

# Up To 150,000 S.F.

Industrial Space For Sub-Lease



## Prologis Mountain Creek 4



3584 Mountain Creek Parkway  
Dallas, TX 75236 USA



### LOCATION

- Centrally located between Dallas and Fort Worth with easy access to I-20 and I-30
- Located in a Class A business park with established corporate neighbors

### FACILITY

- Up To 150,000 sf available
- One (1) 2,000 sf offices
- 40' clear height
- 21 (9' x 10') dock doors
- 1 (14' x 16') dock doors with ramp
- 12 (7' x 8') Kelley 40,000lb mechanical levelers
- 150 auto parking spaces
- 30 trailer spaces
- ESFR sprinkler system
- R-25 rigid roof insulation

### ADVANTAGES AND AMENITIES

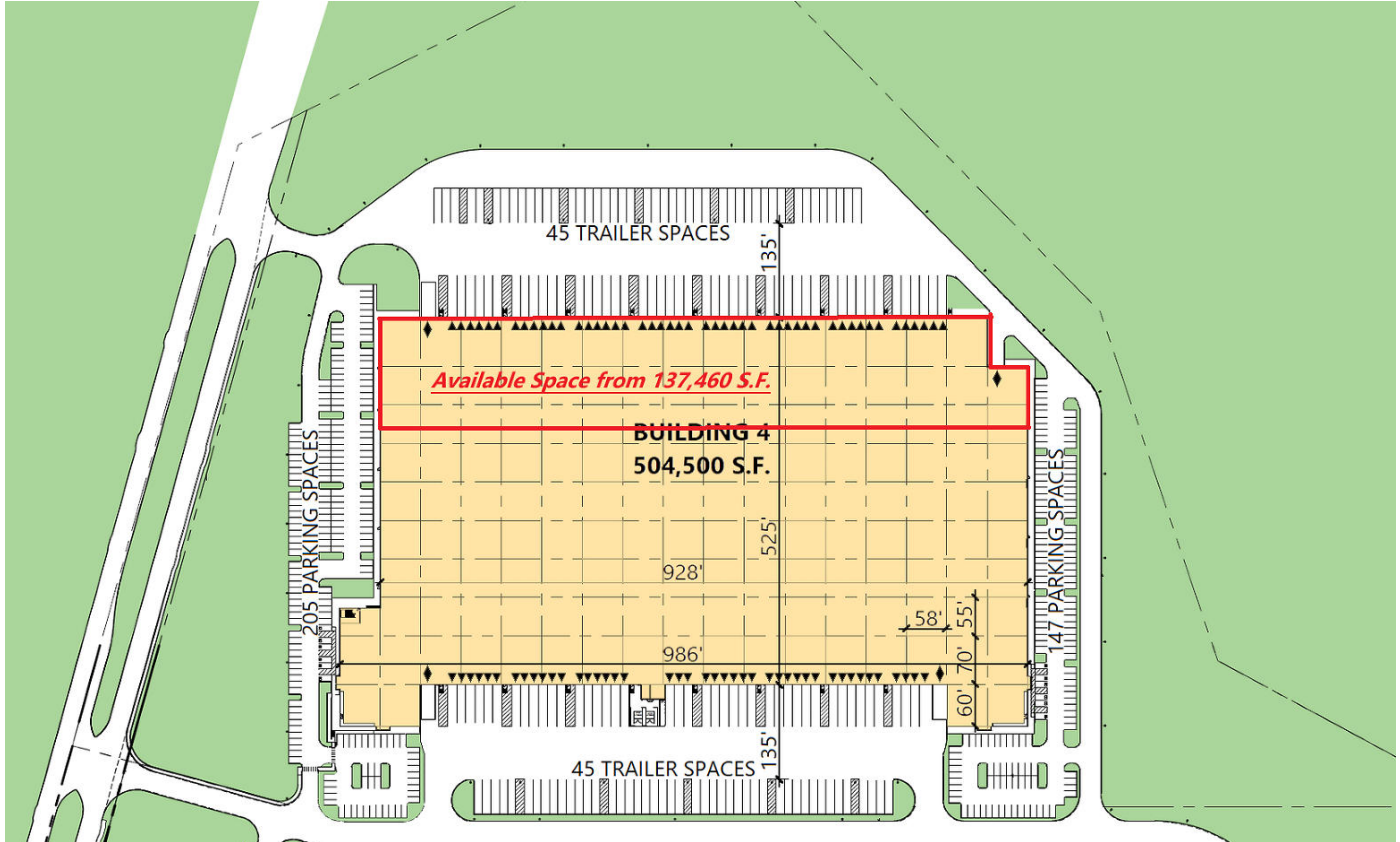
- Triple Freeport tax exemption
- Possible economic incentives from City of Dallas

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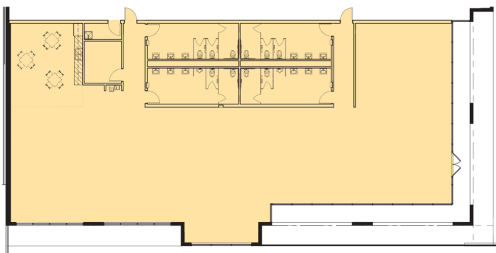
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## Prologis Mountain Creek 4



Office | 2,000 sf



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