



**NORTHEAST
GATEWAY**
LOGISTICS CENTER

2801 N. State Highway 78,
Wylie, TX 75098

UP TO 197,983 SF AVAILABLE



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LOVETT
INDUSTRIAL

PEAKLINE

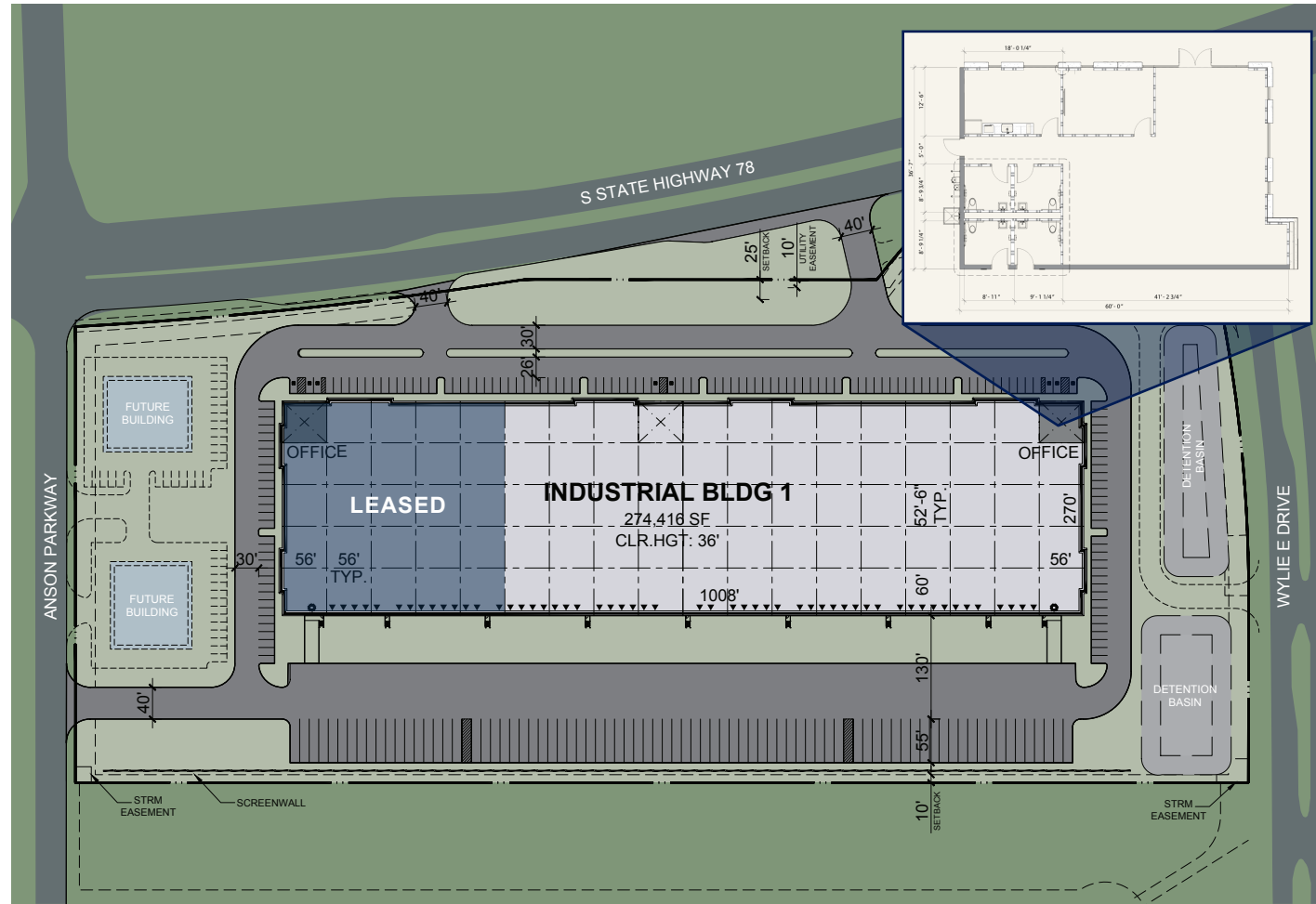
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SITE PLAN

BUILDING SPECS

Building Area:	274,416 SF
Available Area:	60,480 – 197,983 SF
Spec Office:	2,163 SF
Loading:	Rear-Load
Clear Height:	36'
Sprinkler System:	ESFR
Dock Doors:	41 (9'x10')
Drive-In Doors:	1 (12'x14')
Column Spacing:	56' x 53'
Staging Bay:	60'
Building Depth:	270'
Truck Court:	185'
Car Parks:	99
Trailer Parking:	58
Power:	Heavy – 3-Phase/480V/1,200 Amps (Expandable)
Lighting:	LED's on Motion Sensors
Slab:	Vapor Barrier; 7 inch Slab
Roof and Insulation:	45 mil TPO with R-9
Security:	Ability to Fully Secure
Access:	Direct access from Hwy 78, Anson Pkwy., and Wylie Dr.



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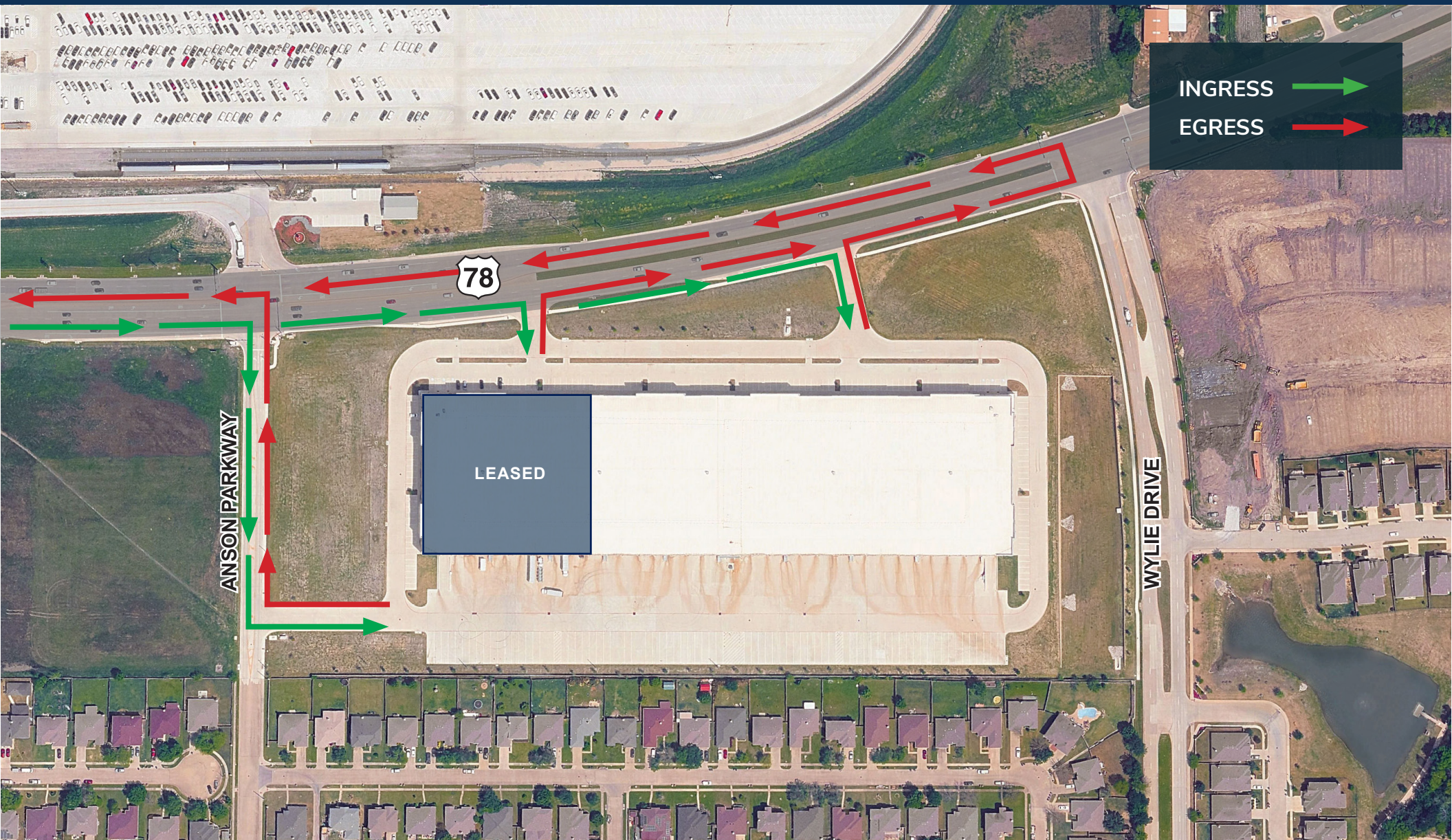
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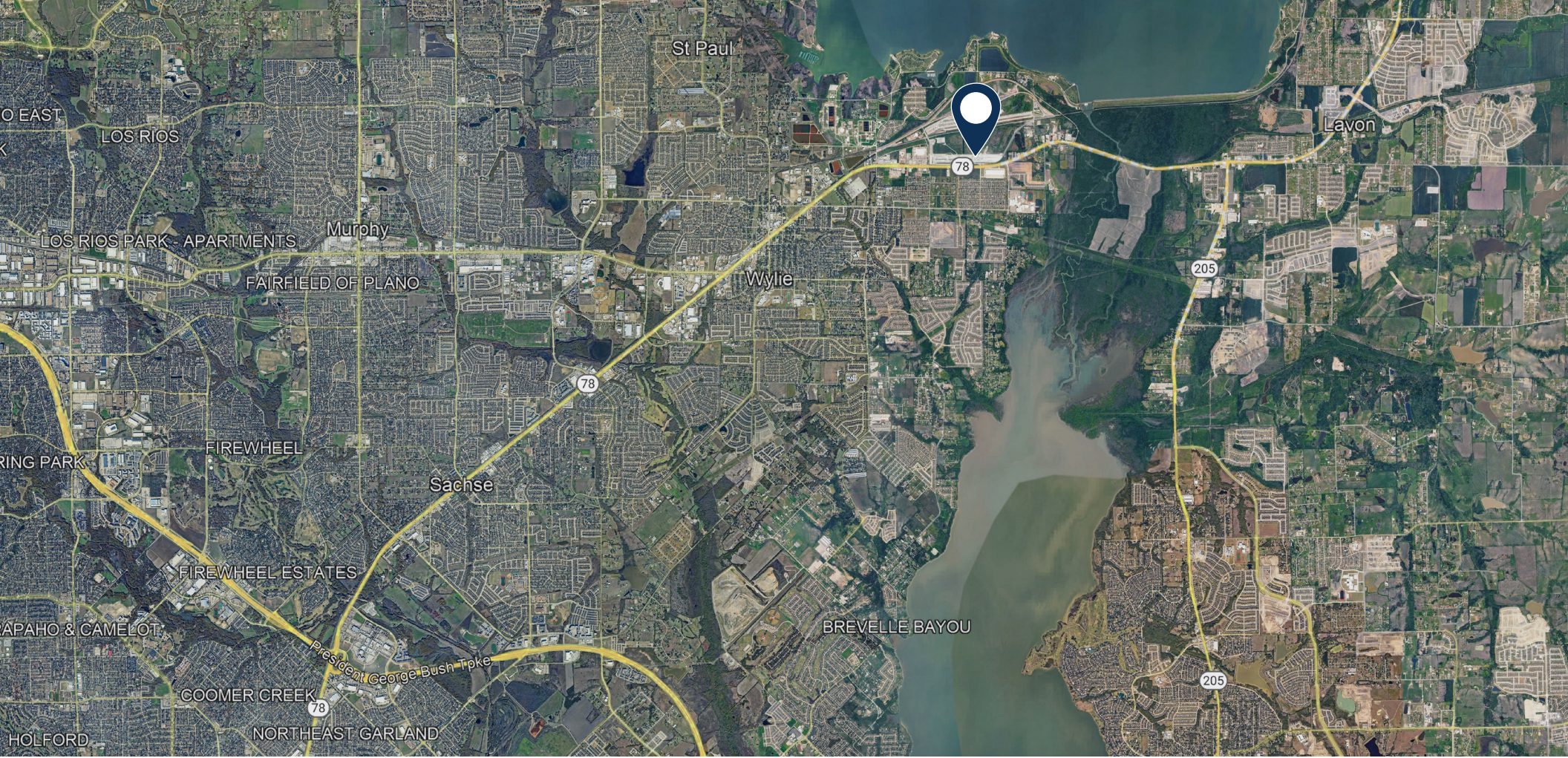
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MAJOR CITIES

MCKINNEY	PLANO	GARLAND	ROCKWALL
26.1 Miles	12.6 Miles	8.3 Miles	19.7 Miles
26 Minutes	20 Minutes	18 Minutes	26 Minutes

✈ MAJOR AIRPORTS

MCKINNEY NATIONAL AIRPORT	MESQUITE METRO AIRPORT
17.4 Miles	31.7 Miles
30 Minutes	45 Minutes

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BROKER CONTACTS

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