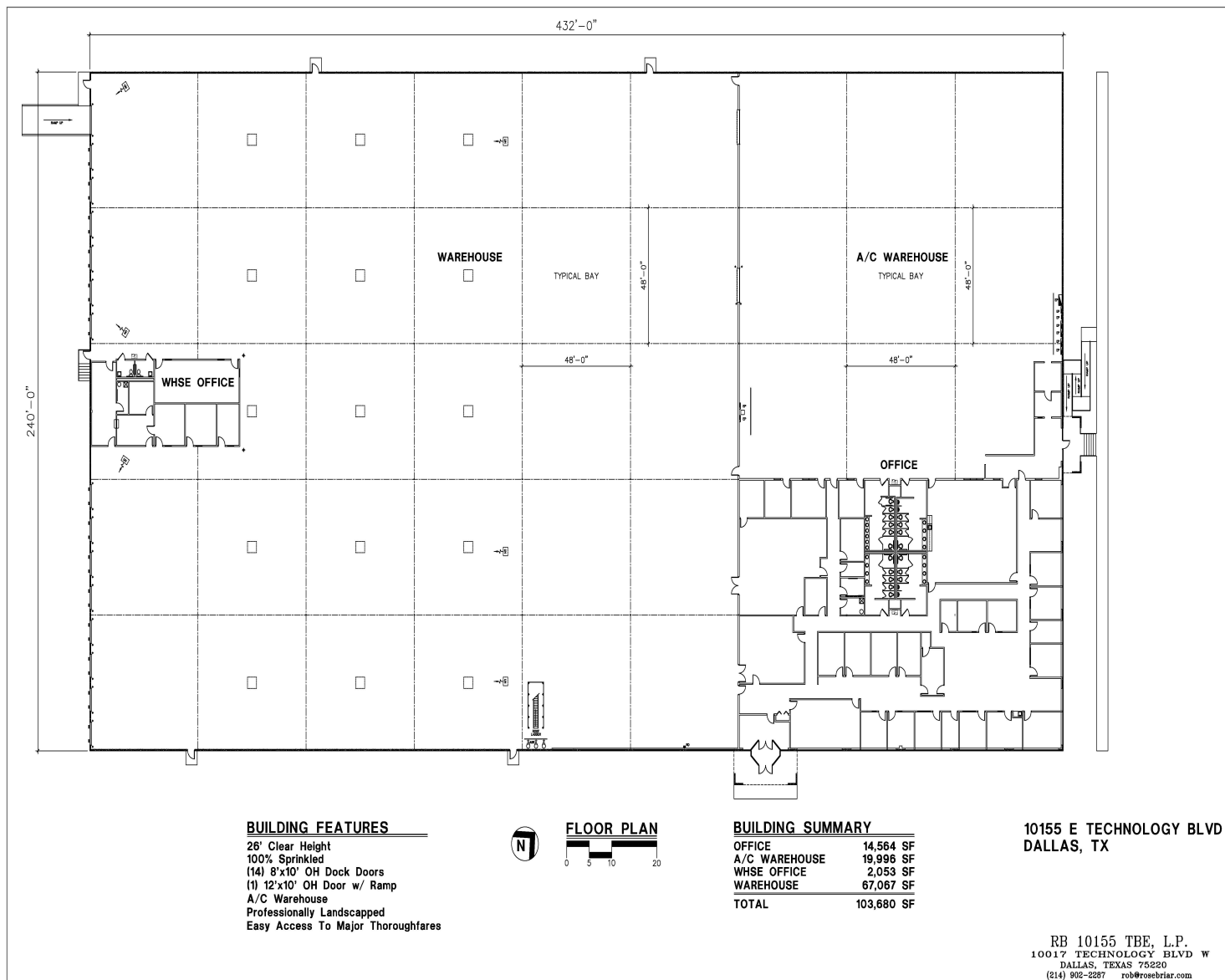


PROPERTY OVERVIEW

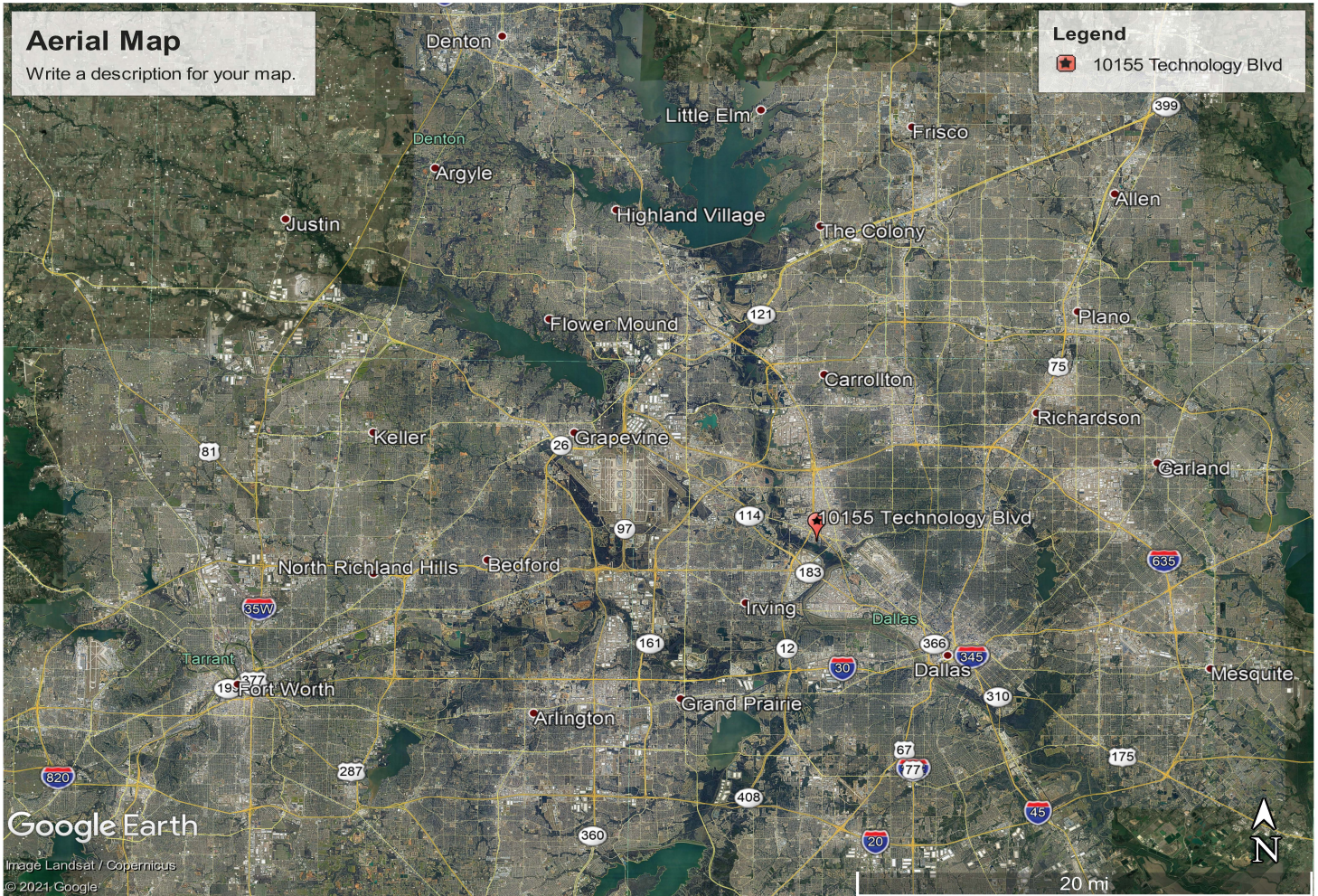
Rental Rate:	\$6.00/SF
OPEX:	\$1.45/SF
Available Space:	103,680 SF
Office Space:	14,564 SF
Warehouse:	67,067 SF
A/C Warehouse:	19,996 SF
Warehouse Office:	2,053 SF
Docks:	(14) 8'x10' OH Dock Doors
Drive Ins:	(1) 12'x10' OH Door w/Ramp
Clear Height:	24'
Sprinklered:	Class IV System
Heavy Power:	1200 Amp, 480 v 3 phase
Parking:	166 Spaces
Security:	Fully secured fenced truck court and employee parking

Excellent accessibility to DFW's major thoroughfares and positioned within minutes to DFW Airport & Dallas Love Field. Existing warehouse racking can remain for tenant use or be removed upon request.

FLOOR PLAN



AERIAL MAP



LOT OUTLINE

