



TERRELL

LOGISTICS CENTER

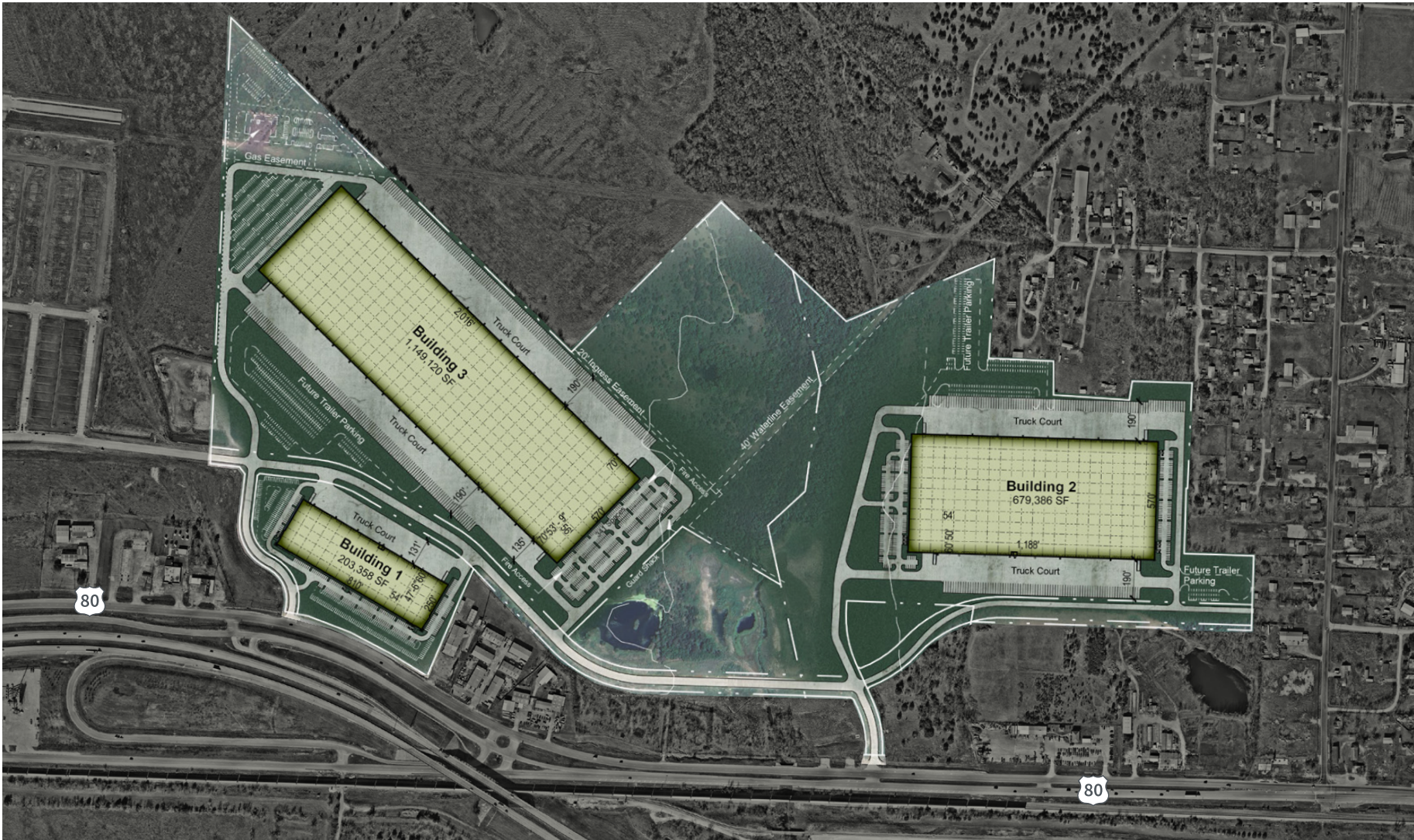


PROPERTY HIGHLIGHTS

-  Triple Freeport Tax Exemption
-  Quick access to US-80 and I-20
-  Deep labor pool with quickly growing blue collar labor population
-  Robust nearby amenities
-  Incentives available through Kaufman County and City of Terrell

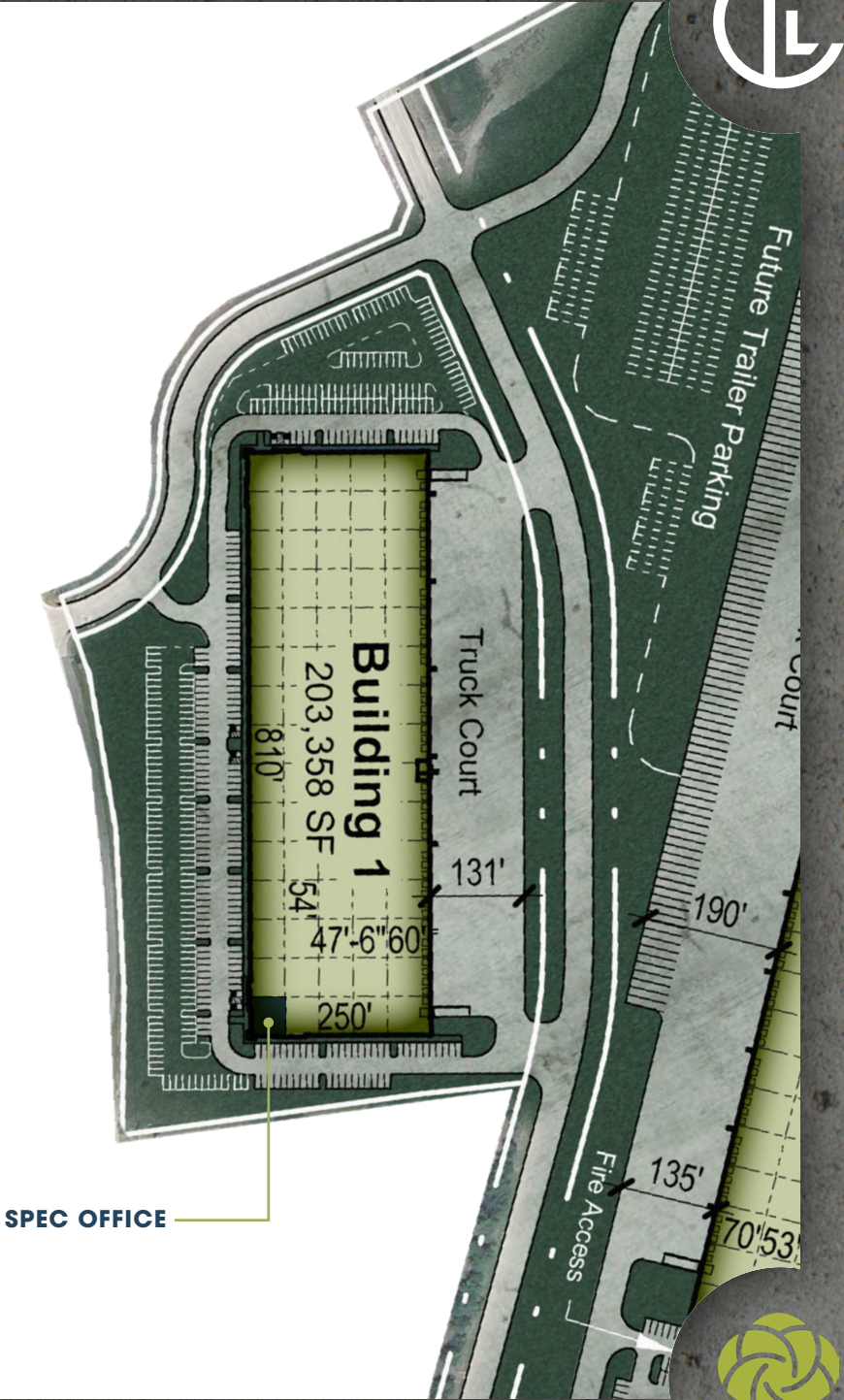


TERRELL LOGISTICS CENTER



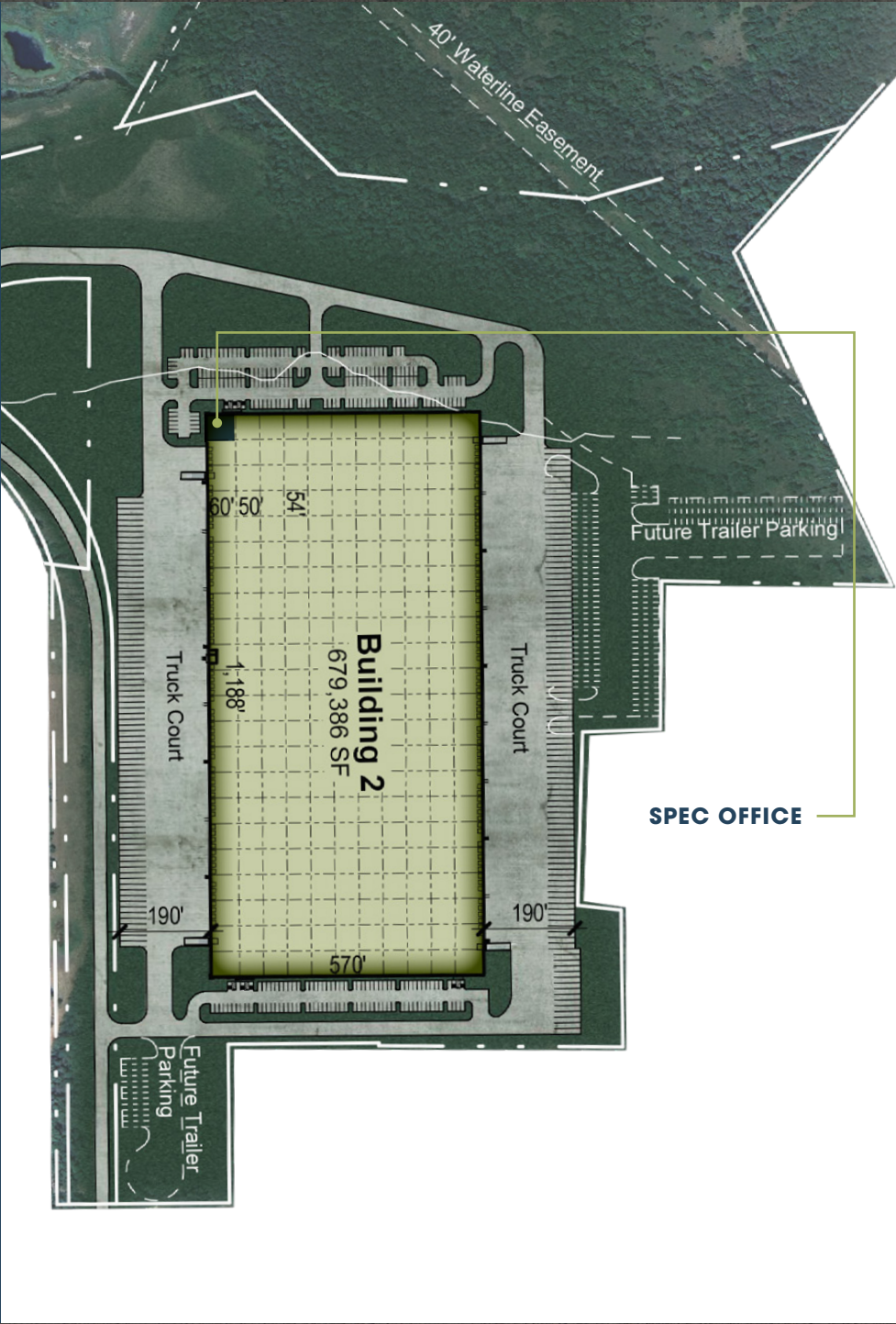
BUILDING 1 | 203,358 SF (810' x 250')

- COLUMN SPACING**
Speed Bay - 60' x 54'; Typical Bays - 47'6" x 54'
- CONFIGURATION**
Rear Load
- CLEAR HEIGHT**
32' measured at the first column
- ROOF**
60-mil R-25
- INTERIOR LIGHTING**
LED warehouse lights, 30' candles
- FIRE PROTECTION**
ESFR sprinkler system
- DOCKS LAYOUT & EQUIPMENT**
46 dock doors, 2 drive-ins, (20) 40,000lb mechanical dock levelers
- CAR PARKING**
185 parking spaces available + 216 future parking spaces
- TRUCK COURT**
131' total depth
- SPEC OFFICE**
1,500 SF spec office



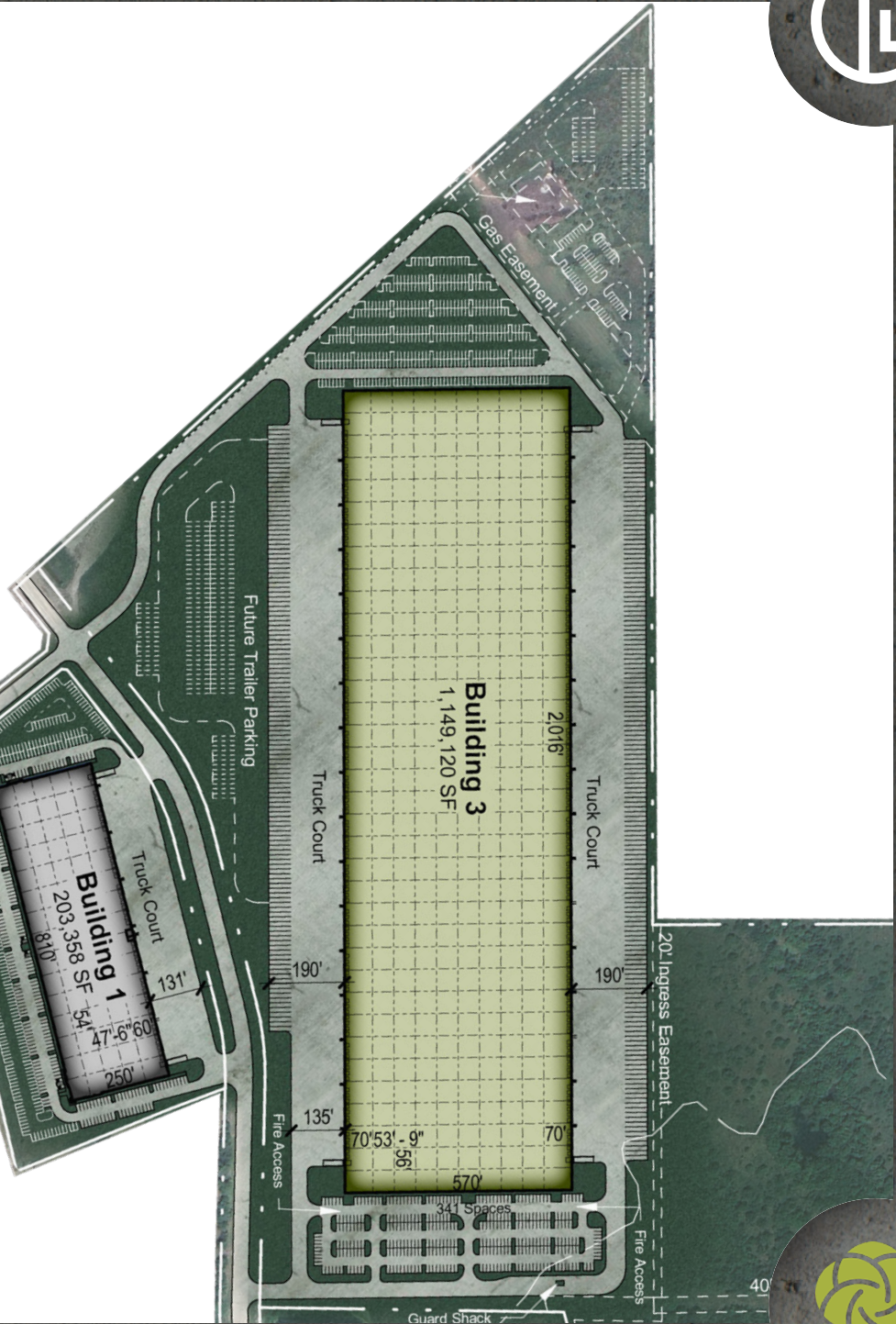
BUILDING 2 | 679,386 SF (1,188' x 570')

- COLUMN SPACING**
Speed Bay - 60' x 54'; Typical Bays - 50' x 54'
- CONFIGURATION**
Cross Dock
- CLEAR HEIGHT**
40' measured at the first column
- ROOF**
60-mil R-25
- INTERIOR LIGHTING**
LED warehouse lights, 30' candles
- FIRE PROTECTION**
ESFR sprinkler system
- DOCKS LAYOUT & EQUIPMENT**
134 dock doors, 4 drive-ins, (50) 40,000lb mechanical dock levelers
- CAR PARKING**
281 parking spaces available
- TRAILER PARKING**
182 parking spaces available + 79 future parking spaces
- TRUCK COURT**
190' total depth
- SPEC OFFICE**
3,000 SF spec office



BUILDING 3 | 1,149,120 SF (2,016' x 570')

- COLUMN SPACING**
Speed Bay - 70' x 56'; Typical Bays - 53'9" x 56'
- CONFIGURATION**
Cross Dock
- CLEAR HEIGHT**
40' measured at the first column
- ROOF**
60-mil TPO that supports conditioned warehouse
- INTERIOR LIGHTING**
Four (4) LED high bay light fixtures with 10ft whips per bay
- DOCK DOORS**
(229) 9' x 10' overhead doors, (4) 12' x 14' drive-in ramped doors
- CAR PARKING**
341 parking spaces available + 457 future parking spaces
- TRAILER PARKING**
278 parking spaces available + 138 future parking spaces
- TRUCK COURT**
190' total depth
- SECURITY**
Exterior circulation drives with ability to secure entire truck court with Guard shack capability
- SLAB**
8" - 4,000 PSI reinforced
- POWER**
4,000A
- SPEC OFFICE**
3,500 SF spec office
- FIRE PROTECTION**
ESFR sprinkler system



CORPORATE NEIGHBORS

1. Amazon

2. Amazon

3. AutoZone Distribution Center

4. Carlisle Construction Materials

5. Conecus LLC

6. Goodyear Logistics Center

7. Hayes Retail Services

8. Hithium
9. Lineage

10. Martin Marietta - Terrell Ready Mix

11. Nucor Building Systems

12. Olympic Services Inc.

13. RealTruck

14. Steelway International

15. WalMart Distribution Center

16. Whitmore

NEARBY AMENITIES

1. ALDI

2. Applebee’s Grill + Bar

3. Brookshire’s

4. Buc-ee’s

5. Burger King

6. Chick-fil-A

7. Chili’s Grill & Bar

8. Chipotle Mexican Grill

9. Chuy’s

10. Country House Café

11. Frank’s BBQ

12. IHOP

13. Jack in the Box

14. Kroger Marketplace

15. Los Hermanos

16. Lowe’s Home Improvement

17. Marshalls
18. McDonald’s

19. Napolis Italian Restaurant

20. Olive Garden Italian Restaurant

21. Raising Cane’s Chicken Fingers

22. Schlotzsky’s

23. Sonic Drive-In

24. Sonic Drive-In

25. Starbucks

26. Starbucks

27. Taco Bell

28. Texas Roadhouse

29. The Home Depot

30. The Shops at Terrell

31. Waffle House

32. Walmart Supercenter

33. Walmart Supercenter

34. Wendy’s



CONNECTIVITY

-  **UP INTERMODAL MESQUITE**
20 MILES
-  **UP INTERMODAL WILMER**
27 MILES
-  **KCS INTERMODAL WYLIE**
29 MILES
-  **DALLAS LOVE FIELD AIRPORT**
32 MILES
-  **DALLAS FORT WORTH INT'L AIRPORT**
44 MILES
-  **FORT WORTH ALLIANCE AIRPORT**
66 MILES
-  **BNSF RAILWAY INTERMODAL (ALLIANCE)**
67 MILES





TERRELL

LOGISTICS CENTER

KURT GRIFFIN

Kurt.Griffin@jll.com
214 438 6372

NATHAN ORBIN

Nathan.Orbin@jll.com
214 438 1649



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024, Jones Lang LaSalle IP, Inc. All rights reserved.