	18 miles

AIR

Love Field	17 miles
DFW International Airport	23 miles
Dallas Executive Airport	25 miles

ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

For more information, or to set up a tour, please contact:



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