

# INBOUND SOUTH

**14303 Inwood Rd, Farmers Branch, TX**

LOGISTICS & DISTRIBUTION OPERATIONS

Inbound South offers convenient direct access from Inwood Road, and visibility from the Tollway. This building is in a class of its own with expansive floor plates and newly updated storefront and exterior paint finishes, enhancing its overall appearance. Designed with spaciousness in mind, Inbound South provides abundant room for larger logistics and distribution tenants to operate seamlessly.

M2G VENTURES



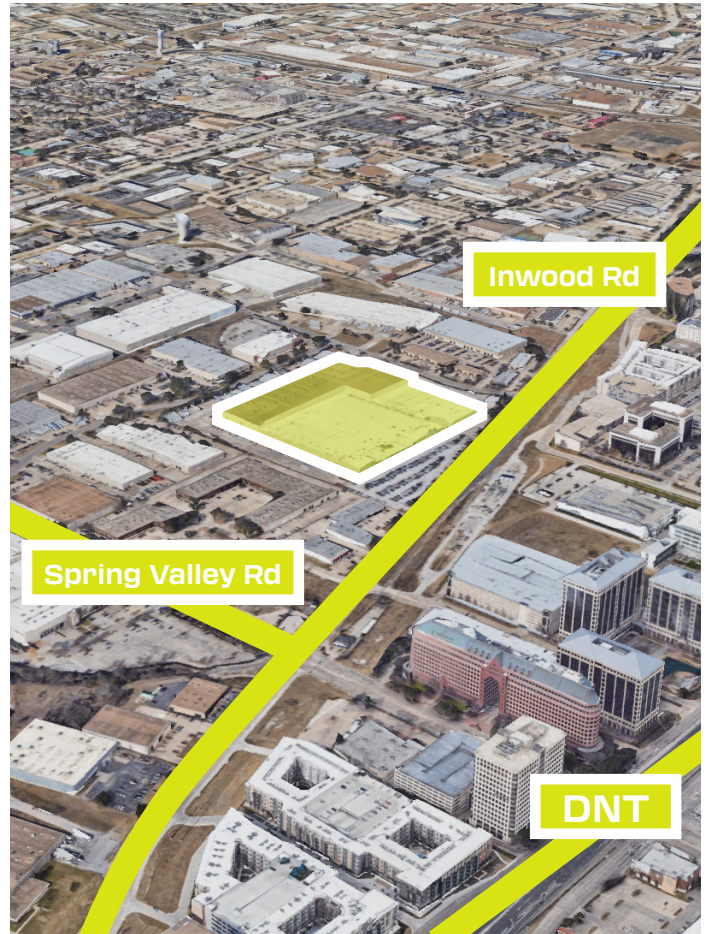


M2GVENTURES

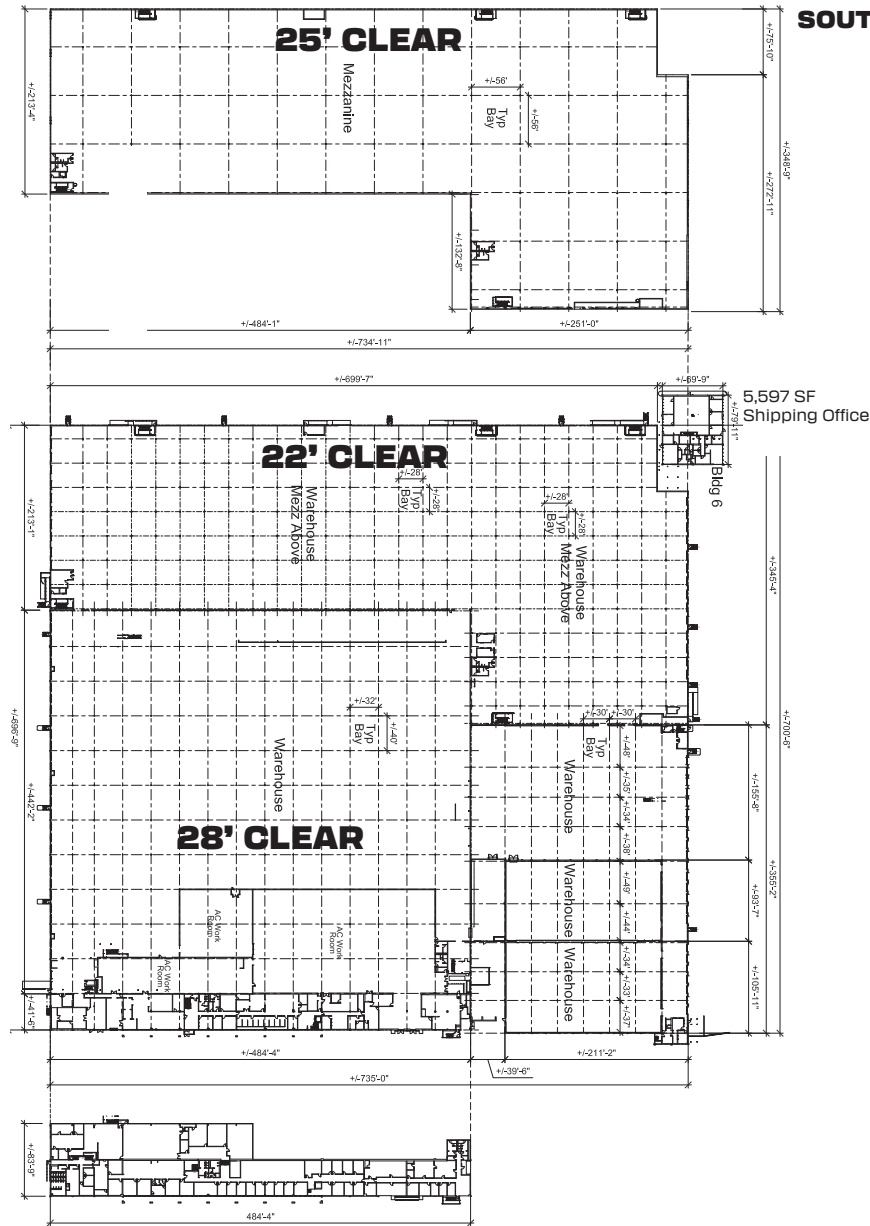


## PROJECT HIGHLIGHTS

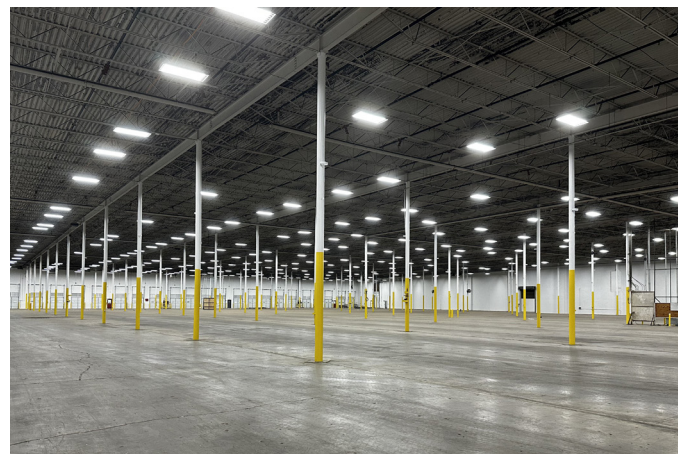
- HIGH VISIBILITY WITH CORPORATE IMAGE
- INFILL LOCATION WITH DIRECT ACCESS ONTO DALLAS NORTH TOLL RD. AND I635
- LARGE CLIMATE CONTROLLED SHOWROOM OR PRODUCTION AREA
- CROSS DOCK CONFIGURATION
- SECURED TRUCK COURT WITH GUARD SHACK AND SEPARATE SHIPPING OFFICE
- HEAVY CAR PARKS IN FRONT AND ADDITIONAL SECURED AREA FOR TRAILER PARKS
- HEAVY POWER
- SURROUNDING INFRASTRUCTURE (RESTAURANTS, RETAIL, OFFICE, MULTIFAMILY/SINGLE FAMILY HOMES)



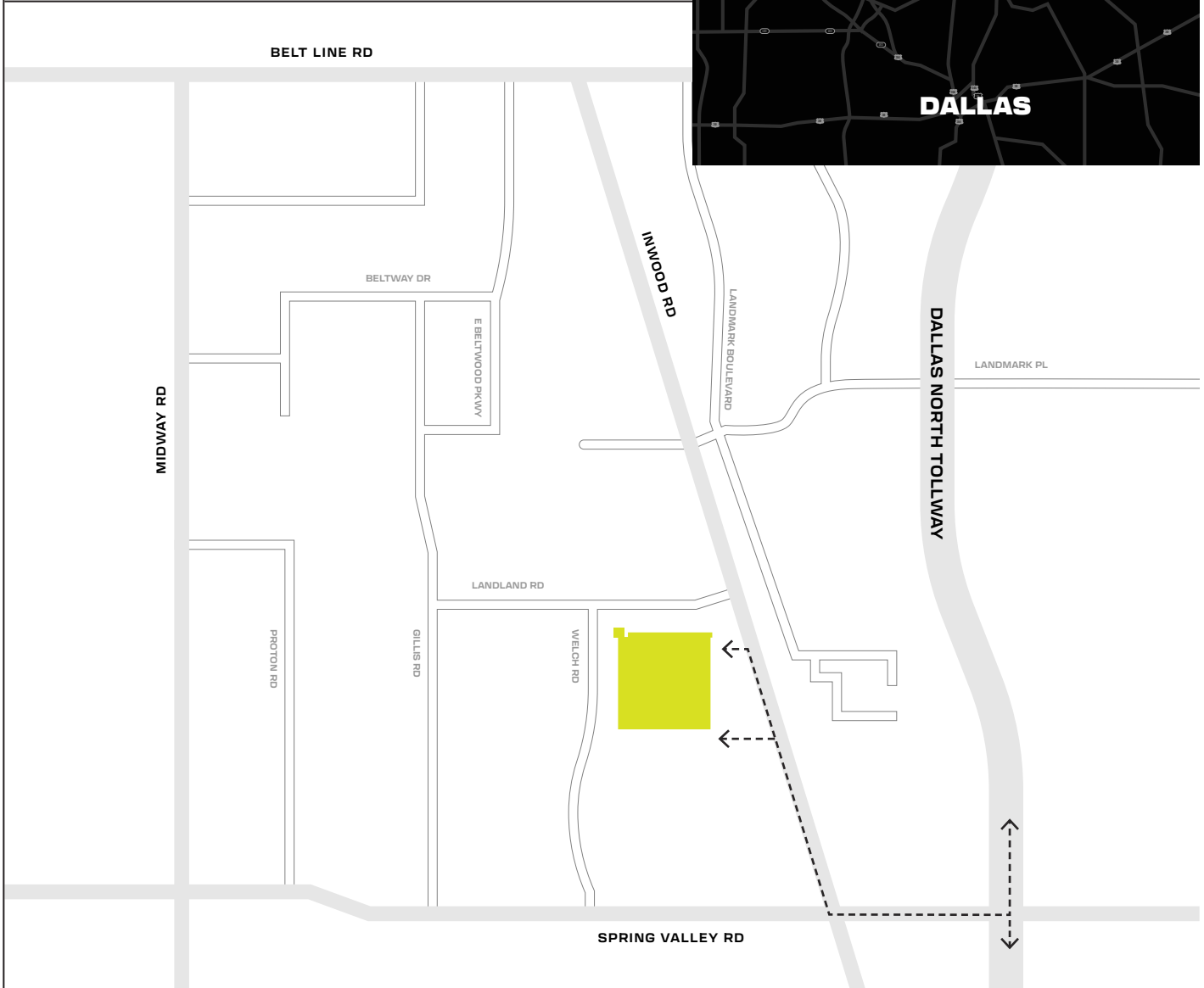
**SOUTH SITE - BUILDING 1**



<b>SQUARE FOOTAGE</b>	694,300 SF TOTAL (506,883 SF FOOTPRINT)
<b>COLUMN SPACING</b>	VARIABLE: 40'X32' / 28'X28' / MEZZANINE 56'X56'
<b>DOCK DOORS</b>	81 (9X10) DOCK HIGH DOORS   70 WITH LEVELERS
<b>OFFICE/PRODUCTION</b>	62,552 SF 1ST FLOOR OFFICE AND CLIMATE CONTROLLED SHOWROOM/PRODUCTION (30,883 SF MEZZ OFFICE <u>NOT</u> INCLUDED IN TOTAL SF)
<b>SPRINKLERED</b>	YES
<b>CLEAR HEIGHTS</b>	22'   25'   28'
<b>ACREAGE</b>	23.99 ACRES
<b>POWER</b>	9600A   277-480V   3 PHASE
<b>PARKING</b>	AUTO - 376 TRAILER - 172



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<p><b>15</b> MINS TO DFW AIRPORT ✈️</p>	<p><b>06</b> MINS TO ADDISON AIRPORT ✈️</p>	<p><b>03</b> MINS TO DALLAS NORTH TOLLWAY</p>	<p><b>11</b> MINS TO INTERSTATE 35 E</p>
<p><b>13</b> MINS TO LOVE FIELD AIRPORT ✈️</p>	<p><b>20</b> MINS TO DALLAS CBD</p>	<p><b>18</b> MINS TO PLANO / FRISCO</p>	<p><b>04</b> MINS TO I-635</p>