







TERRELL

LOGISTICS CENTER





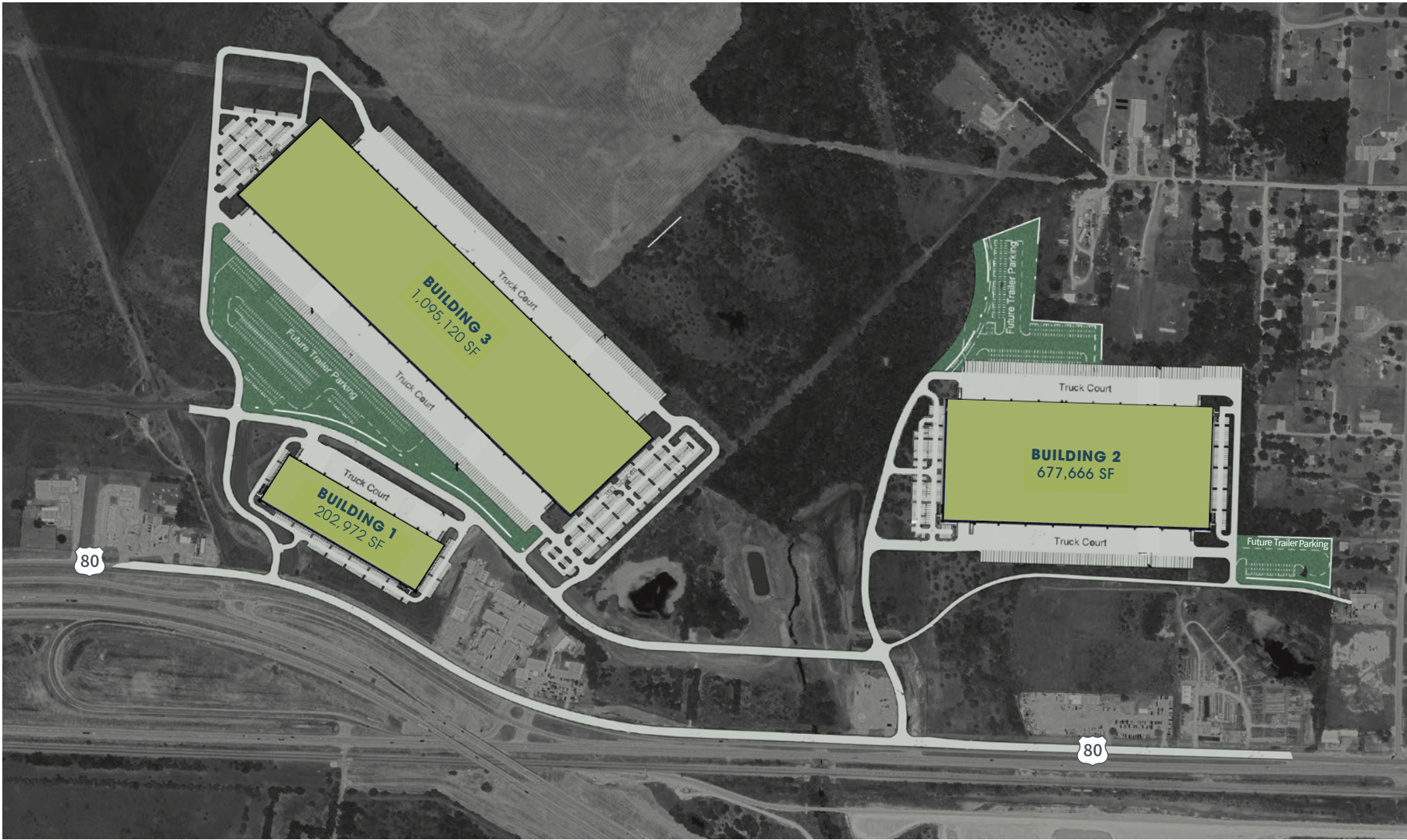
PROPERTY HIGHLIGHTS

-  Triple Freeport Tax Exemption
-  Quick access to US-80 and I-20
-  Deep labor pool with quickly growing blue collar labor population
-  Robust nearby amenities
-  Incentives available through Kaufman County and City of Terrell



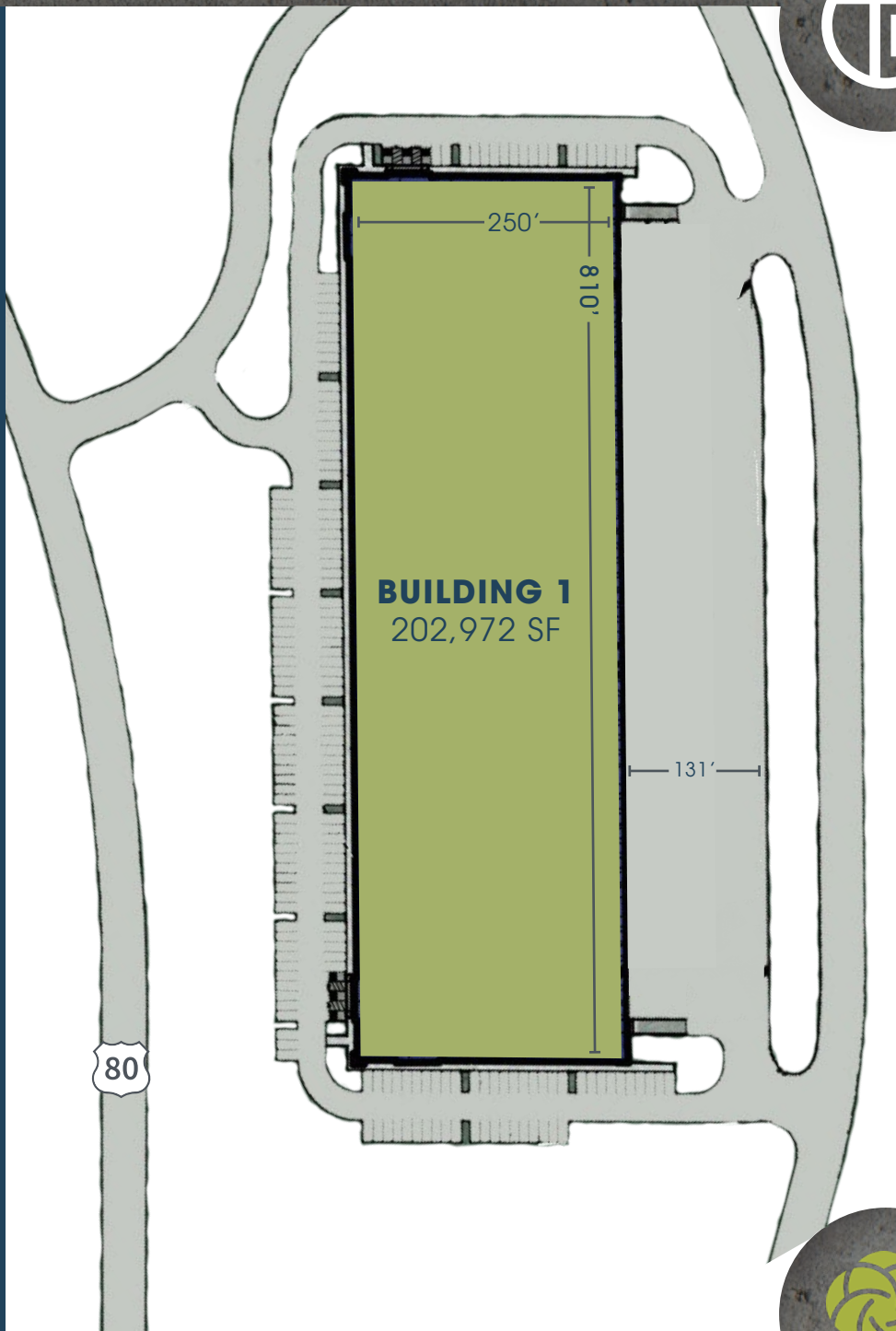


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BUILDING 1 | 202,972 SF (810' x 250')

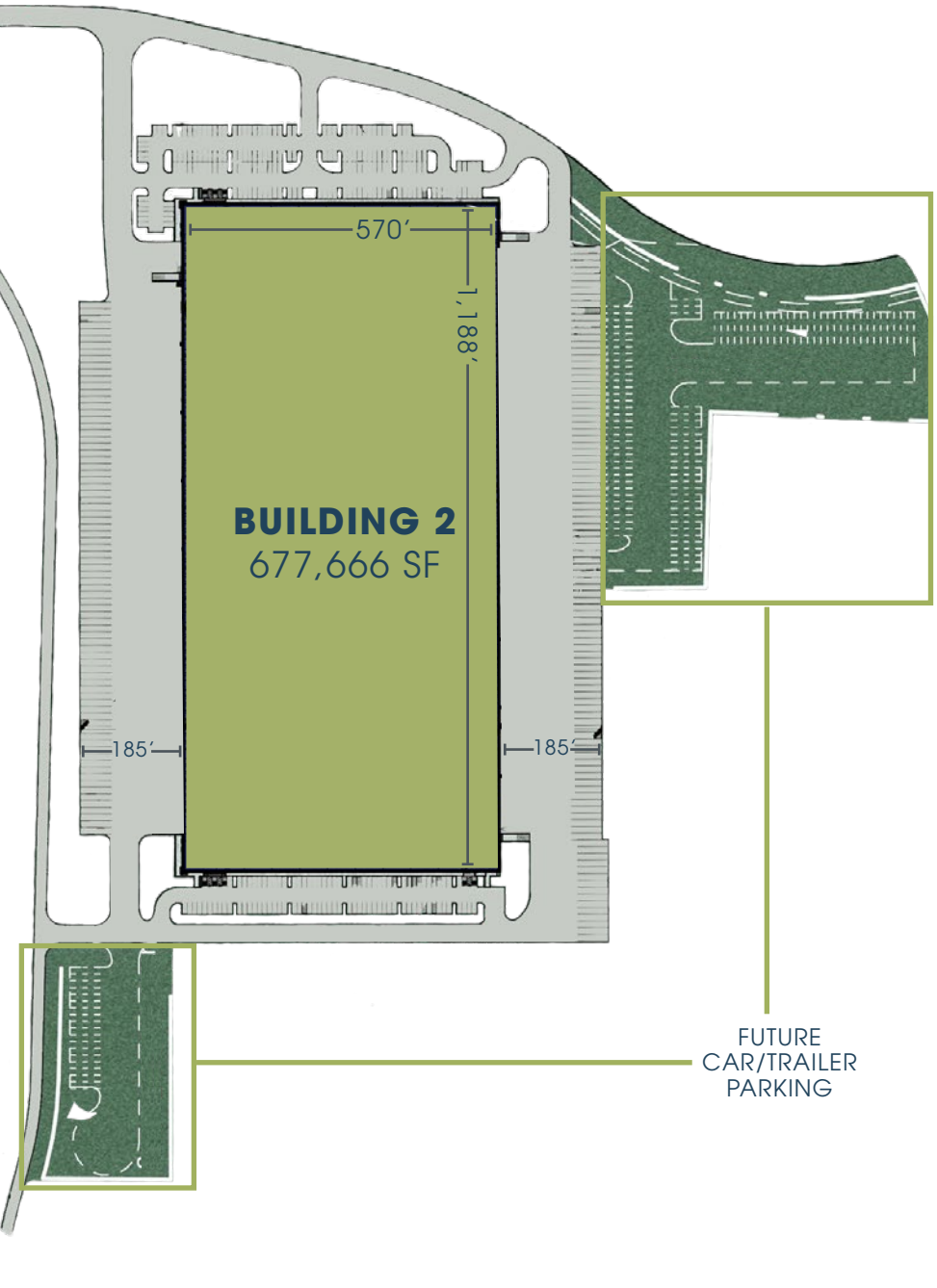
- COLUMN SPACING**
Speed Bay - 60' x 54'; Typical Bays - 47'6" x 54'
- CONFIGURATION**
Rear Load
- CLEAR HEIGHT**
32' measured at the first column
- ROOF**
60-mil R-25
- INTERIOR LIGHTING**
LED warehouse lights, 30' candles
- FIRE PROTECTION**
ESFR sprinkler system
- DOCKS LAYOUT & EQUIPMENT**
46 dock doors, 2 drive-ins, (20) 40,000lb mechanical dock levelers
- CAR PARKING**
187 parking spaces available
- TRUCK COURT**
131' total depth
- SPEC OFFICE**
1,500 SF spec office










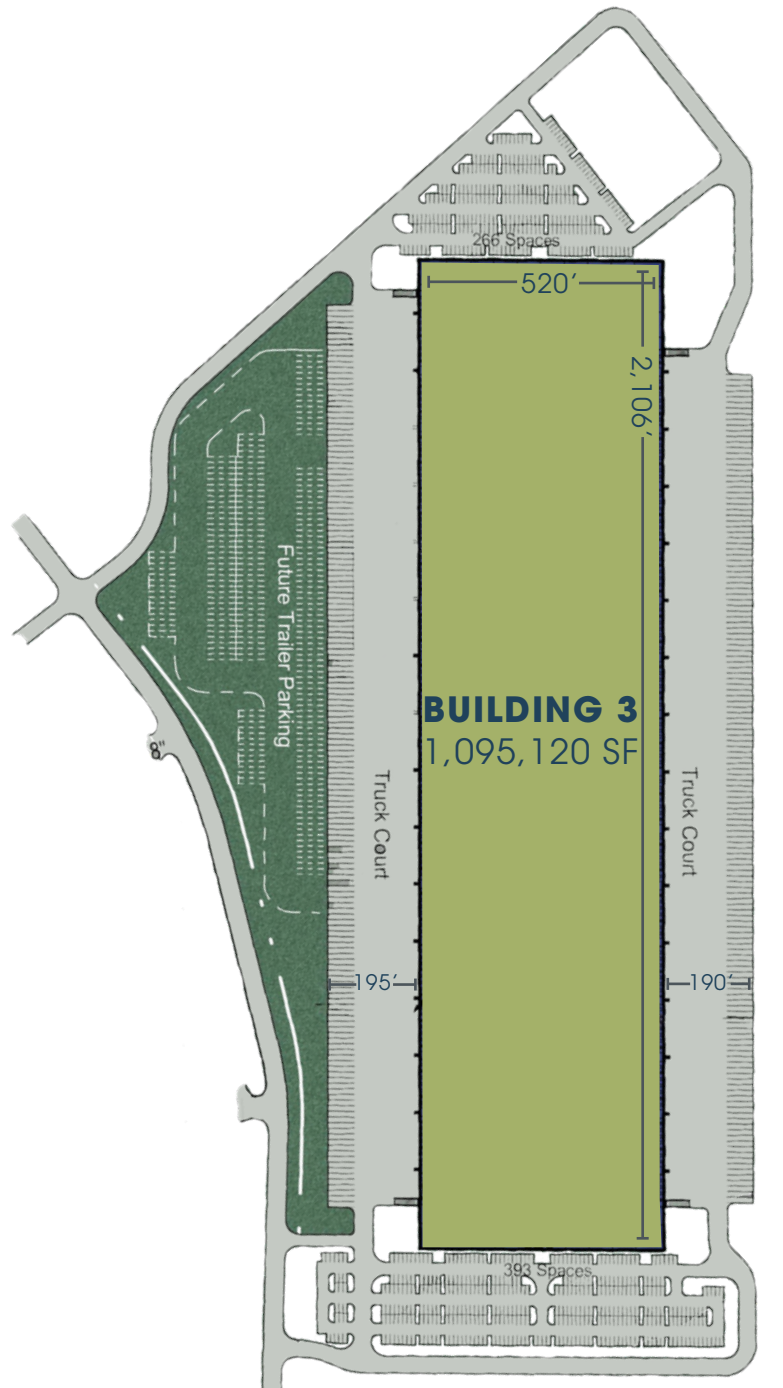
BUILDING 2 | 677,666 SF (1,188' x 570')

-  **COLUMN SPACING**
Speed Bay - 60' x 54'; Typical Bays - 50' x 54'
-  **CONFIGURATION**
Cross Dock
-  **CLEAR HEIGHT**
40' measured at the first column
-  **ROOF**
60-mil R-25
-  **INTERIOR LIGHTING**
LED warehouse lights, 30' candles
-  **FIRE PROTECTION**
ESFR sprinkler system
-  **DOCKS LAYOUT & EQUIPMENT**
134 dock doors, 4 drive-ins, (50) 40,000lb mechanical dock levelers
-  **CAR PARKING**
281 parking spaces available
-  **TRAILER PARKING**
182 parking spaces available + 97 future parking spaces
-  **TRUCK COURT**
185' total depth
-  **SPEC OFFICE**
3,000 SF spec office



BUILDING 3 | 1,095,120 SF (2,106' x 520')

-  **DOCK DOORS**
(244) 9' x 10'
-  **RAMP DOORS**
(4) 12' x 14'
-  **CAR PARKING**
659 parking spaces available + 51 future parking spaces
-  **TRAILER PARKING**
307 parking spaces available + 214 future parking spaces
-  **TRUCK COURT**
190' total depth





CORPORATE NEIGHBORS

- 1. Amazon
- 2. Amazon
- 3. AutoZone Distribution Center
- 4. Carlisle Construction Materials
- 5. Conesus LLC
- 6. Goodyear Logistics Center
- 7. Hayes Retail Services
- 8. Hithium
- 9. Lineage
- 10. Martin Marietta - Terrell Ready Mix
- 11. Nucor Building Systems
- 12. Olympic Services Inc.
- 13. RealTruck
- 14. Steelway International
- 15. WalMart Distribution Center
- 16. Whitmore

NEARBY AMENITIES

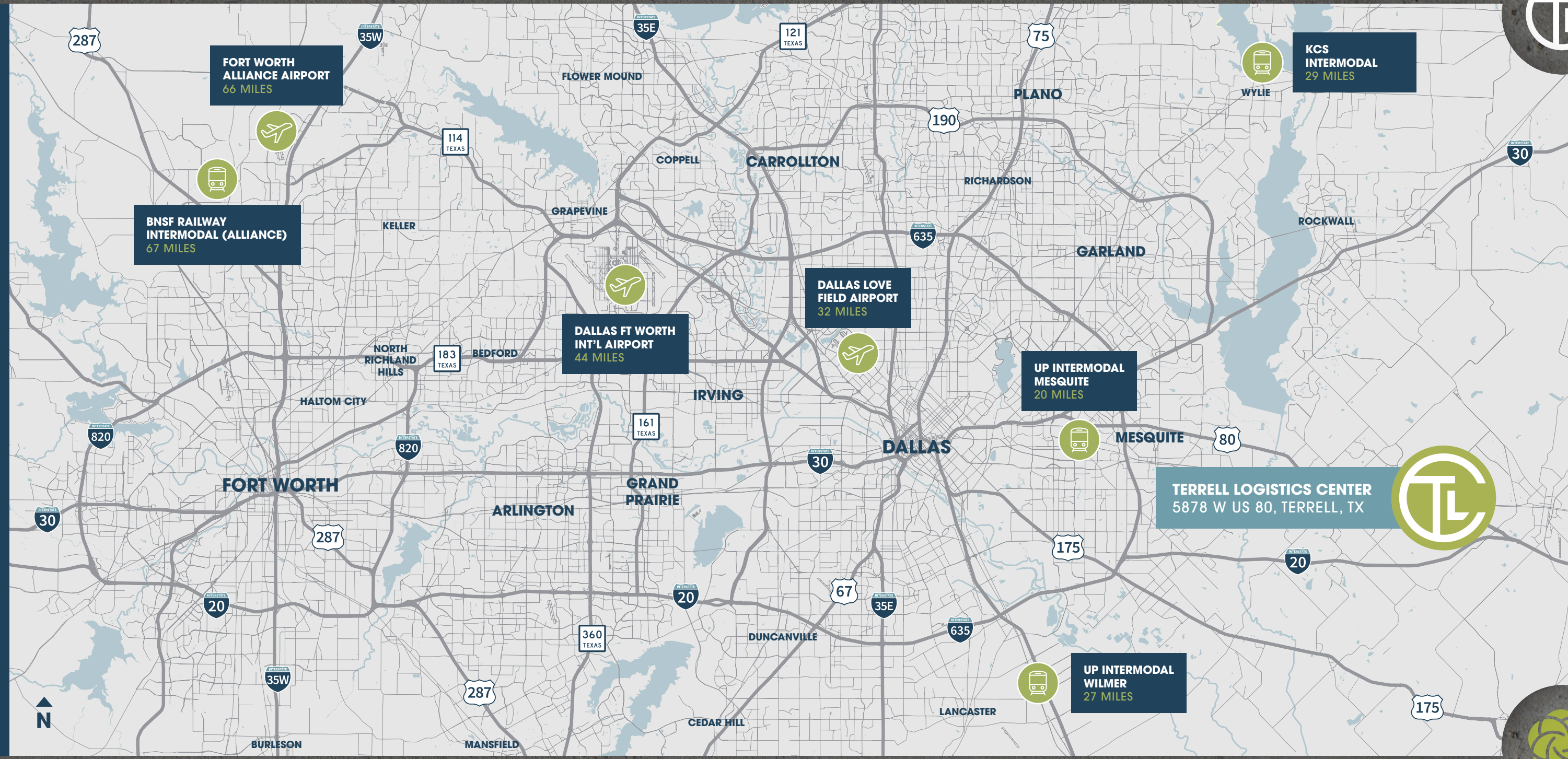
- 1. ALDI
- 2. Applebee's Grill + Bar
- 3. Brookshire's
- 4. Buc-ee's
- 5. Burger King
- 6. Chick-fil-A
- 7. Chili's Grill & Bar
- 8. Chipotle Mexican Grill
- 9. Chuy's
- 10. Country House Café
- 11. Frank's BBQ
- 12. IHOP
- 13. Jack in the Box
- 14. Kroger Marketplace
- 15. Los Hermanos
- 16. Lowe's Home Improvement
- 17. Marshalls
- 18. McDonald's
- 19. Napolis Italian Restaurant
- 20. Olive Garden Italian Restaurant
- 21. Raising Cane's Chicken Fingers
- 22. Schlotzsky's
- 23. Sonic Drive-In
- 24. Sonic Drive-In
- 25. Starbucks
- 26. Starbucks
- 27. Taco Bell
- 28. Texas Roadhouse
- 29. The Home Depot
- 30. The Shops at Terrell
- 31. Waffle House
- 32. Walmart Supercenter
- 33. Walmart Supercenter
- 34. Wendy's





CONNECTIVITY

-  **UP INTERMODAL MESQUITE**
20 MILES
-  **UP INTERMODAL WILMER**
27 MILES
-  **KCS INTERMODAL WYLIE**
29 MILES
-  **DALLAS LOVE FIELD AIRPORT**
32 MILES
-  **DALLAS FORT WORTH INT'L AIRPORT**
44 MILES
-  **FORT WORTH ALLIANCE AIRPORT**
66 MILES
-  **BNSF RAILWAY INTERMODAL (ALLIANCE)**
67 MILES





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