

SACHSE

— COMMERCE CENTER —

PLEASANT VALLEY RD & GEORGE BUSH TURNPIKE

±102,268 SF
Class A Industrial Available

±102,268 SF



CBRE

 **Stonelake**
CAPITAL PARTNERS

The Opportunity

Strategically located off George Bush Turnpike, this $\pm 102,268$ SF Class A industrial facility provides access to Downtown Dallas, DFW International Airport and other major thoroughfares. With modern finishes and unparalleled accessibility, Sachse Commerce Center is ideal for a variety of industrial users.

Project Overview



$\pm 102,268$ SF



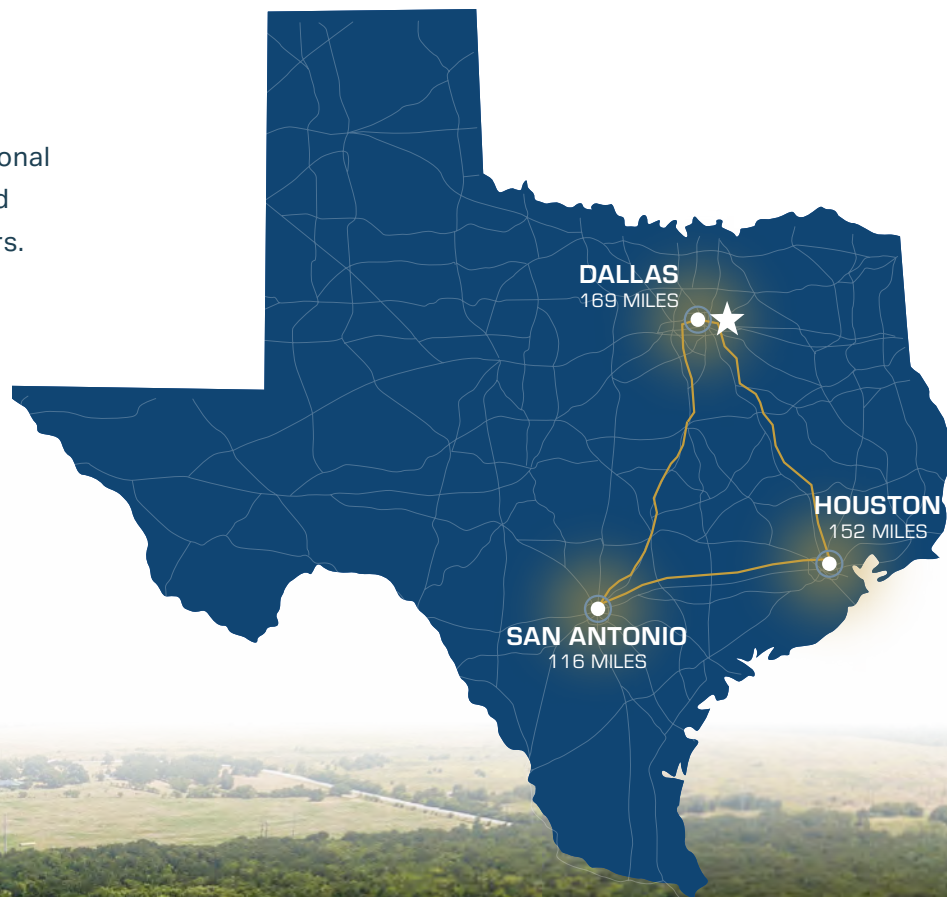
Immediate Access to
George Bush Turnpike



3 Miles to
TX State Highway 78



9 Miles to I-30



Building Details

Building Size
±102,268

Office Size
2,181 SF

Dimensions
240' x 378'

Clear Height
32'

Configuration
Rear Load

Truck Court Depth
130'

Slab Thickness
6"

Column Spacing
54' x 50'
(60' Speed Bay)

Dock Doors
18

Oversize Ramp Doors
2

Auto Parking
127

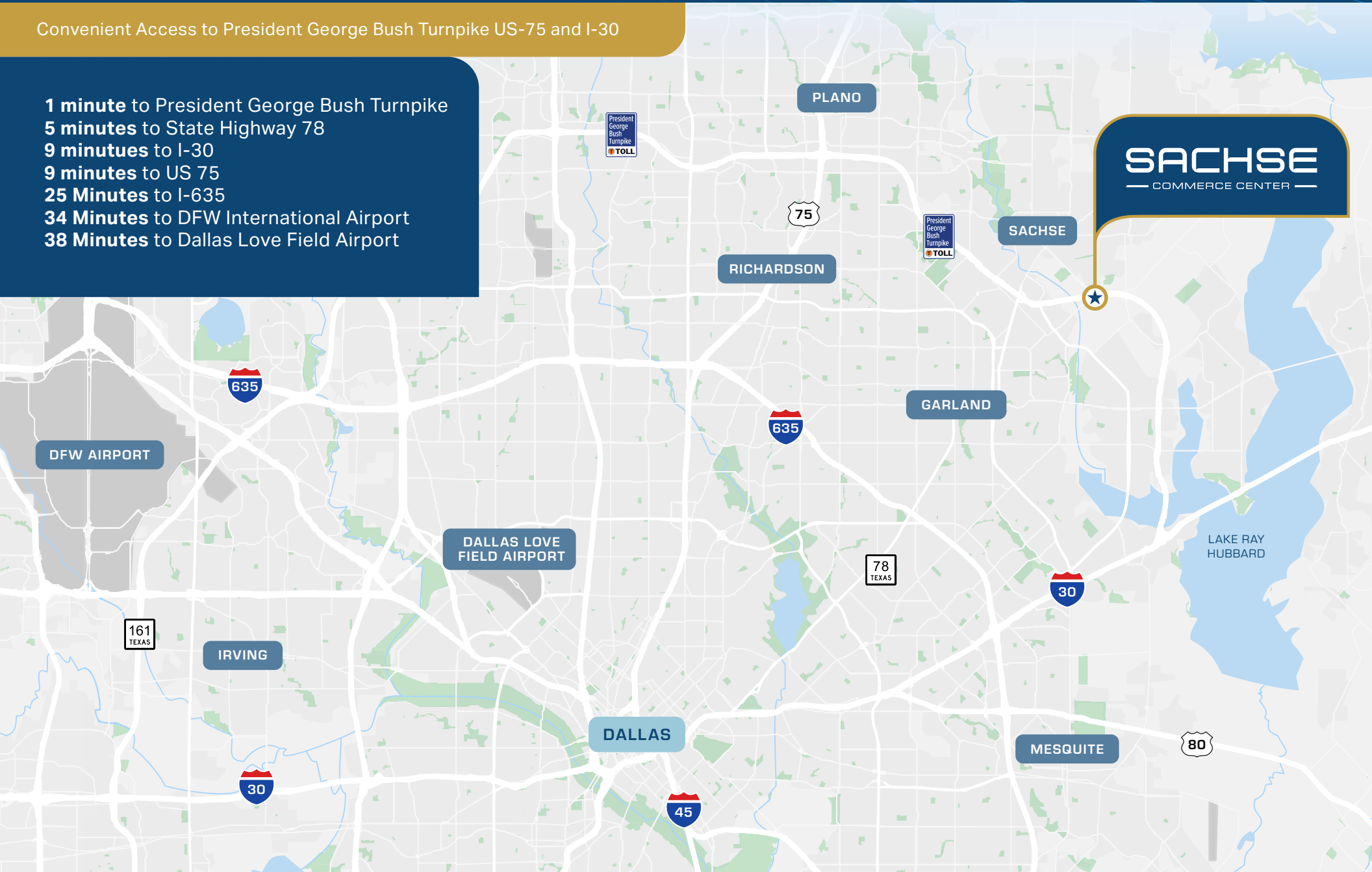
Fire Protection
ESFR



Unparalleled Access

Convenient Access to President George Bush Turnpike US-75 and I-30

1 minute to President George Bush Turnpike
5 minutes to State Highway 78
9 minutes to I-30
9 minutes to US 75
25 Minutes to I-635
34 Minutes to DFW International Airport
38 Minutes to Dallas Love Field Airport



Ingress / Egress

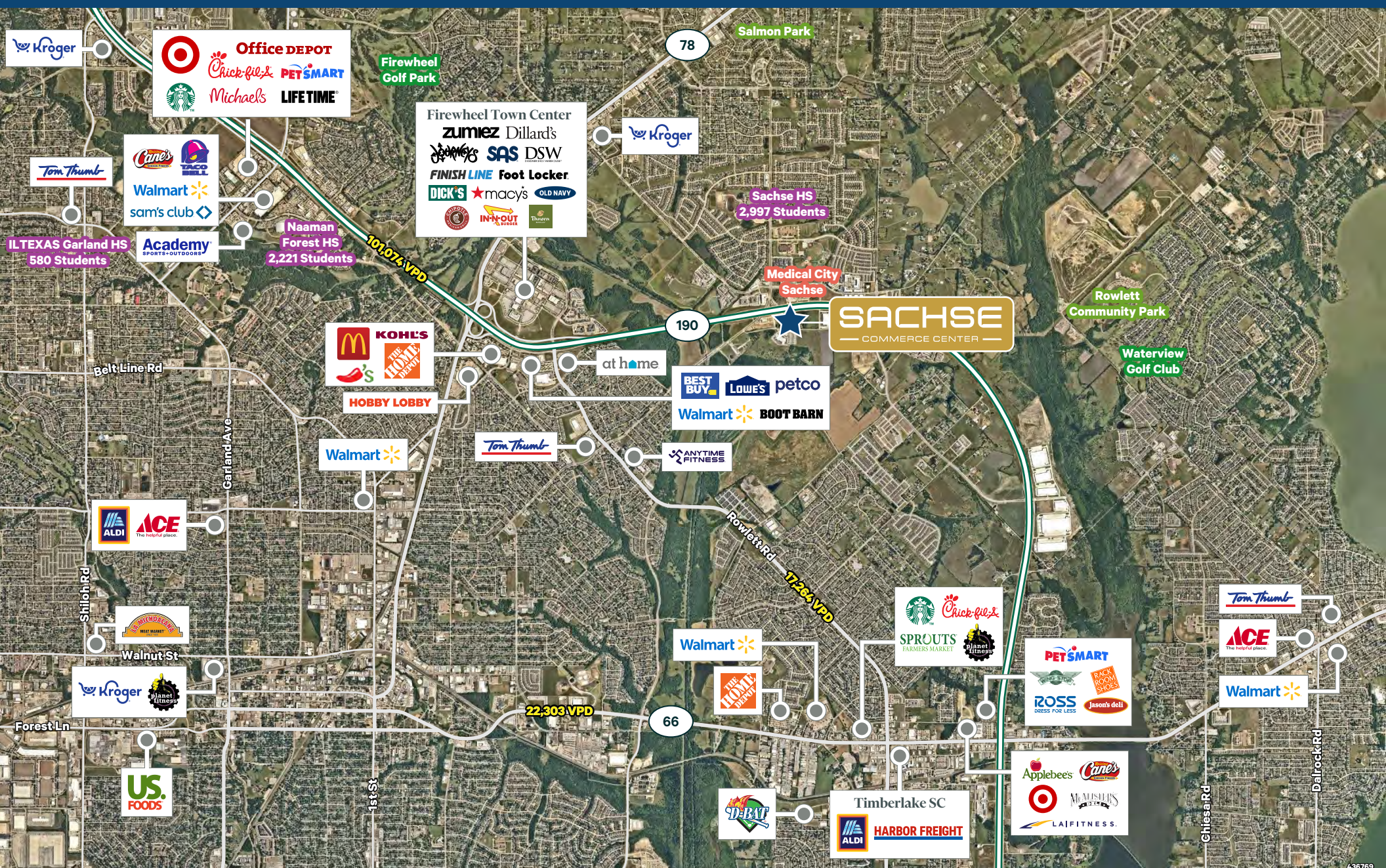


SACHSE
— COMMERCE CENTER —

President
George
Bush
Turnpike
TOLL

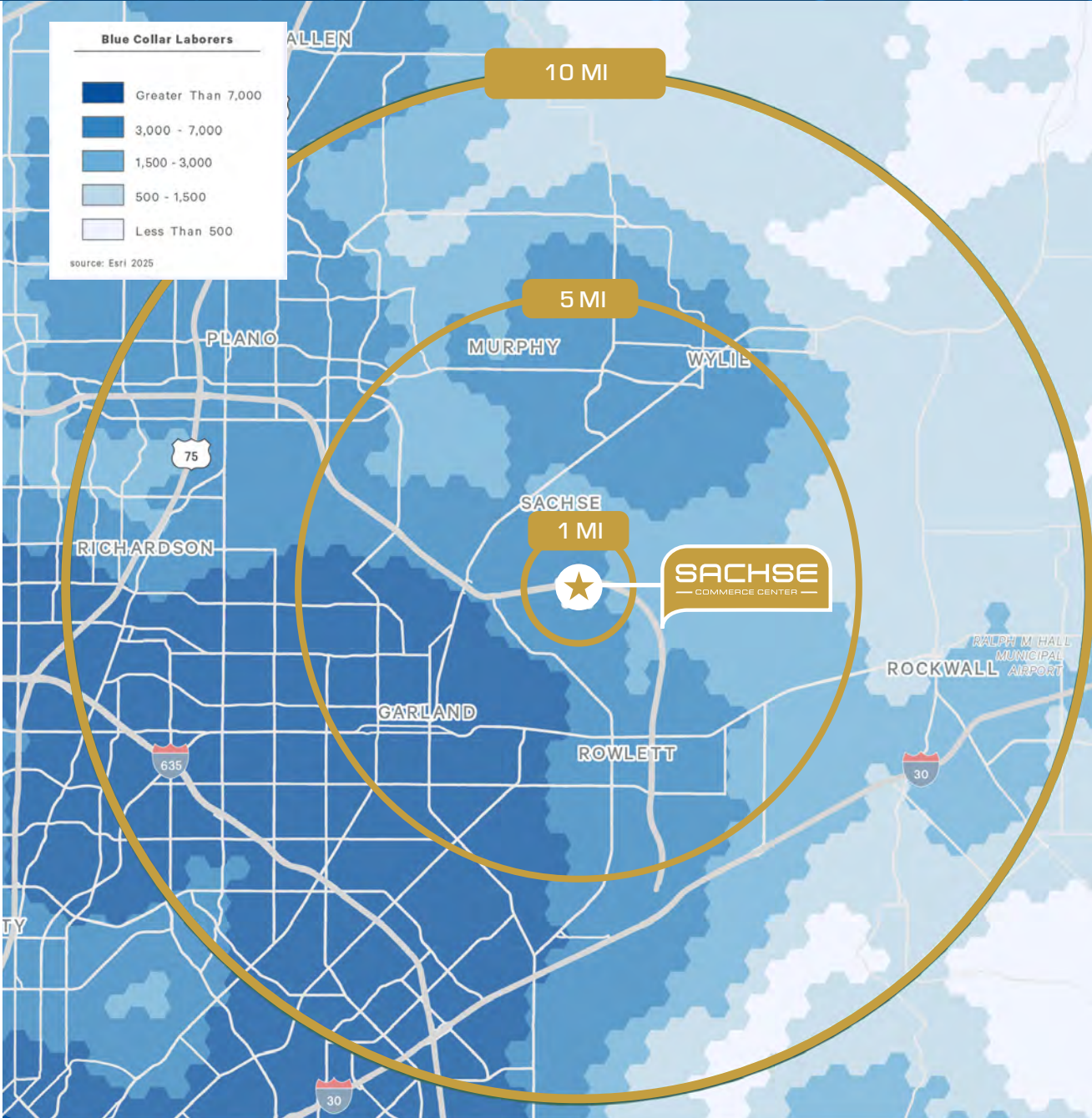
← INGRESS
→ EGRESS

Amenities



Skilled Labor

	1 MI	5 MI	10 MI
2024 Population	8,407	239,942	876,479
Bachelor`s Degree (% of population)	24.3%	26.4%	26.0%
Graduate or Professional Degree (% of population)	23.1%	14.3%	15.2%
Average Household Income	\$194,911	\$138,114	\$124,980
Daytime Population	5,061	190,086	833,698
Manufacturing (% of population)	9.3%	10.1%	9.0%
Professional, Scientific, and Technical Services (% of population)	14.5%	10.6%	10.2%





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