Q3 2023 Delivery

FOR SALE OR LEASE



OFFICE / WAREHOUSE

*11800 Rylie Crest Drive, Balch Springs, TX



HOPEWELL - IN ALL THE RIGHT PLACES



*New address to be assigned

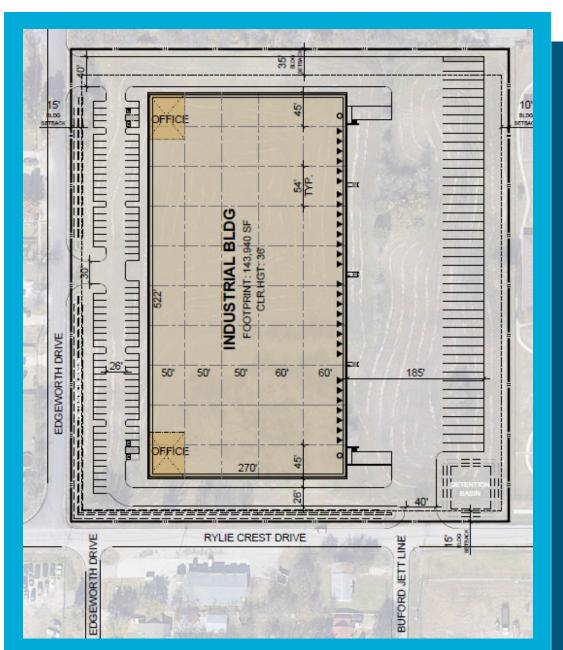
PROPERTY **DETAILS**

Located at the Confluence of 3 Major Highways. Hwy 635, I-20, & US Hwy 175.

- Front Park / Rear Load
- 29 (9'x10') Dock Doors
- 2 Grade Level Ramps
- 185 ' Truck Court
- 44 Trailer Stalls
- 93 Parking Spaces
- 36' Clear Height
- ESFR Sprinklers
- 54'x50' Column Spacing
- Divisible to 71,970 SF

*11800 RYLIE CREST DRIVE, BALCH SPRING, TX

*New address to be assigned



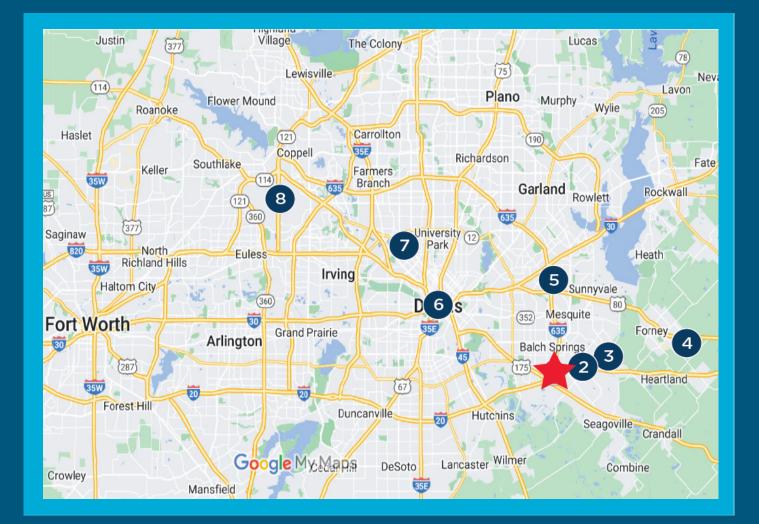
Stuart L Smith, SIOR

Senior Director +1 972 663 9877 stuart.l.smith@cushwake.com Jake Griffin Associate +1 972 342 1312 jake.griffin@cushwake.com



PROPERTY AERIAL MAP





DRIVING **DISTANCE**

Stuart L Smith, SIOR Senior Director +1 972 663 9877 stuart.l.smith@cushwake.com

11800 RYLIE CREST DR. Balch Springs, TX

*New address to be assigned

#2 **3 MILES** TO BELTLINE / I-20 #3 4 MILES TO BALCH SPRINGS CITY HALL #4 FS TO AMAZON DISTR. CTR.. FORNEY #5 13 MILES TO TOWN EAST MALL

#6 16 MILES TO DOWNTOWN DALLAS

#7 20 MILES TO DALLAS LOVE FIELD AIRPORT

> **#8** 33 MILES to dfw airport

Jake Griffin

Associate +1 972 342 1312 jake.griffin@cushwake.com

CONTACT INFORMATION

The Name to Trust for Quality & Service

Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

Learn more about the Hopewell difference today. HopewellDevelopment.com

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