

Q3 2023 Delivery

FOR SALE OR LEASE

143,940 SF



# OFFICE / WAREHOUSE

\*11800 Rylie Crest Drive, Balch Springs, TX



HOPEWELL - IN ALL THE RIGHT PLACES



\*New address to be assigned

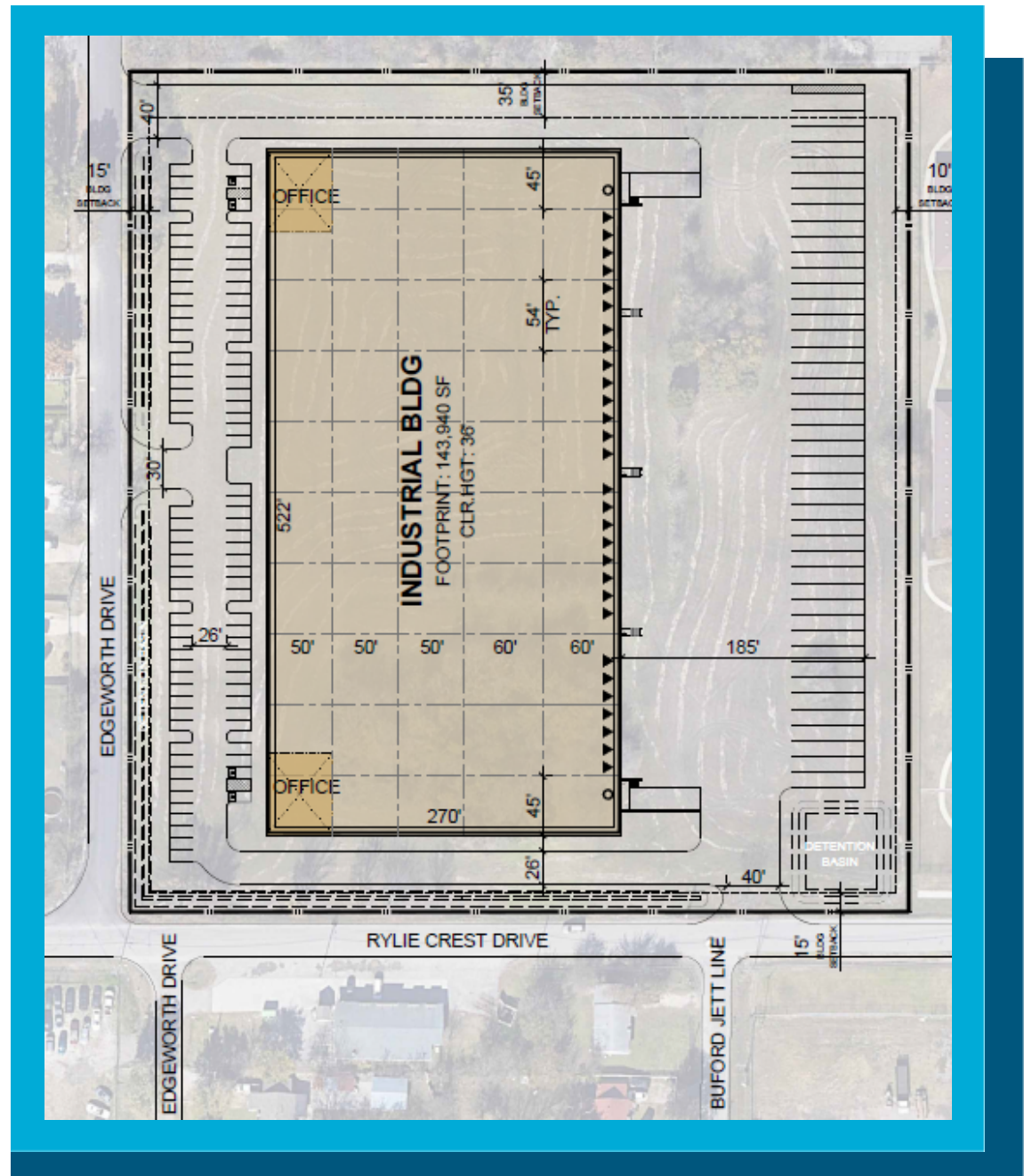
# PROPERTY DETAILS

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



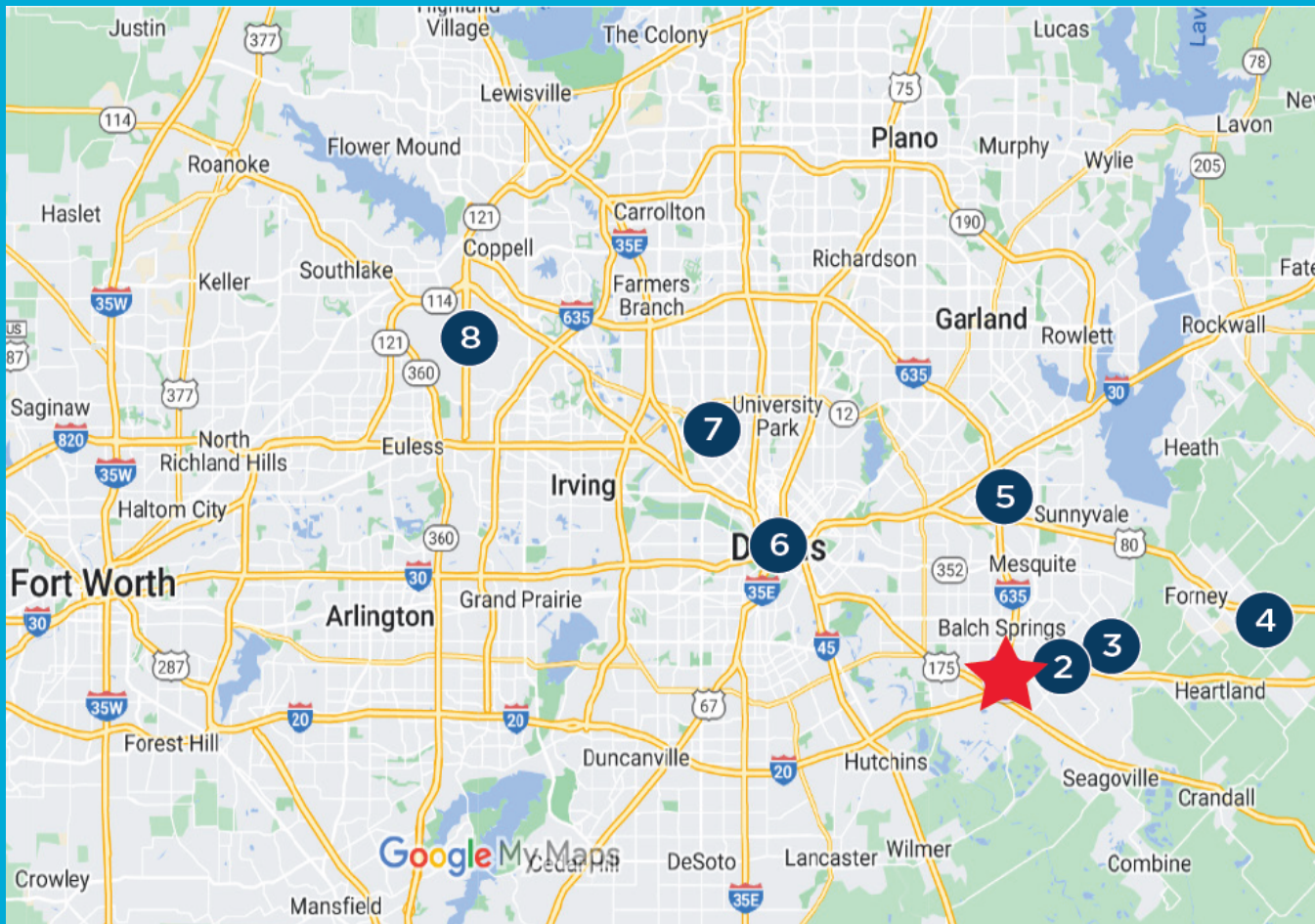
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SITE PLAN  
**143,940 SF**

# PROPERTY AERIAL MAP





**#2**  
**3 MILES**  
 TO BELTLINE / I-20

**#3**  
**4 MILES**  
 TO BALCH SPRINGS  
 CITY HALL

**#4**  
**9 MILES**  
 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

# DRIVING DISTANCE

 **11800 RYLIE CREST DR.**  
 Balch Springs, TX

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# 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](https://HopewellDevelopment.com)

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