



DALPARC3

LOGISTICS CENTER

3700 N Dallas Avenue, Lancaster, TX



**CLASS A 116,994 SF INDUSTRIAL BUILDING
AVAILABLE FOR LAND SALE OR BTS FOR SALE/LEASE**

NATHAN LAWRENCE

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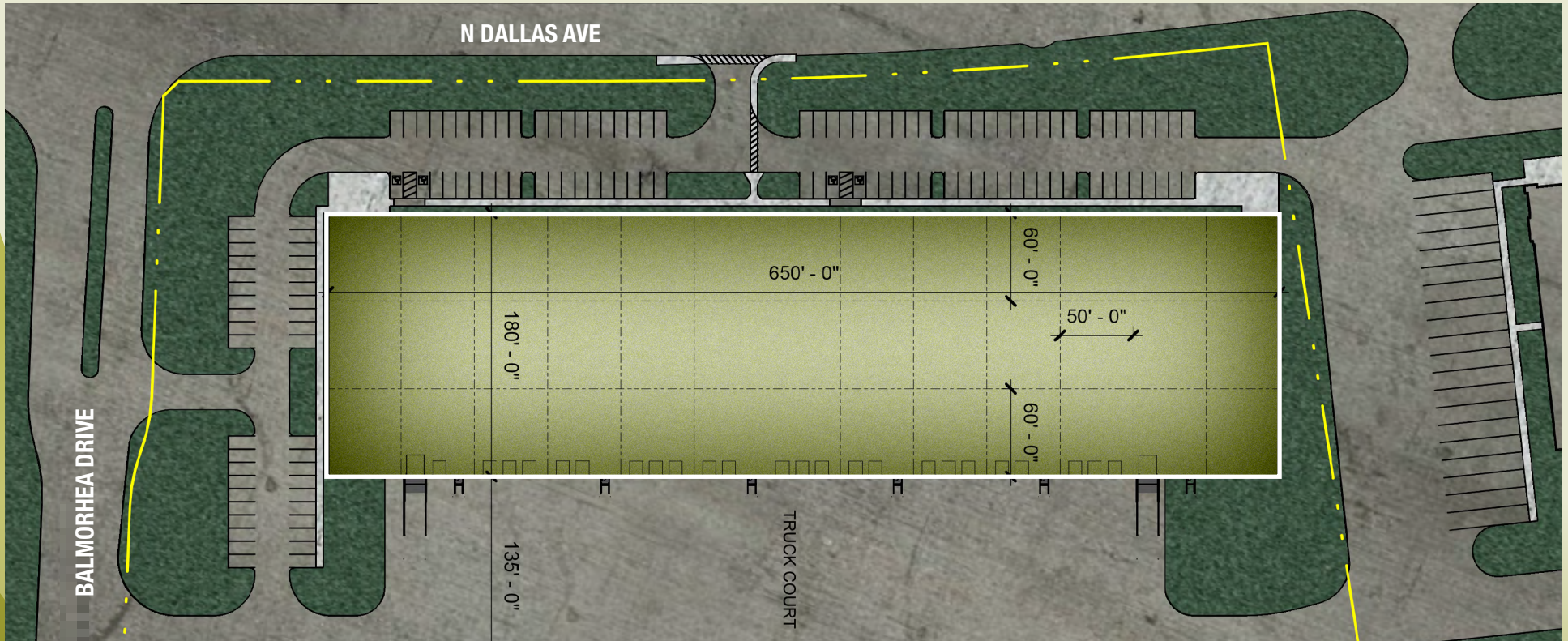
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BUILDING SPECS

116,994 SF
8.10 Acres
24 - 9x10 Dock High Doors

2 - 12x14 Ramps
154 Auto Parks
Rear Load

180'x650' Building Dimensions
135' Truck Court

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PROPERTY ADVANTAGES

Class A
LOGISTICS FACILITY

1 Mile
TO I-20

4 Miles
TO I-35E

5 Miles
TO I-45E

5 Miles
TO UP INTERMODAL

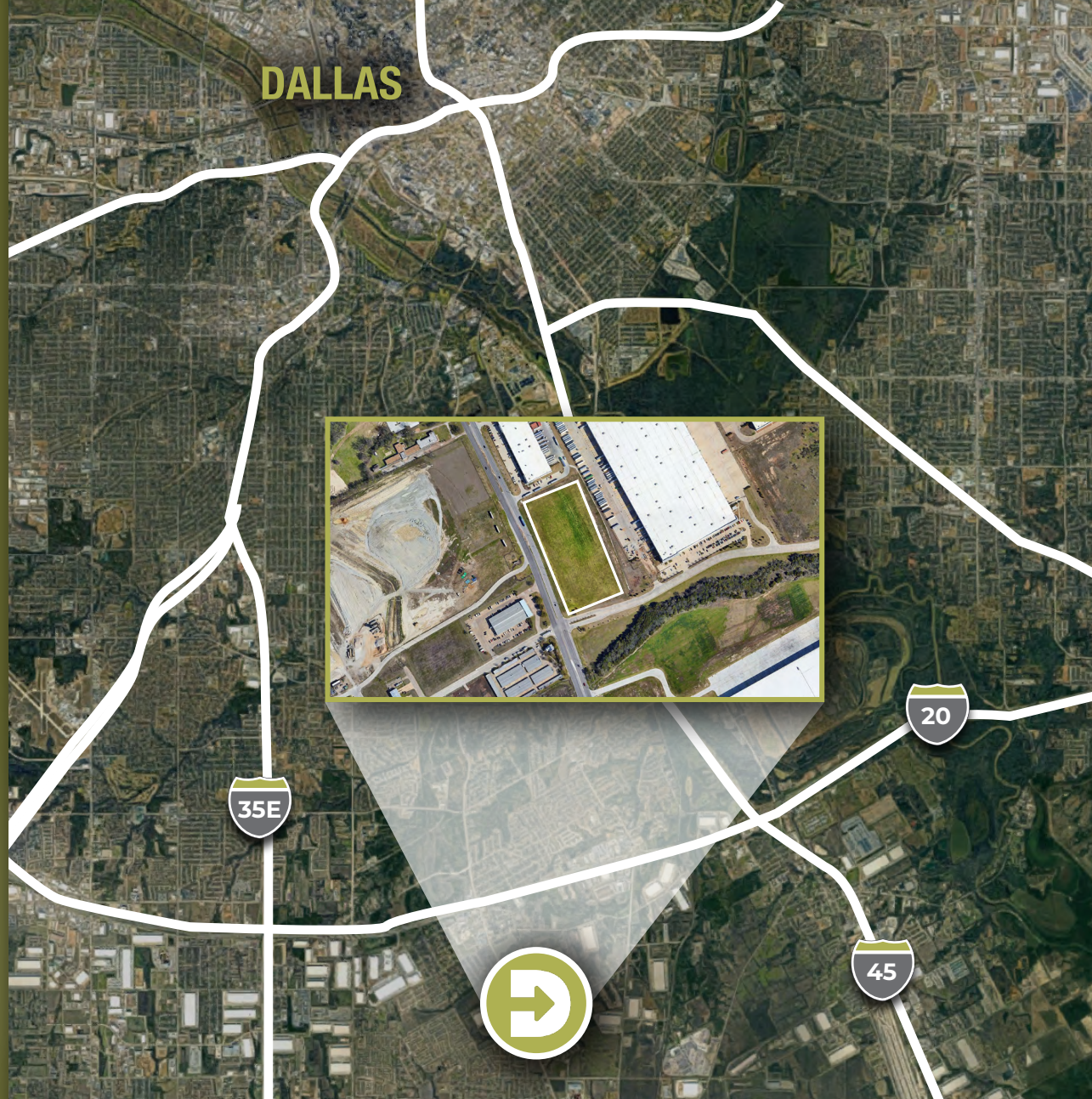
6 Miles
TO FEDEX GROUND HUB

15 Miles
TO DALLAS CBD

PROVEN INDUSTRIAL DISTRICT

SUPERIOR HIGHWAY ACCESS

TRIPLE FREEPORT TAX EXEMPTION



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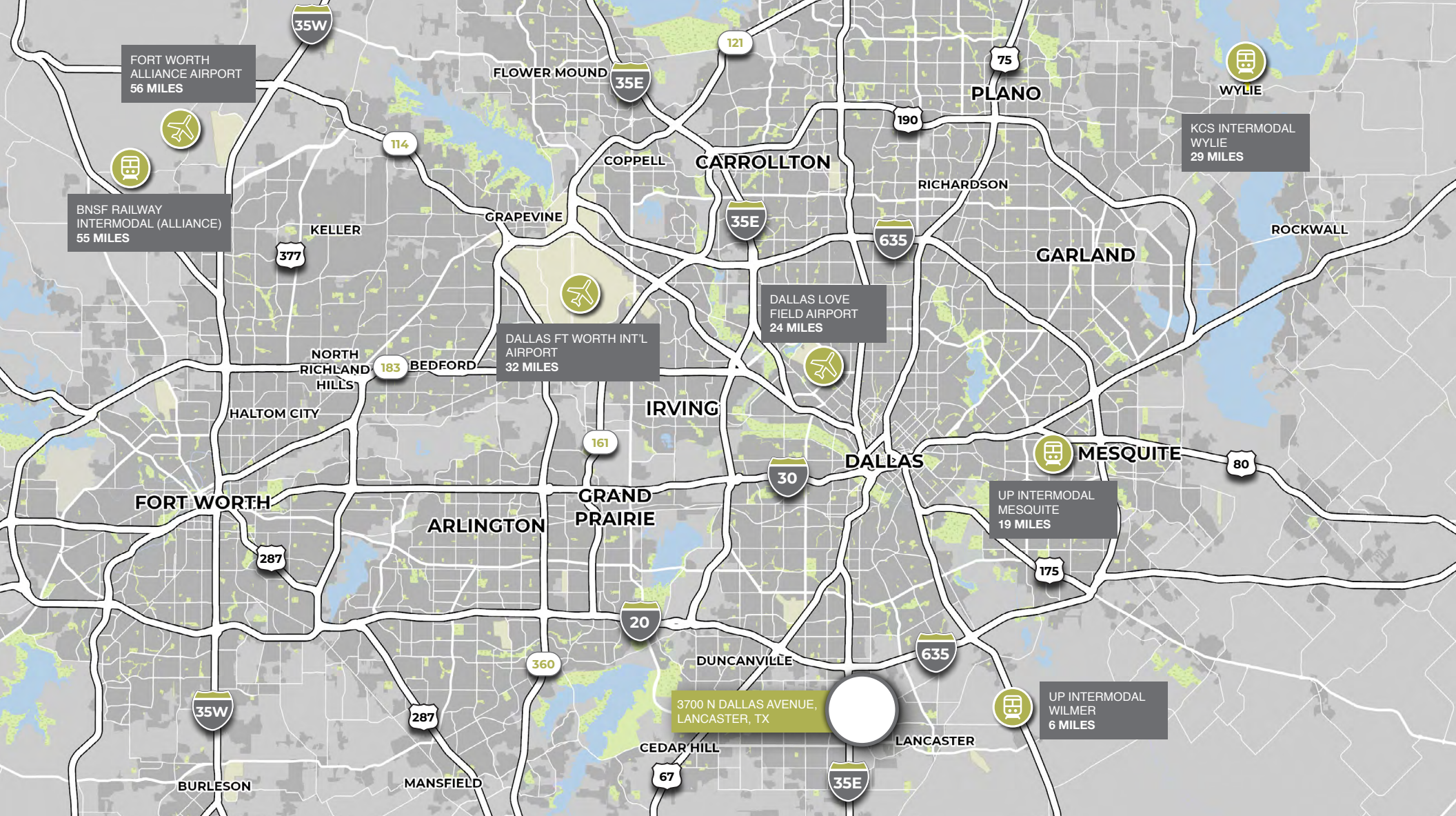
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