

# RANGER 35

COMMERCE CENTER

## MASTER PLAN

**UP TO ±3.2M SF  
AVAILABLE**

WAXAHACHIE, TX

*LEASING AND BUILD-TO-SUIT  
OPPORTUNITIES AVAILABLE*



- Three-building, master-planned project
- Direct access to I-35
- 40' - 43' clear heights and 190' truck courts
- Ample auto and trailer parking
- Heavy utilities
- Access to a strong labor pool



# HIGHWAY NETWORK



**RANGER 35**  
COMMERCE CENTER



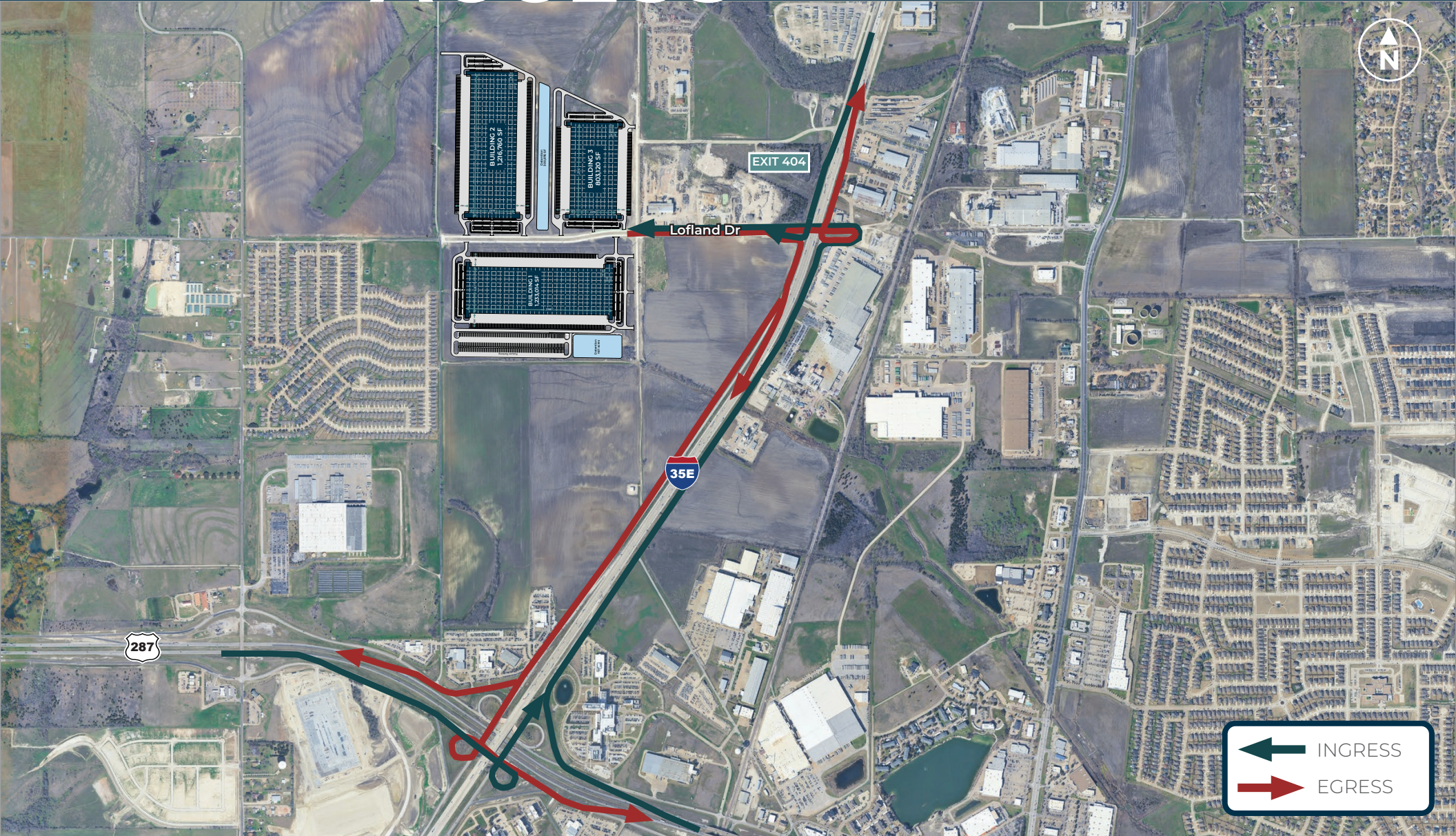
## DRIVE TIMES

	I-35	I-20	I-45	Dallas-Fort Worth Int'l Airport
 <1 mi.  1 min.	 15 mi.  17 min.	 17 mi.  23 min.	 42 mi.  44 min.	

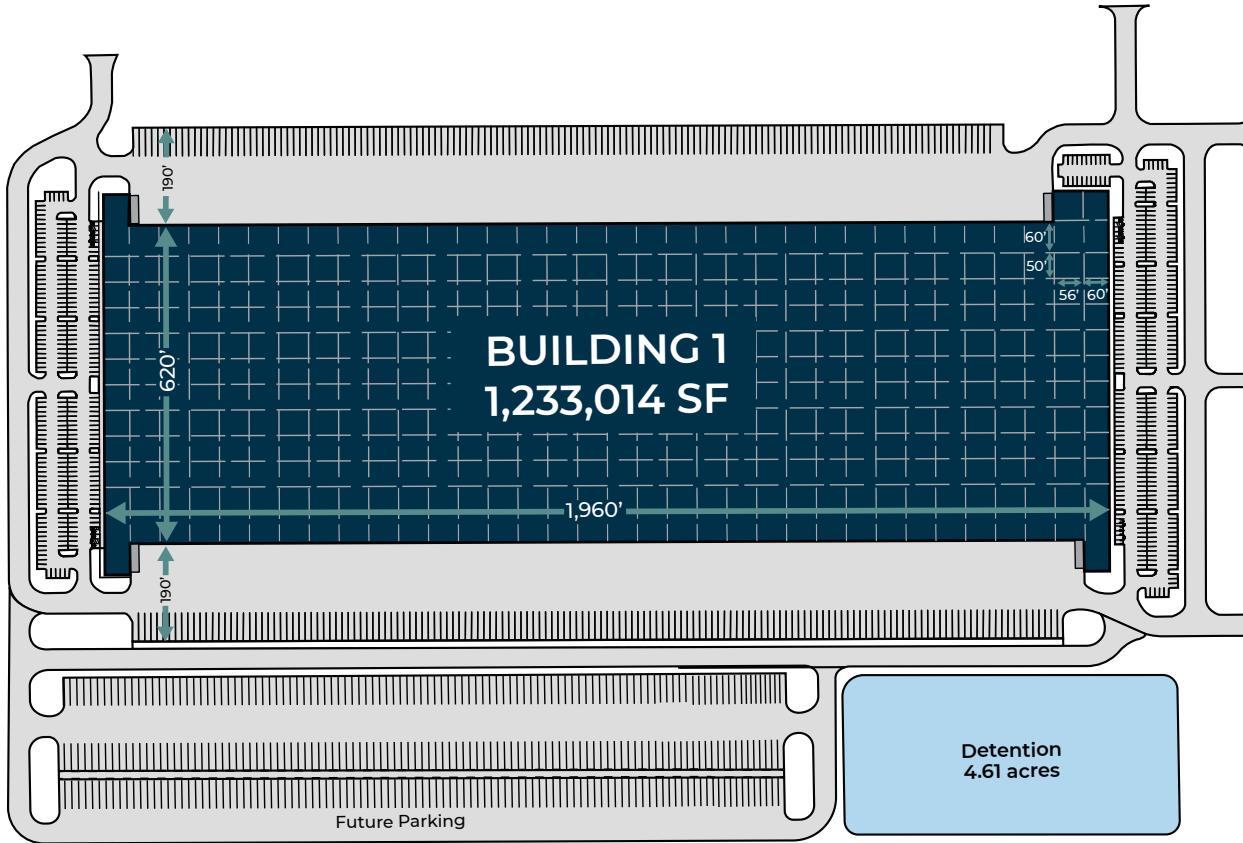
# AREA INFORMATION



# SITE ACCESS



# SITE PLAN BUILDING 1

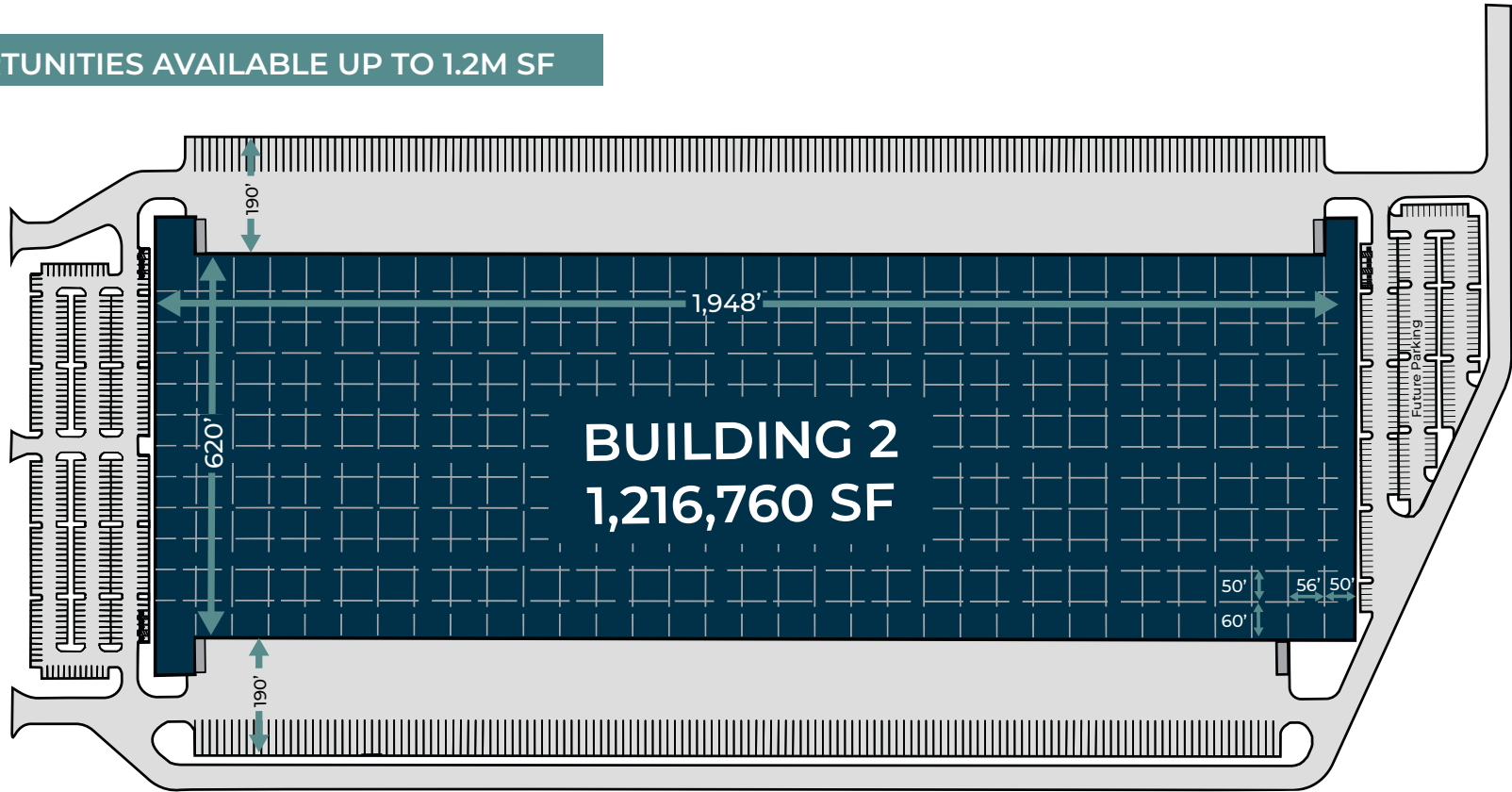


## BUILDING DETAILS

<b>Available SF</b>	1,233,014 SF	<b>Column Spacing</b>	50' deep x 56' wide	<b>Fire Protection</b>	ESFR- K-28 with 9 heads operating
<b>Site Area</b>	92.21 Acres	<b>Staging Bays</b>	60'	<b>Truck Court</b>	190' deep
<b>Configuration</b>	Cross-Dock	<b>Dock Doors</b>	215 - 9' x 10' truck doors	<b>Auto Parking</b>	566 spaces
<b>Building Dimensions</b>	620' x 1,960'	<b>Drive-In Ramps</b>	4 - 14' x 16' drive-in doors	<b>Trailer Parking</b>	289 spaces
<b>Clear Height</b>	43'	<b>Concrete</b>	7" thick	<b>Future Trailer Parking</b>	354 spaces
<b>Electrical</b>	4000A Tap Can	<b>Lighting</b>	2 - LED high bay fixtures per bay		

# SITE PLAN BUILDING 2

BTS OPPORTUNITIES AVAILABLE UP TO 1.2M SF

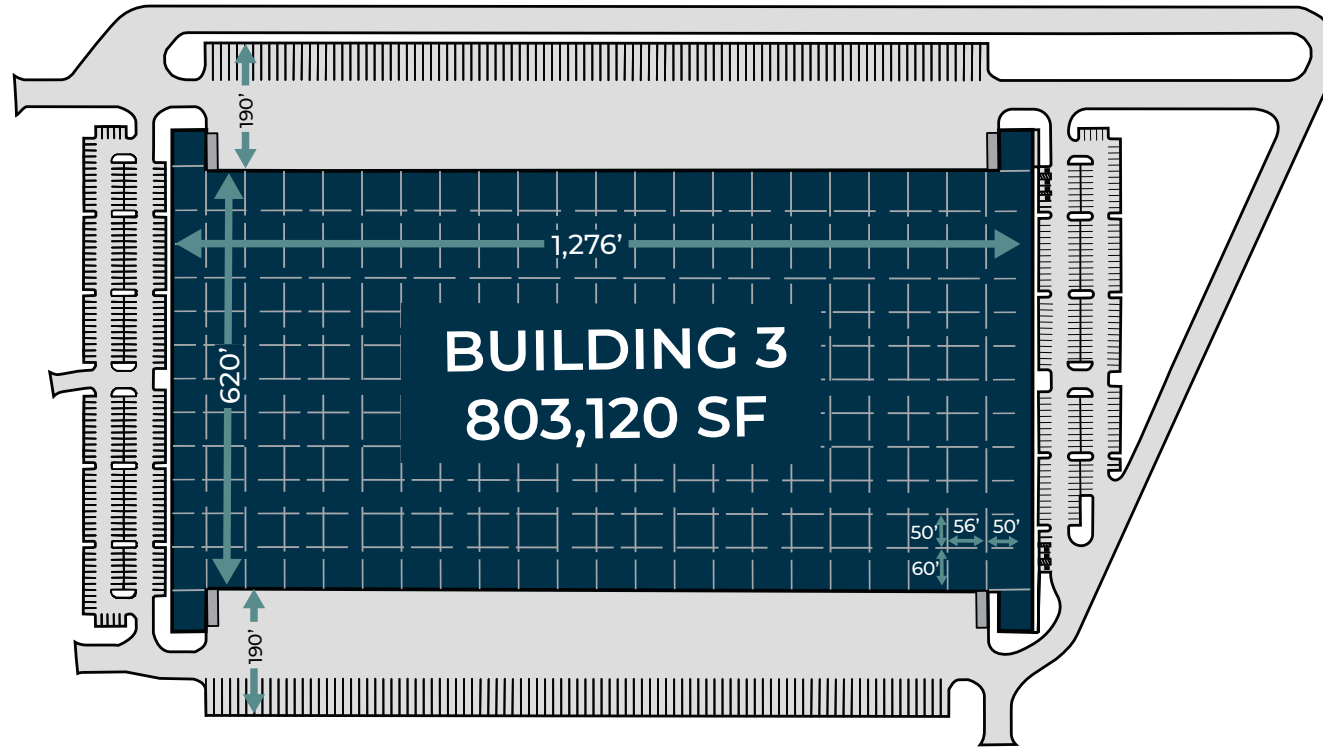


## BUILDING DETAILS

Available SF	1,216,760 SF	Column Spacing	50' deep x 56' wide	Fire Protection	ESFR- K-28 with 9 heads operating
Site Area	69.69 Acres	Staging Bays	60'	Truck Court	190' deep
Configuration	Cross-Dock	Dock Doors	216 - 9' x 10' truck doors	Auto Parking	462 spaces
Building Dimensions	620' x 1,948'	Drive-In Ramps	4 - 14' x 16' drive-in doors	Future Auto Parking	152 spaces
Clear Height	43'	Concrete	7" thick	Trailer Parking	301 spaces
Electrical	4000A Tap Can	Lighting	2 - LED high bay fixtures per bay		

# SITE PLAN BUILDING 3

BTS OPPORTUNITIES AVAILABLE UP TO 800K SF



## BUILDING DETAILS

<b>Available SF</b>	803,120 SF	<b>Column Spacing</b>	50' deep x 56' wide	<b>Fire Protection</b>	ESFR- K-25 with 12 heads flowing
<b>Site Area</b>	44.28 Acres	<b>Staging Bays</b>	60'	<b>Truck Court</b>	190' deep
<b>Configuration</b>	Cross-Dock	<b>Dock Doors</b>	136 - 9' x 10' truck doors	<b>Auto Parking</b>	466 spaces
<b>Building Dimensions</b>	620' x 1,276'	<b>Drive-In Ramps</b>	4 - 14' x 16' drive-in doors	<b>Trailer Parking</b>	189 spaces
<b>Clear Height</b>	40'	<b>Concrete</b>	7" thick, reinforced	<b>Lighting</b>	2 - LED high bay fixtures per bay
<b>Electrical</b>	4000A Tap Can				



**INTERSTATE**

I-35	Less than 1 mile
I-20	15 miles
I-45	17 miles

**INTERMODAL**

Union Pacific Intermodal (Hutchins)	24 miles
Union Pacific Intermodal (Mesquite)	36 miles
BNSF Intermodal (Alliance Airport)	56 miles

**AIR**

Dallas-Fort Worth Int'l Airport	42 miles
Perot Field Fort Worth Alliance Airport	56 miles

**PORT CITIES**

Port of Houston	225 miles
Port Arthur	325 miles
Port of Lake Charles	330 miles
Port of Corpus Christi	360 miles

# DALLAS / FORT WORTH

A PREMIER, CENTRAL LOGISTICS HUB

DFW International Airport ranks among the world's busiest airports

Home to Alliance Airport, the world's first 100% industrial airport

Nealy equidistant from the East Coast and the West Coast

Over 10,000 freight routes in the state of Texas

Confluence of four major interstates - I-20, I-30, I-35 and I-45

Five Foreign-Trade Zones

## LOGISTICS HIGHLIGHTS

Dallas-Fort Worth is one of the nation's most powerful logistics hubs, offering unmatched connectivity, a central U.S. location, and a deep industrial infrastructure that enables companies to move products faster and more efficiently. With a strong labor force and seamless access to air, rail, and highway networks, DFW gives businesses a strategic advantage that few markets can match.

Ranger 35 Commerce Center sits directly on I-35, giving users seamless access to the region's unmatched connectivity and powerful transportation networks.



## DEVELOPMENT



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