



FOR SALE/BUILD-TO-SUIT

SEC of Lancaster Hutchins Rd  
& Wintergreen Rd Lancaster, Texas

**13.2 ACRES AVAILABLE**



W WINTERGREEN RD

**SITE**

N LANCASTER HUTCHINS RD

CORNELL RD

E PLEASANT RUN RD

### SITE STRENGTHS

- All Utilities Present
- Will Consider Build-to-Suits
- Incentives Available from City of Lancaster
- Triple Freeport Tax Exemption

### OPTIMAL LOCATION

- 2.3 Miles from I-45
- 3.5 Miles from I-20
- 5 Miles from I-35 E
- 2 Miles from UP Dallas Intermodal Terminal
- 4 Miles from FedEx Ground Hub



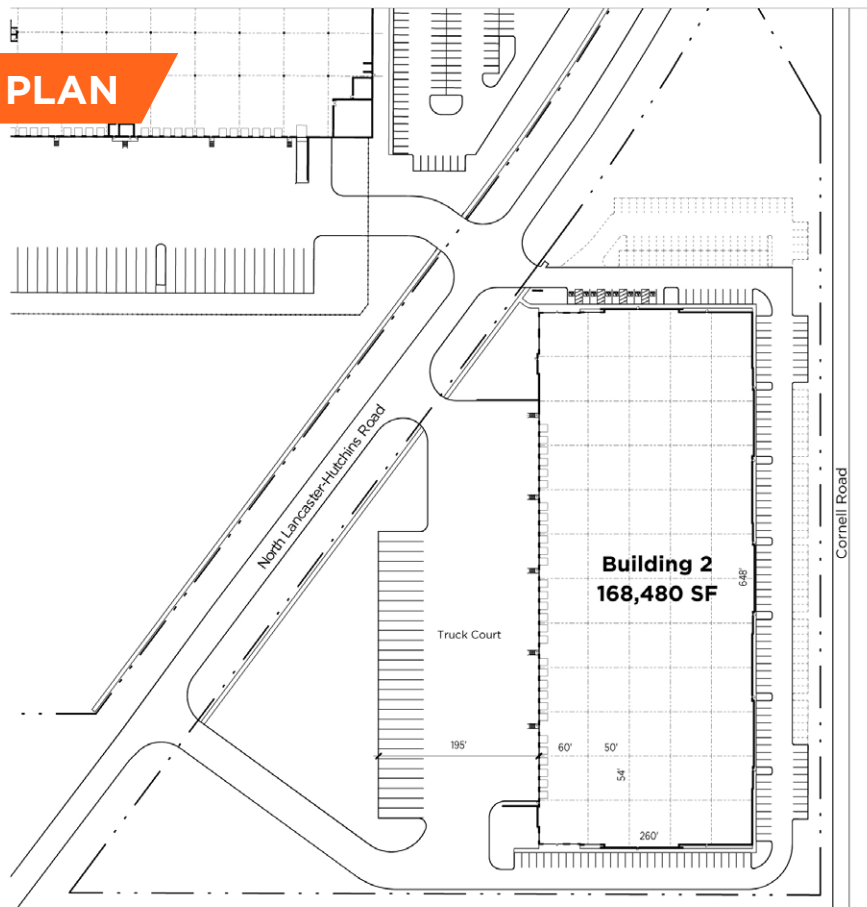
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## SAMPLE SITE PLAN



**BUILDING 2**  
168,480 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Build-to-Suit
- 13.2 Acres
- Front Load Design
- 260' Building Depth
- 2 Drive In Doors
- Up to 34 Dock Doors
- Up to 253 Car Parks
- 54' x 50' Typical Column Spacing
- 60' Staging Bays
- 186' Truck Court
- 29 Trailer Parks



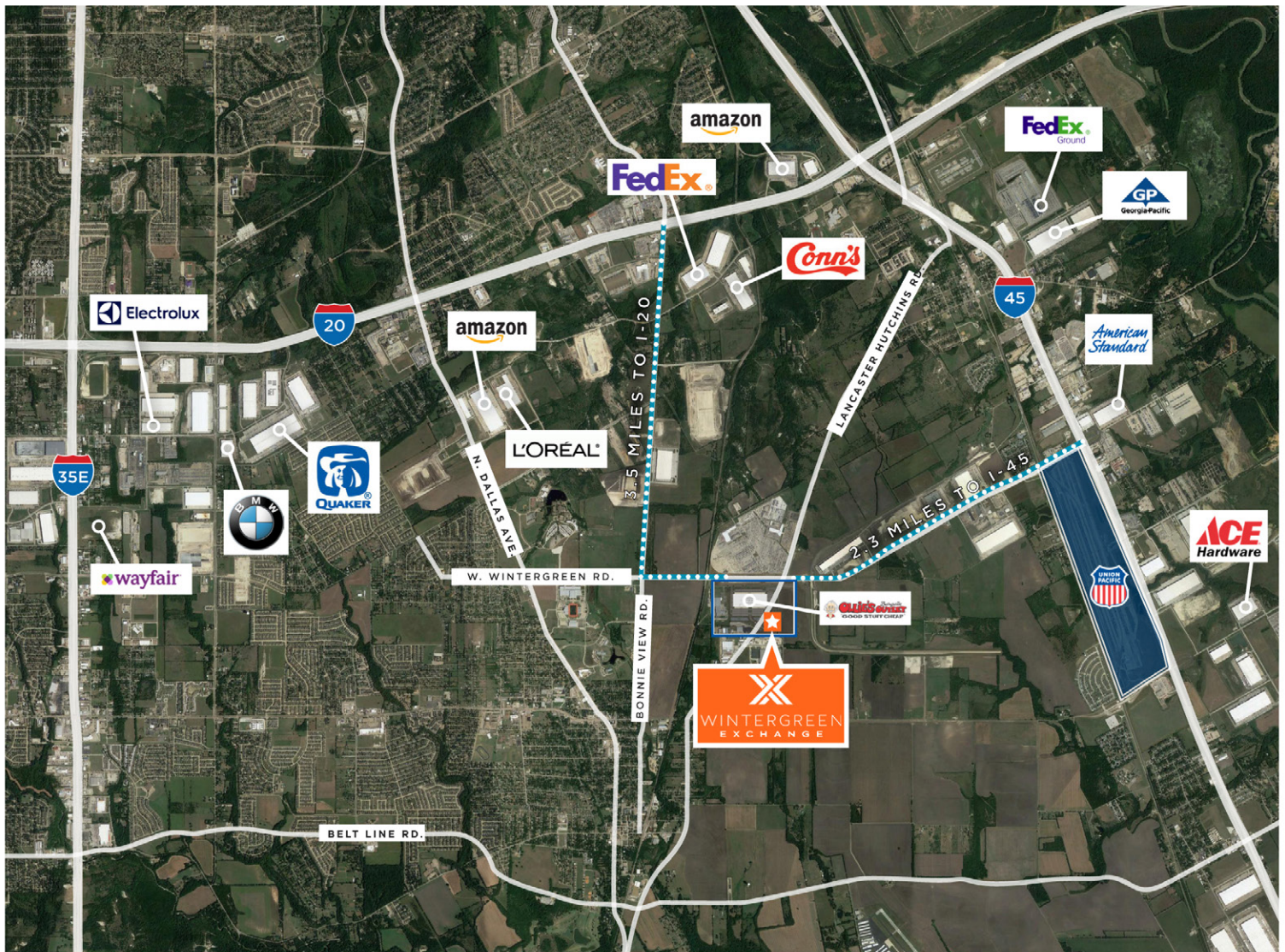
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## AERIAL MAP







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