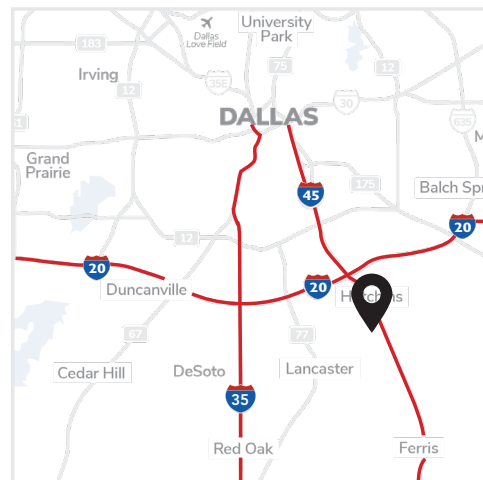


3.5 ACRES AVAILABLE FOR LEASE



SITE SPECIFICS

- 3.5-acres
- 3,250 SF shop with office
- 2 oversized grade level doors
- Road base with crushed gravel
- Fully fenced
- Fully lit
- 1.5 miles to the UP Intermodal
- Direct access to I-45 service road



DRIVE TIMES

I-20: 3.5 Miles

I-45: 0.2 Miles

I-35: 9.2 Miles

UP Intermodal: 0.3 Miles

Downtown Dallas: 13 Miles

