



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

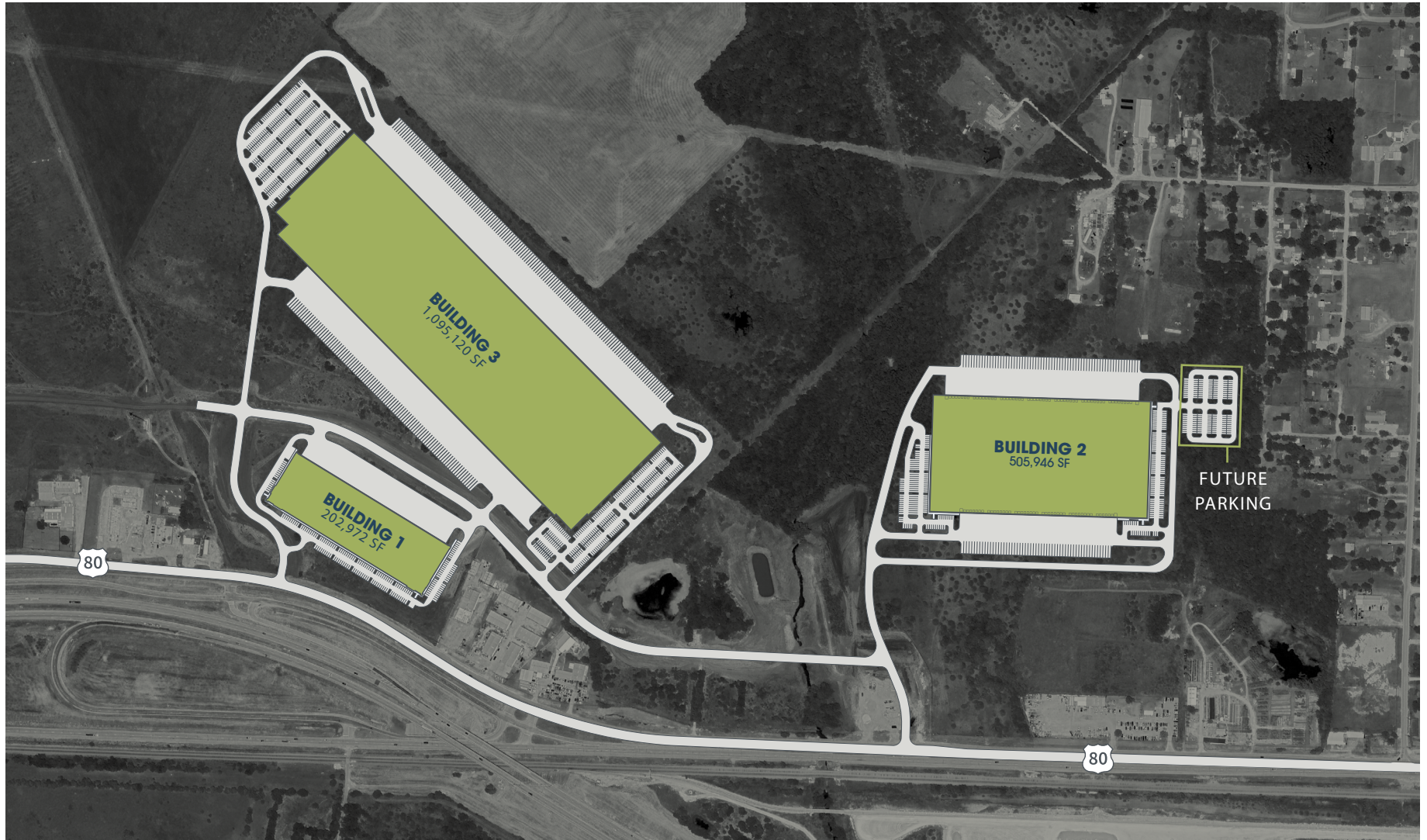


Incentives available through
Kaufman County and City of Terrell





TERRELL LOGISTICS CENTER





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



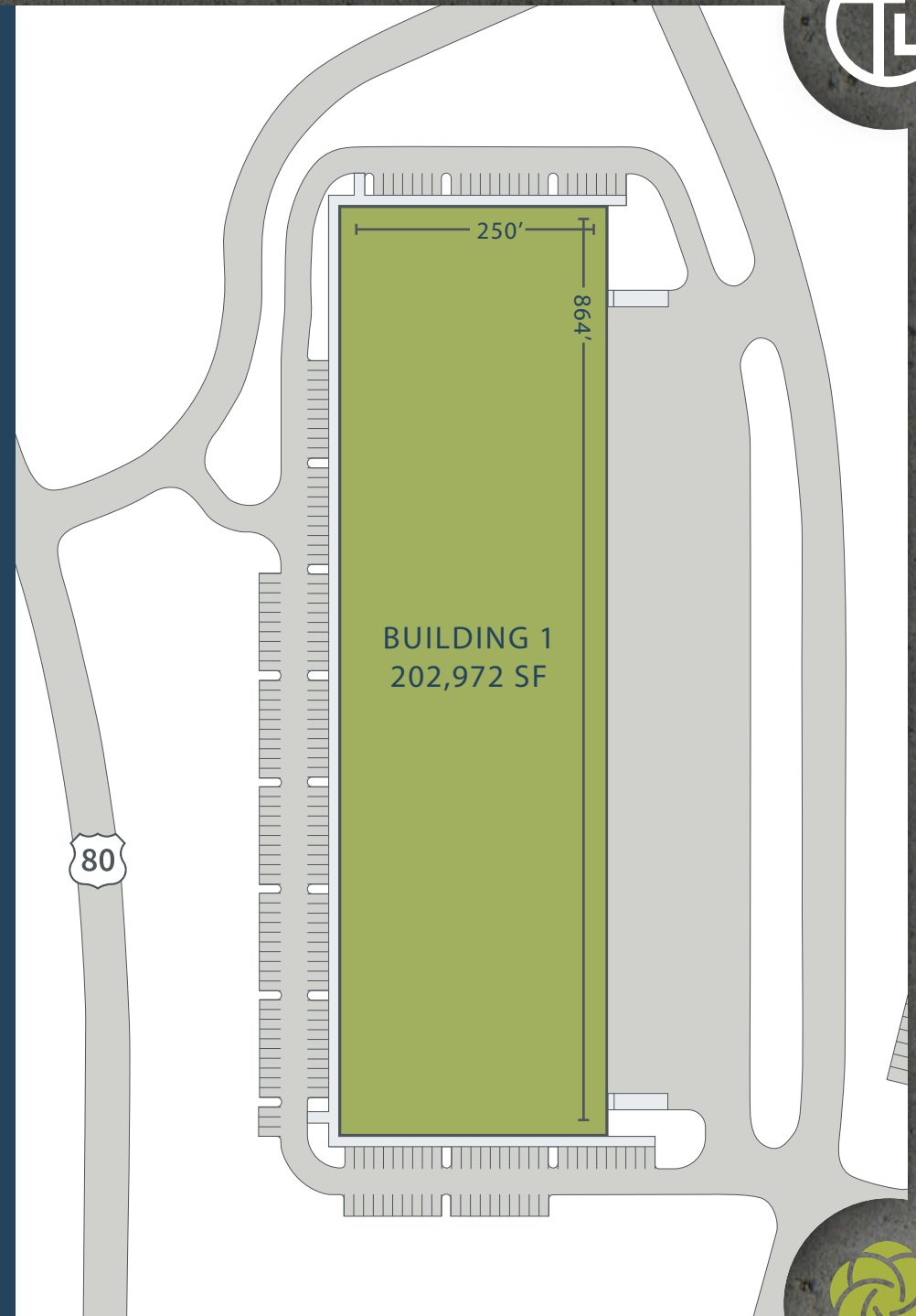
TRUCK COURT

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



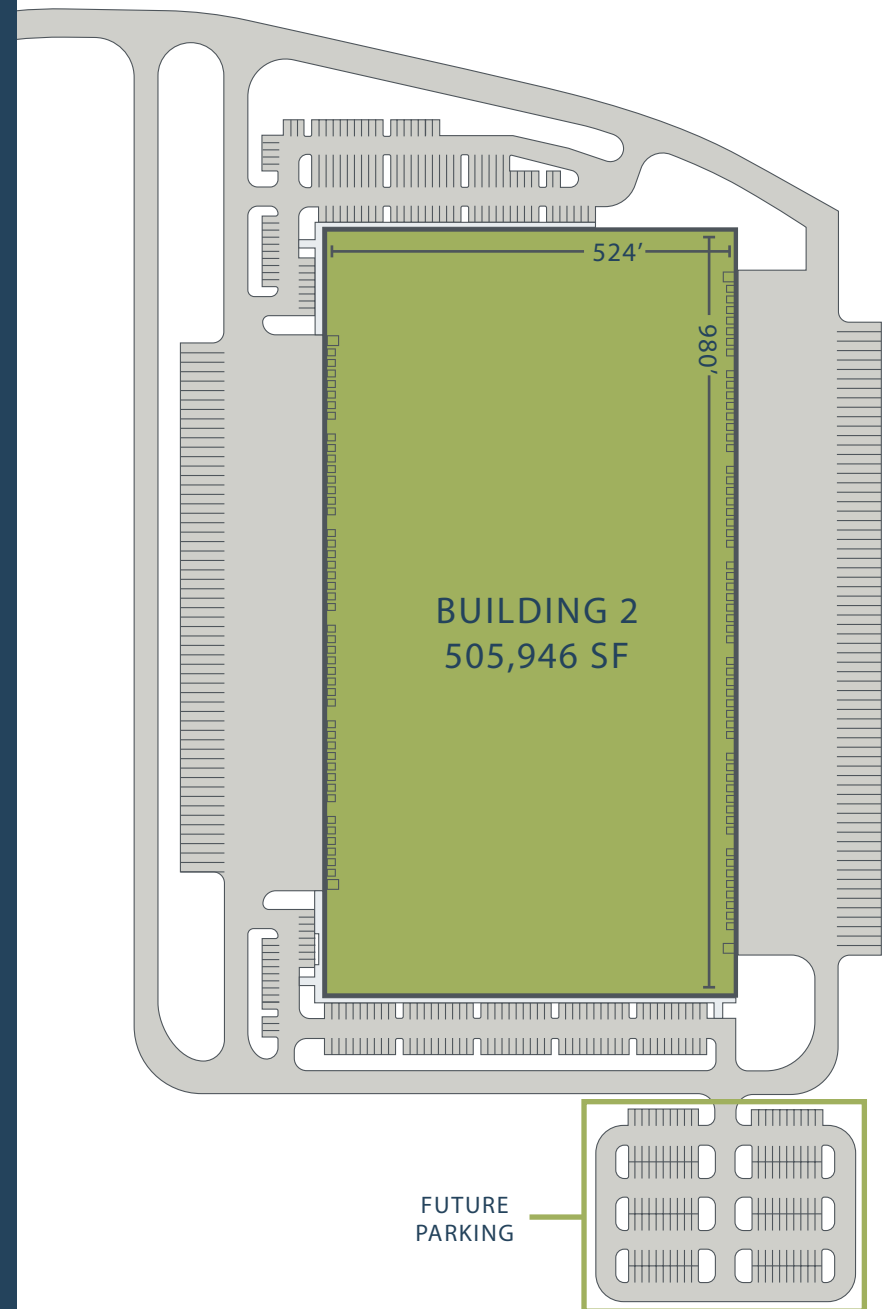
TRAILER PARKING
123 parking spaces available



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'



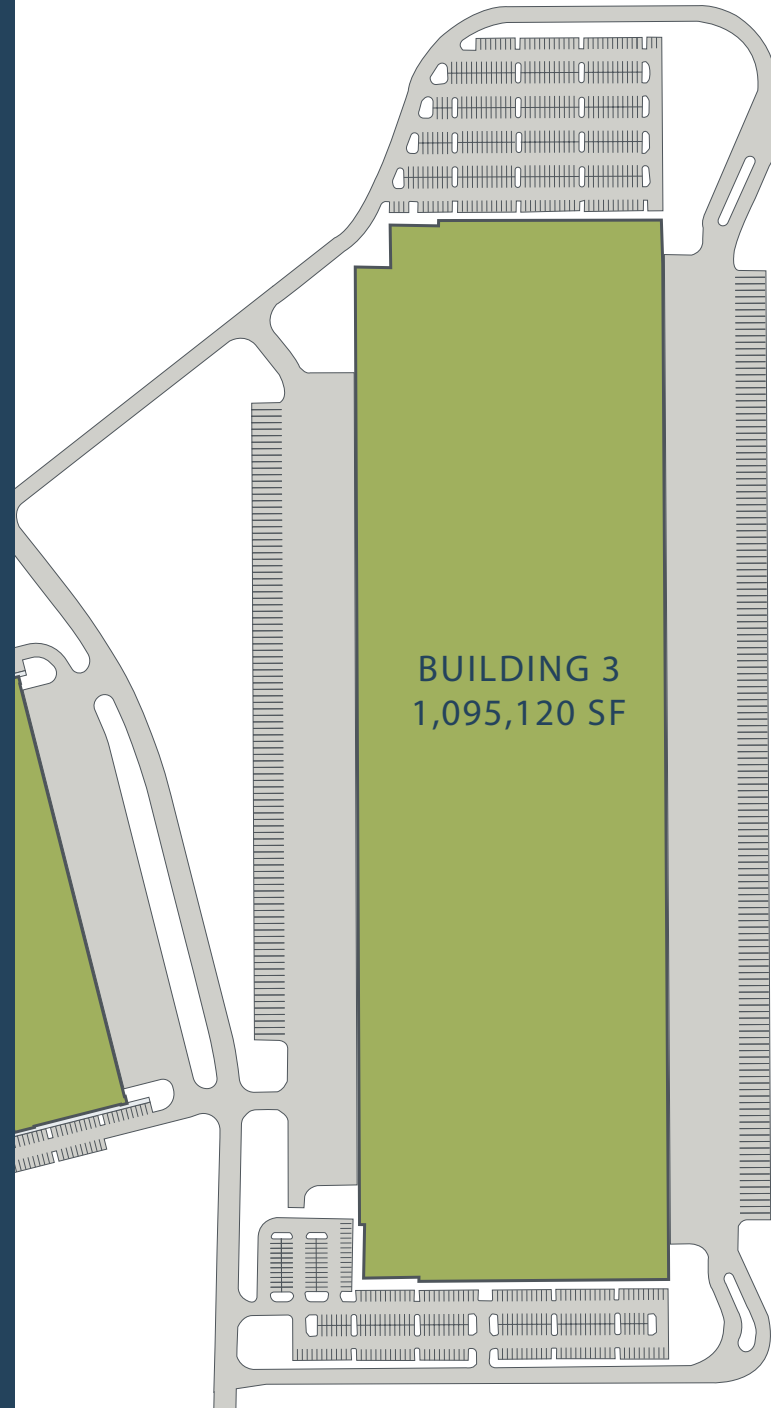
CAR PARKING
659 parking spaces available



TRAILER PARKING
307 parking spaces available



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LOGISTICS CENTER

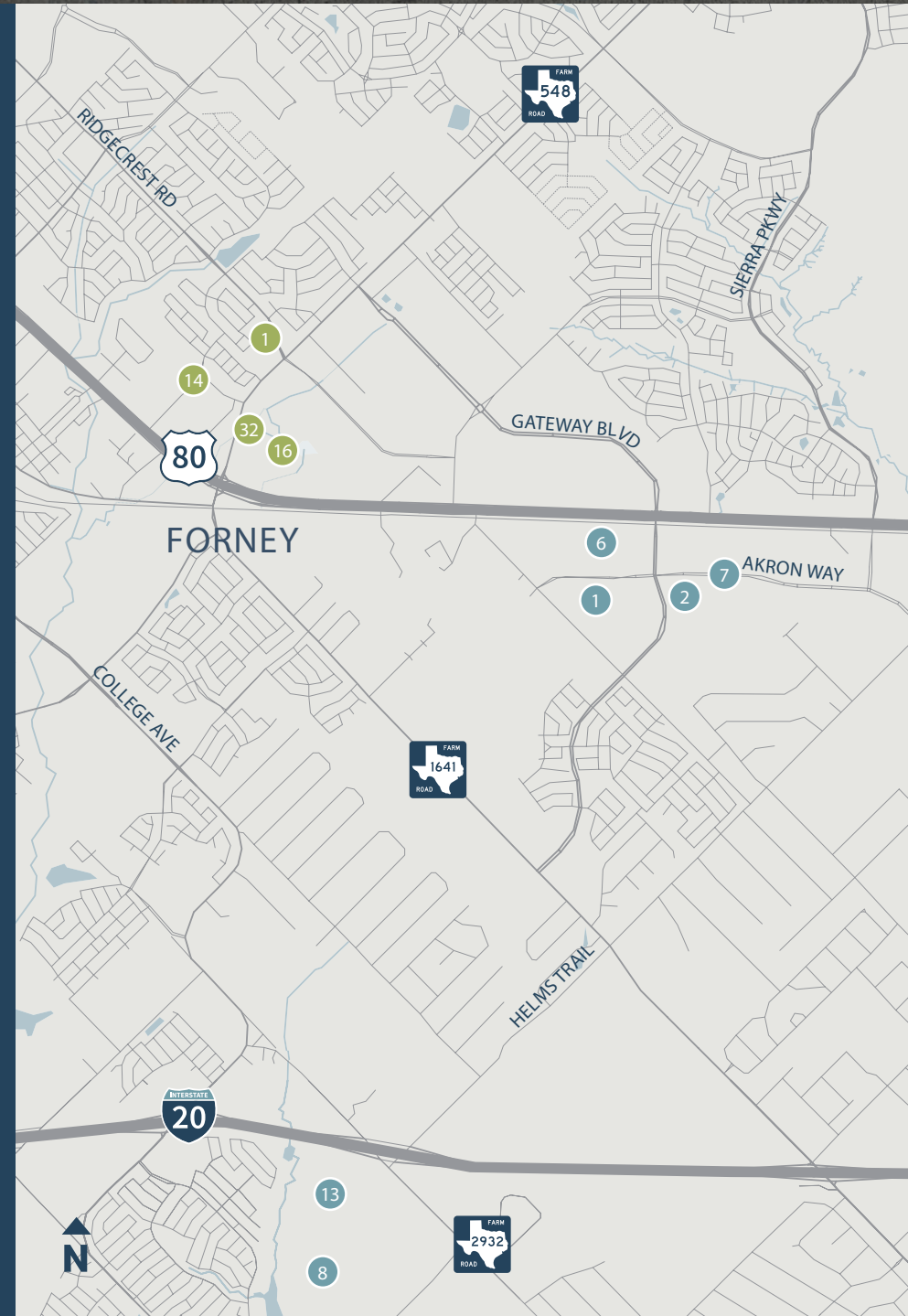


CORPORATE NEIGHBORS

- | | |
|------------------------------------|-----------------------------------------|
| 1. Amazon | 9. Lineage |
| 2. Amazon | 10. Martin Marietta - Terrell Ready Mix |
| 3. AutoZone Distribution Center | 11. Nucor Building Systems |
| 4. Carlisle Construction Materials | 12. Olympic Services Inc. |
| 5. Conesus LLC | 13. RealTruck |
| 6. Goodyear Logistics Center | 14. Steelway International |
| 7. Hayes Retail Services | 15. WalMart Distribution Center |
| 8. Hithium | 16. Whitmore |

NEARBY AMENITIES

- | | |
|-----------------------------|-------------------------------------|
| 1. ALDI | 18. McDonald's |
| 2. Applebee's Grill + Bar | 19. Napolis Italian Restaurant |
| 3. Brookshire's | 20. Olive Garden Italian Restaurant |
| 4. Buc-ee's | 21. Raising Cane's Chicken Fingers |
| 5. Burger King | 22. Schlotzsky's |
| 6. Chick-fil-A | 23. Sonic Drive-In |
| 7. Chili's Grill & Bar | 24. Sonic Drive-In |
| 8. Chipotle Mexican Grill | 25. Starbucks |
| 9. Chuy's | 26. Starbucks |
| 10. Country House Café | 27. Taco Bell |
| 11. Frank's BBQ | 28. Texas Roadhouse |
| 12. IHOP | 29. The Home Depot |
| 13. Jack in the Box | 30. The Shops at Terrell |
| 14. Kroger Marketplace | 31. Waffle House |
| 15. Los Hermanos | 32. Walmart Supercenter |
| 16. Lowe's Home Improvement | 33. Walmart Supercenter |
| 17. Marshalls | 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



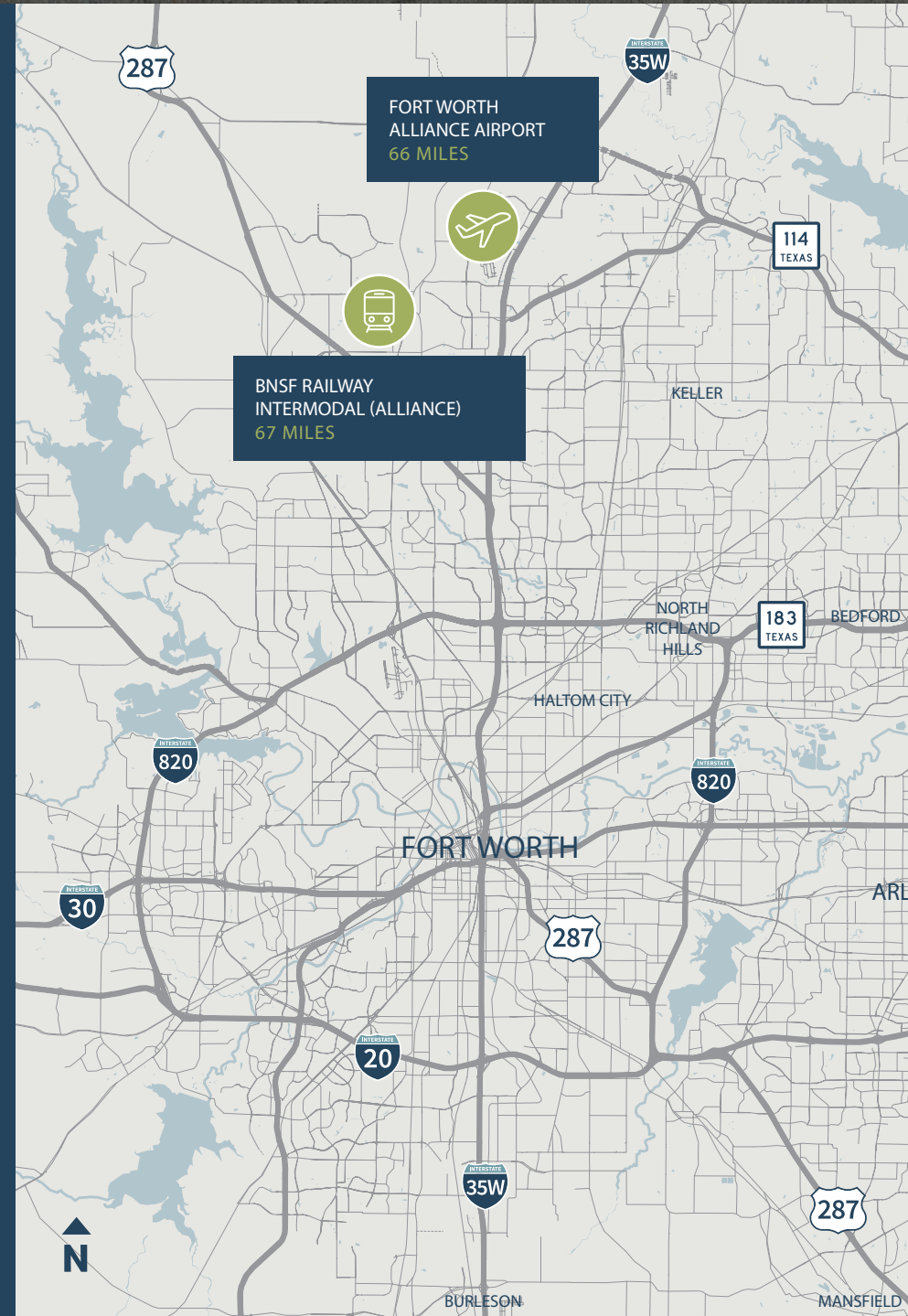
DALLAS FORT WORTH INT'L AIRPORT
44 MILES



FORT WORTH ALLIANCE AIRPORT
66 MILES



BNSF RAILWAY INTERMODAL (ALLIANCE)
67 MILES







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