



# 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

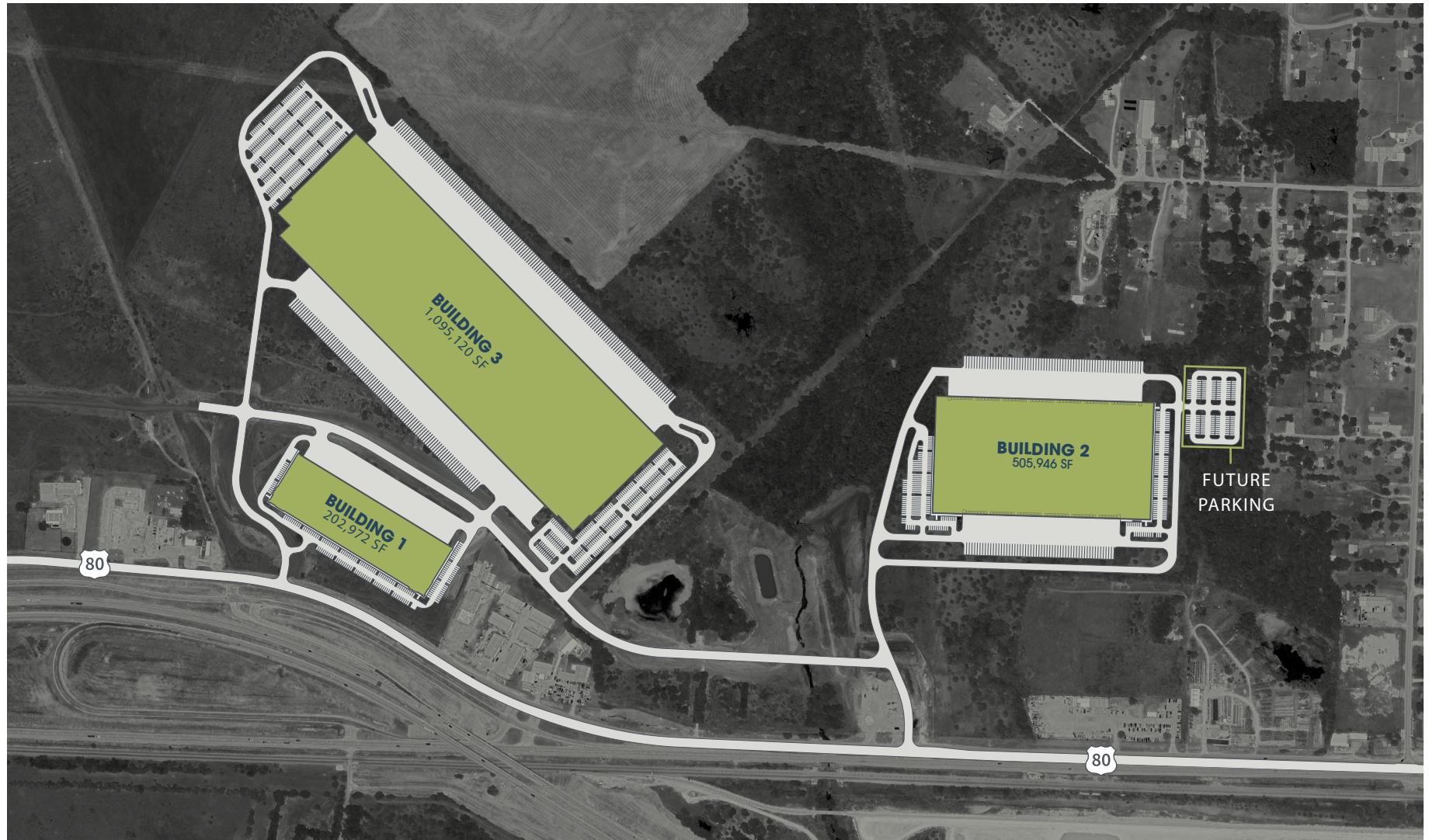


Incentives available through Kaufman County and City of Terrell





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# BUILDING 1 | 202,972 SF (864' 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



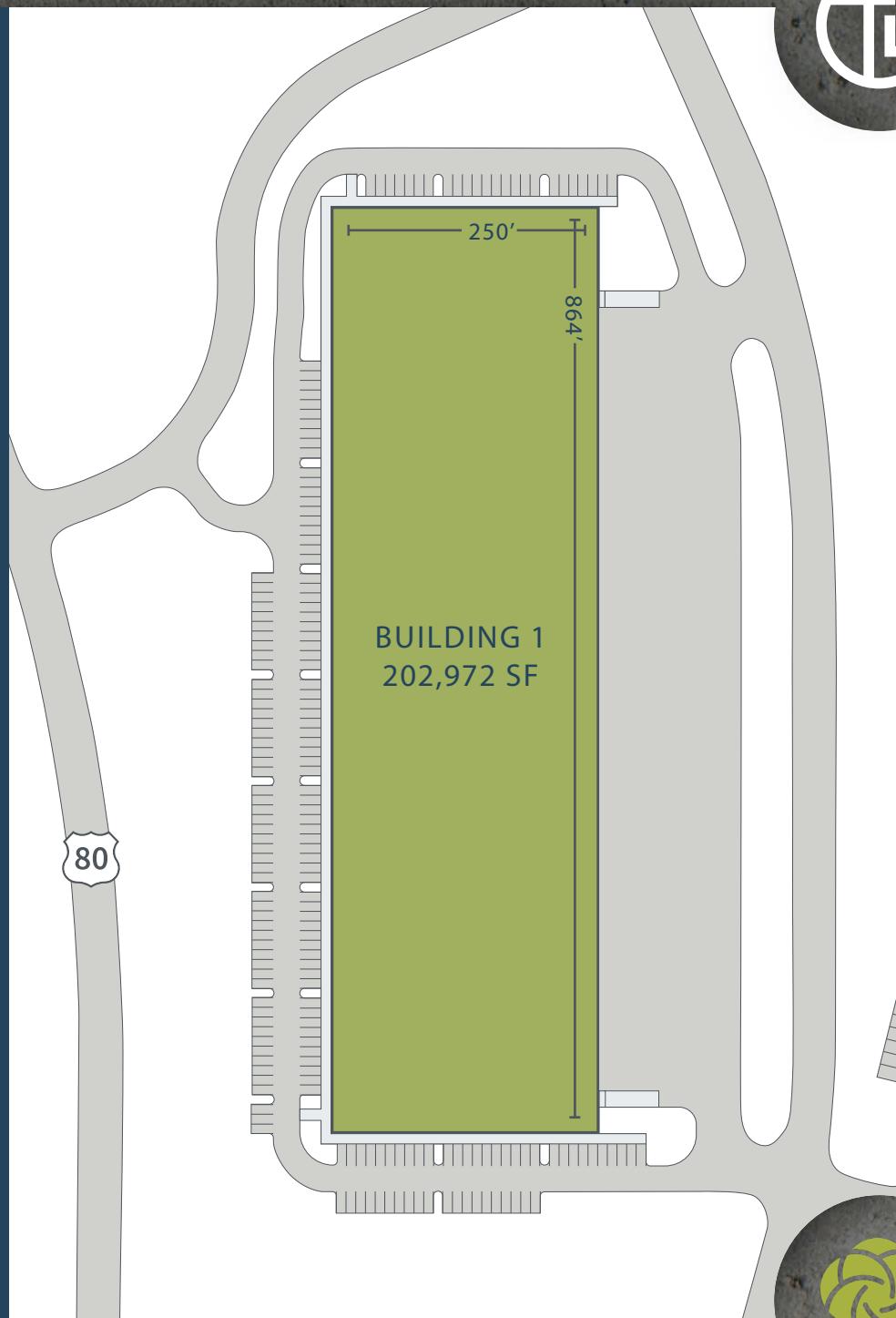
CAR PARKING  
187 parking spaces available



TRUCK COURT  
131' total depth



SPEC OFFICE  
1,500 SF spec office



## BUILDING 2 | 505,946 SF (980' x 524')



COLUMN SPACING  
Speed Bay - 60' x 54'; Typical Bays - 50' x 54'



CONFIGURATION  
Cross Dock



CLEAR HEIGHT  
36' 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  
98 dock doors, 4 drive-ins, (50) 40,000lb mechanical dock levelers



CAR PARKING  
386 parking spaces available



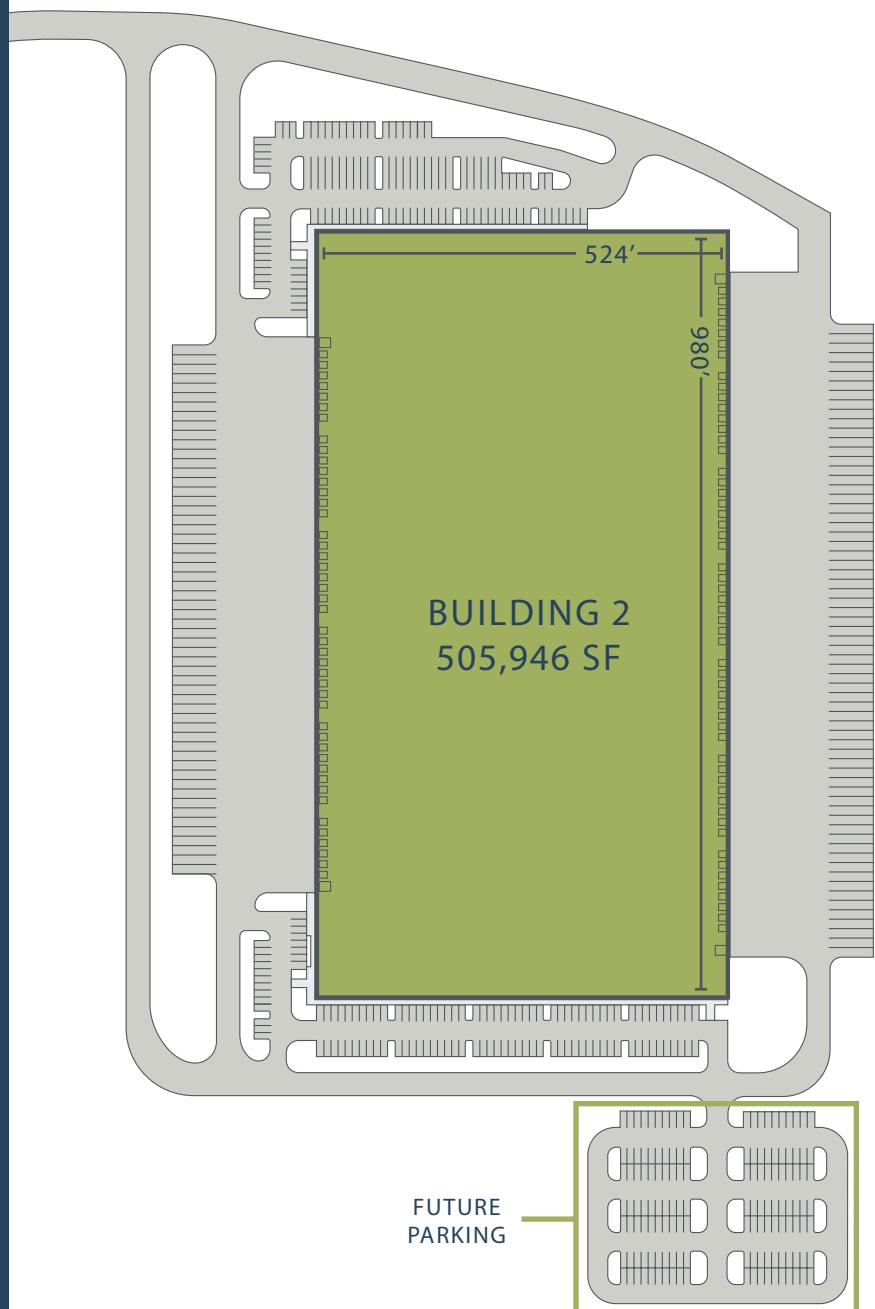
TRAILER PARKING  
123 parking spaces available



TRUCK COURT  
190' total depth



SPEC OFFICE  
3,000 SF spec office



## BUILDING 3 | 1,095,120 SF (Phase II BTS)



DOCK DOORS  
(244) 9' x 10'



RAMP DOORS  
(4) 12' x 14'

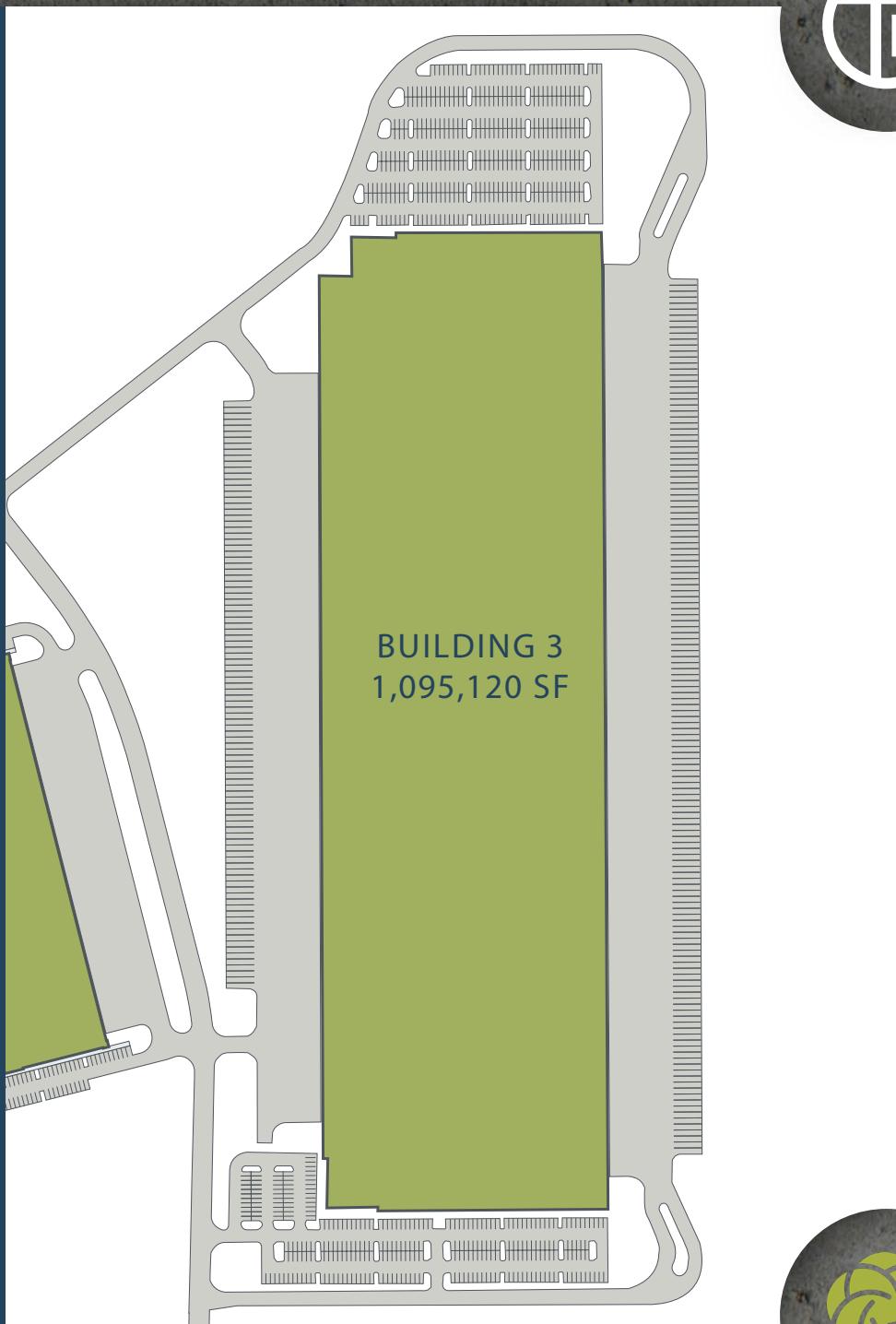


CAR PARKING  
659 parking spaces available



TRAILER PARKING  
307 parking spaces available

**TERRELL**  
LOGISTICS CENTER

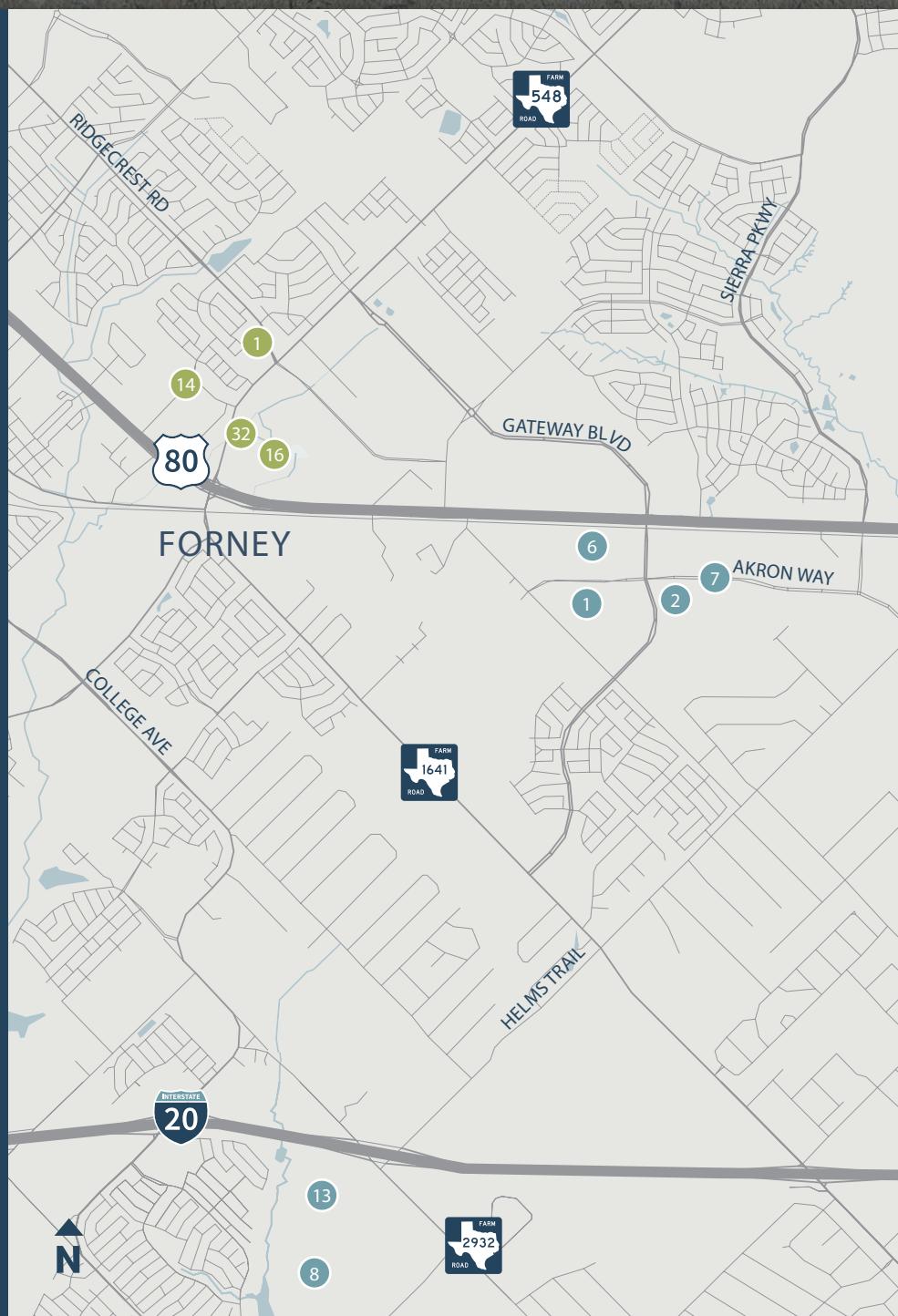


## CORPORATE NEIGHBORS

- 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





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# CONNECTIVITY



UP INTERMODAL MESQUITE  
20 MILES



UP INTERMODAL WILMER  
27 MILES



KCS INTERMODAL WYLIE  
29 MILES



DALLAS LOVE FIELD AIRPORT  
32 MILES



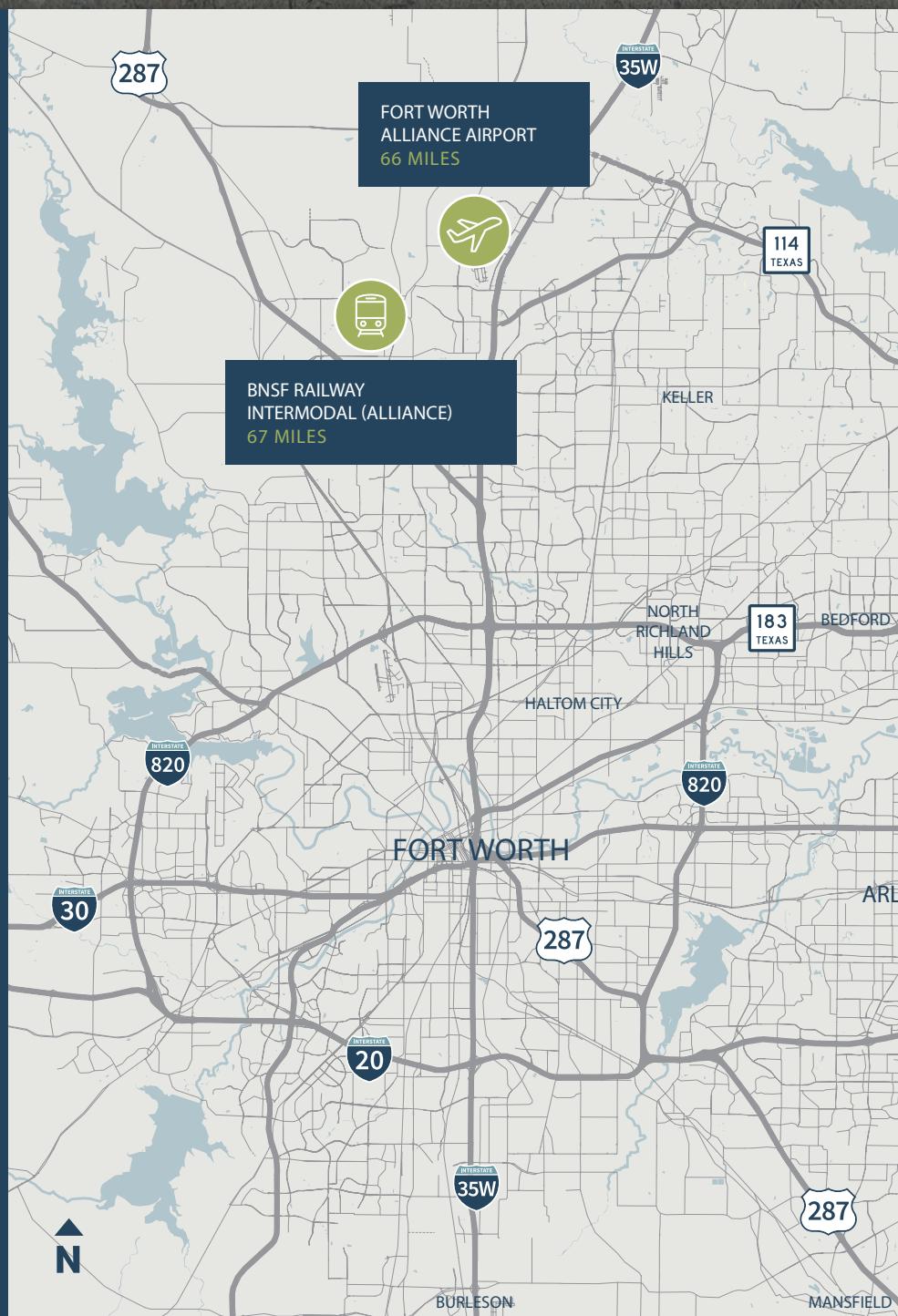
DALLAS FORT WORTH INT'L AIRPORT  
44 MILES

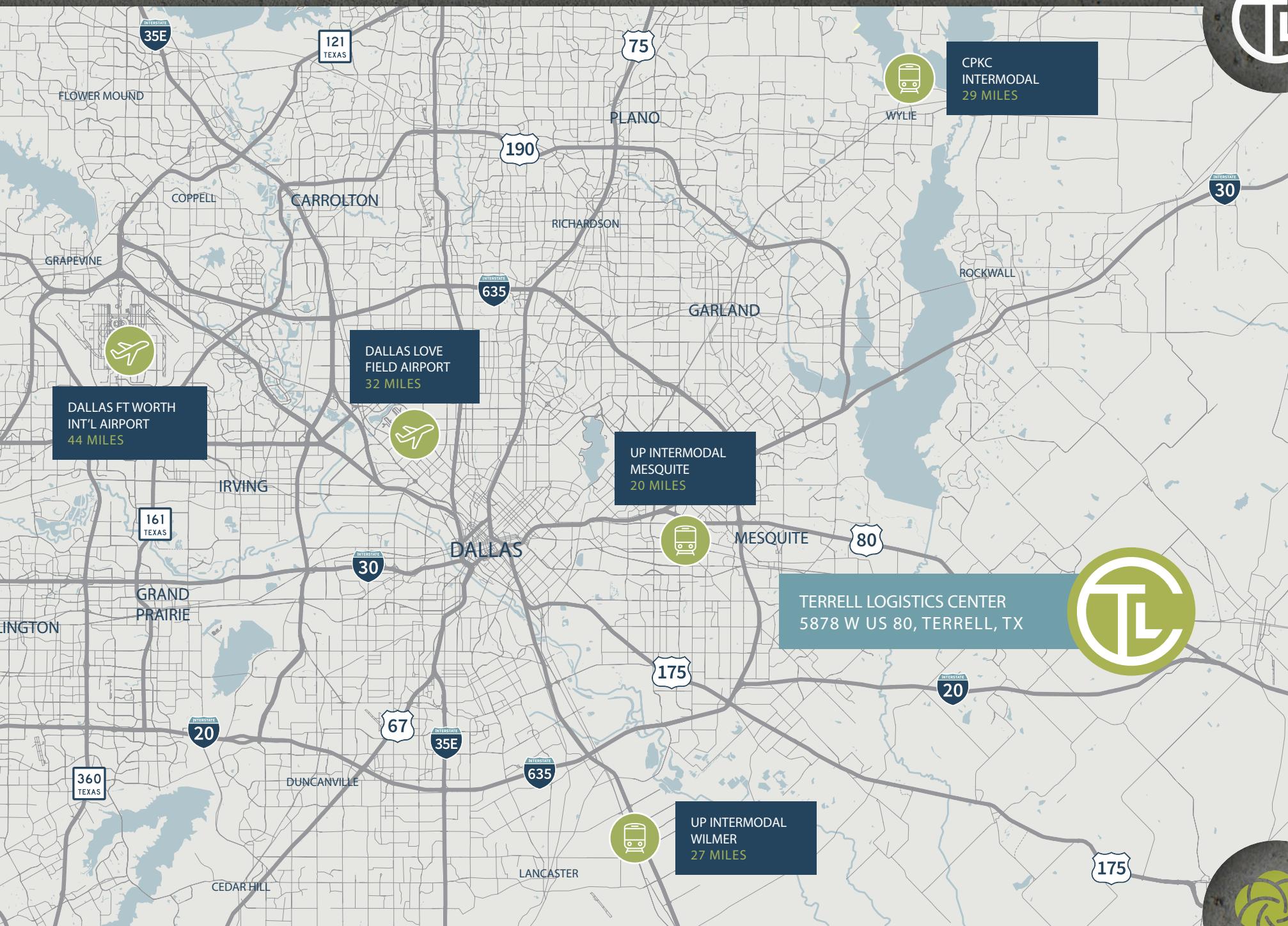


FORT WORTH ALLIANCE AIRPORT  
66 MILES



BNSF RAILWAY INTERMODAL (ALLIANCE)  
67 MILES







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