



HIGH POINT

## HIGH POINT 67 LOGISTICS CENTER

**BUILDING 3**

1750 South J. Elmer Weaver Freeway (Hwy 67) | Cedar Hill, TX 75104

**92,467 SF Available | Divisible | Class A Logistics Center**

High Point 67 Logistics Center Building 3 is part of a multi-phased Class A industrial development located on Hwy-67, and less than 10 miles from I-20. Building 3 offers 92,467 square feet of available space on 19.8 acres and is divisible. The project has great highway visibility and access.

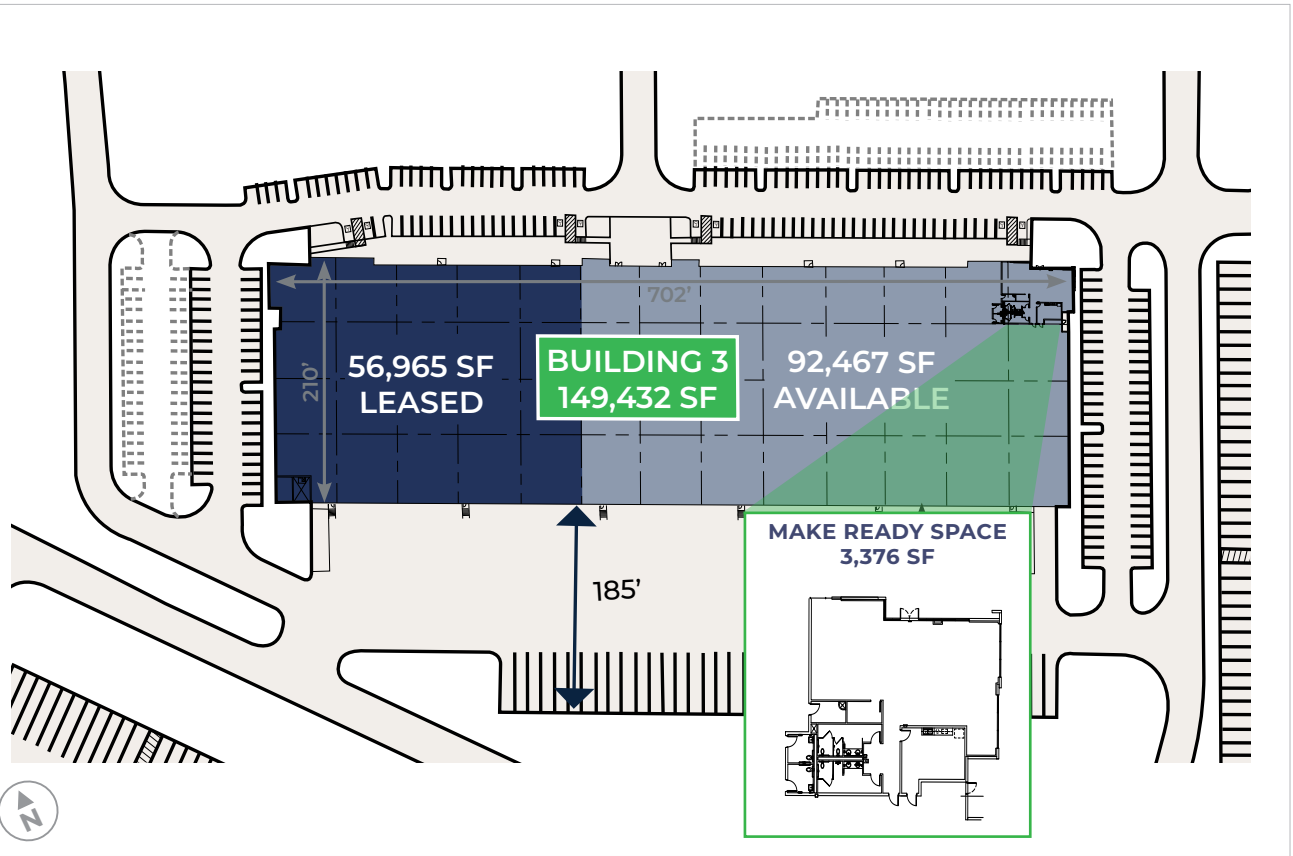


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1750 SOUTH J. ELMER WEAVER FREEWAY (HWY 67) | CEDAR HILL, TX 75104 | 92,467 SF ON 19.8 ACRES

## BUILDING 3

## PROPERTY OVERVIEW



32' clear heights



ESFR sprinkler system



27 – available trailer parking spaces  
383 – expansion trailer parking



54' x 50' column spacing



185' truck courts



123 – available car parking spaces;  
110 – expansion car parking



60' speed bays



25 fc LED whs lights  
based on open layout



40 dock doors  
4 dock levelers

### Development



#### MATT HYMAN

972 201 2956 (o) | 214 548 3103 (c)  
matt.hyman@hillwood.com

### Leasing



#### STEPHEN KOLDYKE

214 979 6381 (o) | 214 850 4963 (c)  
steve.koldyke@cbre.com

#### BRIAN GILCHRIST

214 979 6394 (o) | 817 907 1774 (c)  
brian.gilchrist@cbre.com

#### KACY JONES

214 979 6151 (o) | 214 923 0056 (c)  
kacy.jones@cbre.com

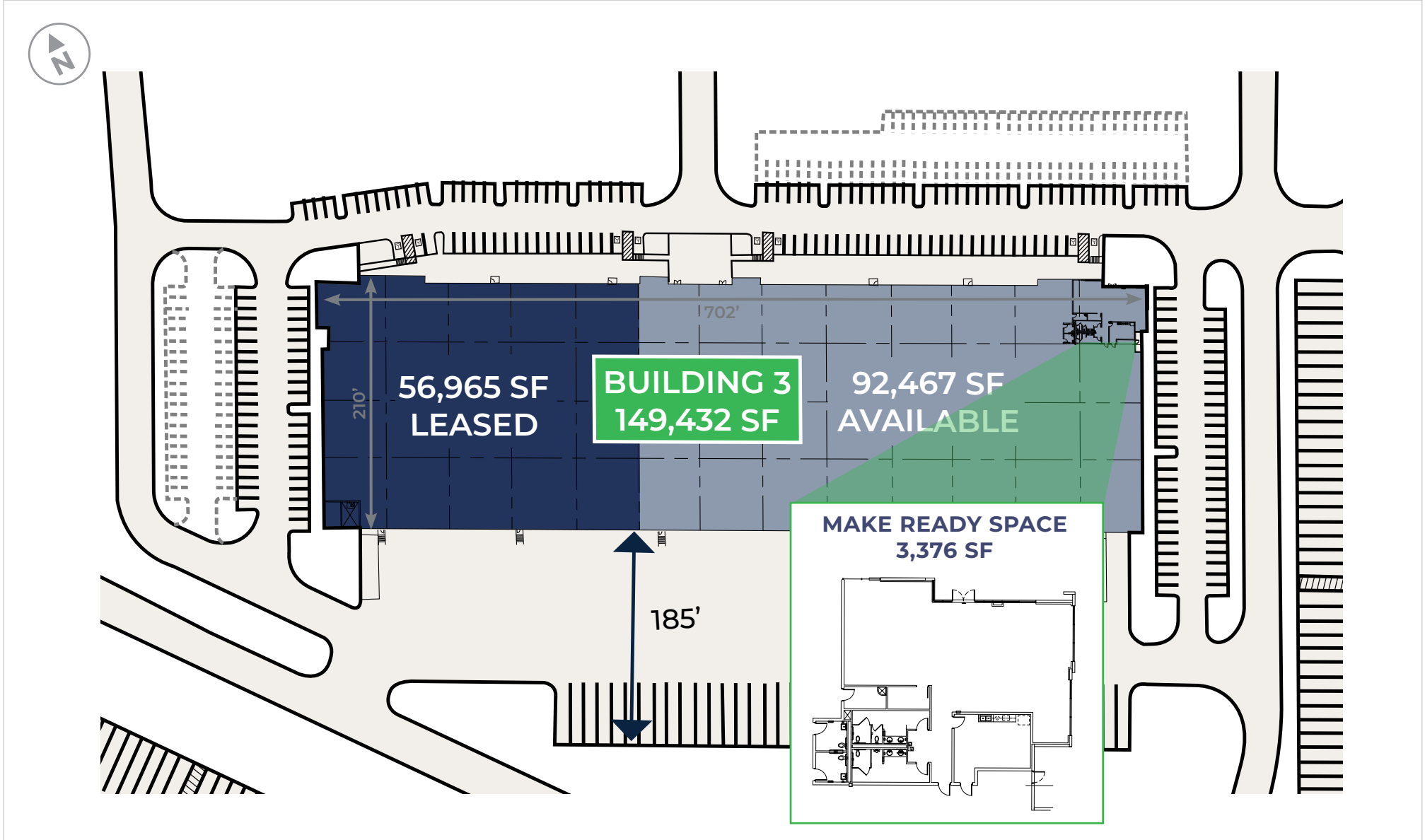


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BUILDING 3

## AREA INFORMATION



### BUSINESSES

- 1. JC Penney
- 2. Williams-Sonoma
- 3. FedEx Ground
- 4. UPS Distribution Center
- 5. Niagara Bottling
- 6. Kimberly Clark
- 7. Nestlé
- 8. Costco Distribution
- 9. NFI
- 10. Serta
- 11. Home Depot
- 12. Walmart
- 13. Kohl's

### DRIVE TIMES

Interstate 20

8.8 mi. 9 min.

Interstate 30

18 mi. 18 min.

DFW International Airport

28.2 mi. 35 min.

Dallas CBD

20 mi. 22 min.

FedEx Ground Hub

26 mi. 24 min.

Union Pacific Intermodal

22 mi. 23 min.

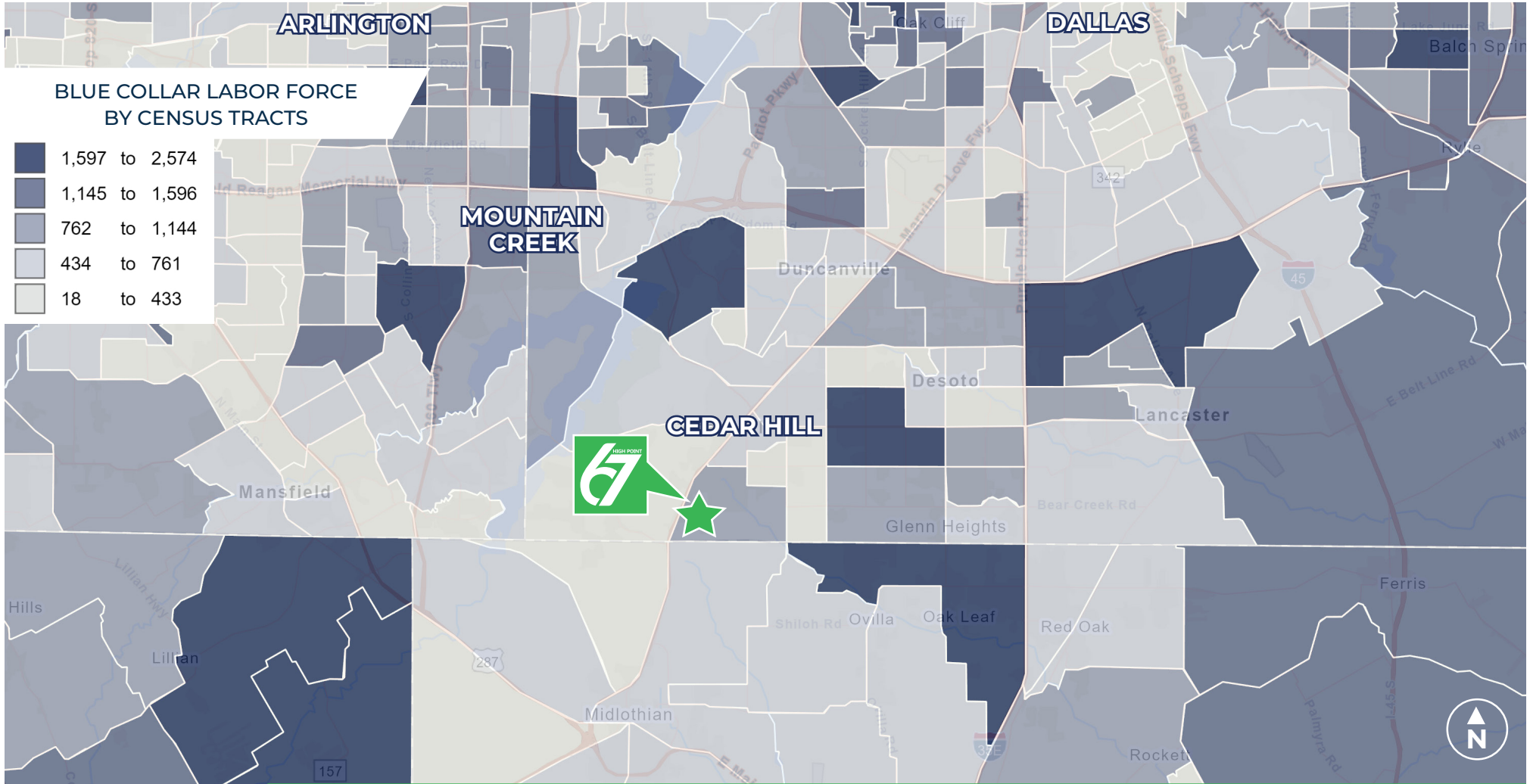


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BUILDING 3

LABOR



## 10 MILE RADIUS DEMOGRAPHICS



**463,804**

POPULATION



**46,865**

BLUE COLLAR LABOR FORCE



**9.1%**

UNEMPLOYMENT



**\$78,801**

MEDIAN HOUSEHOLD INCOME



**23%**

HIGH SCHOOL GRADUATE



**31%**

BACHELOR'S / GRAD / PROF DEGREE

Source: ESRI

# CONTACT

DEVELOPMENT

LEASING



## MATT HYMAN

972 201 2956 (o) 3000 Turtle Creek Blvd  
214 548 3103 (c) Dallas, TX 75219  
matt.hyman@hillwood.com hillwood.com

## STEPHEN KOLDYKE

214 979 6381 (o) 2100 McKinney Ave | Ste 700  
214 850 4963 (c) Dallas, TX 75201  
steve.koldyke@cbre.com cbre.com