

TRADEPOINT 45 EAST

601 Distribution Drive | Wilmer, Texas 75712

DELIVERED | 610,622 SF



Scan for Property Website



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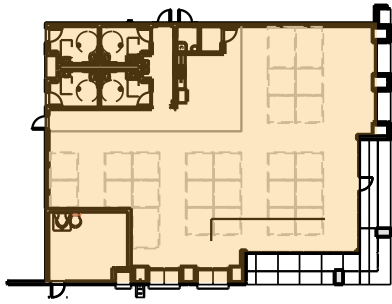
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CHAMPION

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STREAM

SITE PLAN
610,622 SF



SPECULATIVE OFFICE PLAN

PLEASANT RUN DR.

**DETENTION
AREA**

EXPANSION AREA

GOODE RD.

EXPANSION AREA

**TRADEPOINT 45 EAST
EXISTING BUILDING**

610,622 SF
F.F.=467'=100'-0"

DISTRIBUTION DRIVE

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PROPERTY DETAILS

Size:	300,000 SF - 610,622 SF
Dimensions:	570' W x 1072' L
Office:	3,893 SF
Clear Height:	40'
Loading Configuration:	Cross Dock
Dock Doors:	122 (9' x 10') (Expandable by 24)
Oversized Dock Doors:	2 (12' x 14')
Drive-In Ramps:	2 (12' x 14')
Column Spacing:	56' x 50'
Staging Bay:	56' x 60'
Trailer Parks:	216 (Expandable by 134)
Car Parks:	216 (Expandable by 210)
Sprinkler System:	ESFR
Truck Court:	185'
Lighting:	LEDs in Speedbay
Dock Equipment:	40 35,000 lb Levelers
Slab:	7" Reinforced Concrete 4,000 PSI with Full Vapor Barrier
Power:	3 Phase – Finish to Suit
Roof and Insulation:	60 Mil TPO with R20
Spec Finish Out:	White Box, Painted Columns, Z-guard's, LED Wall Packs, and Pole Lights
Security:	Ability to Fully Secure with Fence and Guard Shack



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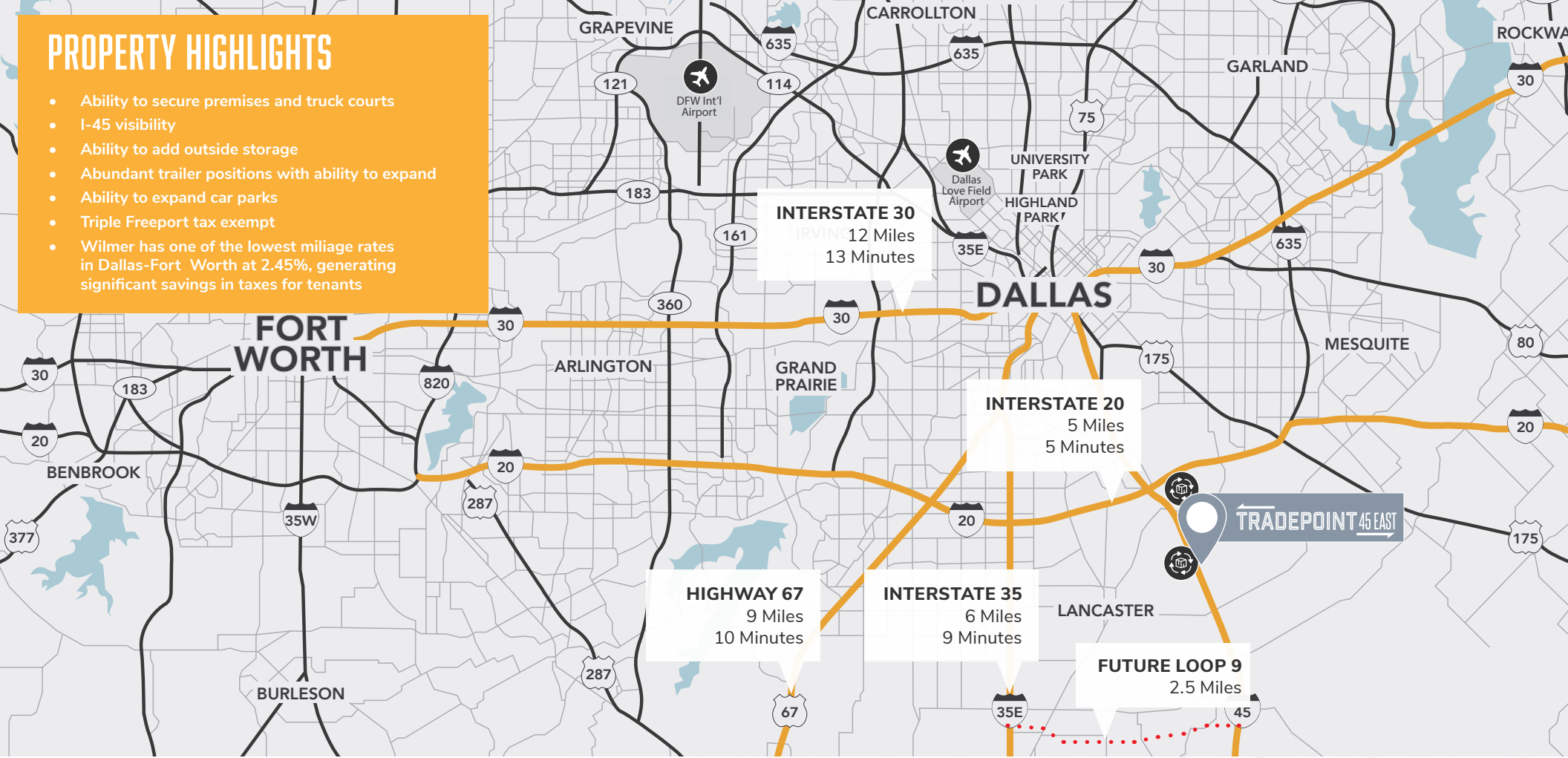
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PROPERTY HIGHLIGHTS

- Ability to secure premises and truck courts
- I-45 visibility
- Ability to add outside storage
- Abundant trailer positions with ability to expand
- Ability to expand car parks
- Triple Freeport tax exempt
- Wilmer has one of the lowest mililage rates in Dallas-Fort Worth at 2.45%, generating significant savings in taxes for tenants



MAJOR CITIES

DOWNTOWN DALLAS

14 Miles

17 Minutes

DOWNTOWN FORT WORTH

40 Miles

38 Minutes

MAJOR AIRPORTS

DALLAS LOVE FIELD AIRPORT

20 Miles

24 Minutes

DFW INTERNATIONAL AIRPORT

32 Miles

30 Minutes

LOGISTICS HUBS

UNION PACIFIC DALLAS

1 Mile

1 Minute

FEDEX SHIPPING HUB

4 Miles

6 Minutes

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