

For Lease

188,798 SF Available

611 N Stemmons Freeway
Sanger, Texas 76266

Site Strengths

Ability to fully secure building and truck court
Direct access and frontage on I-35
Proximity to growing blue collar population
Strong amenities base via Downtown Sanger

Excellent Access

I-35 Frontage
12 miles to US 380
13.5 miles to I-35E/I-35W Convergence

**BLUE STAR
NORTH**



Jones Lang LaSalle Brokerage, Inc.



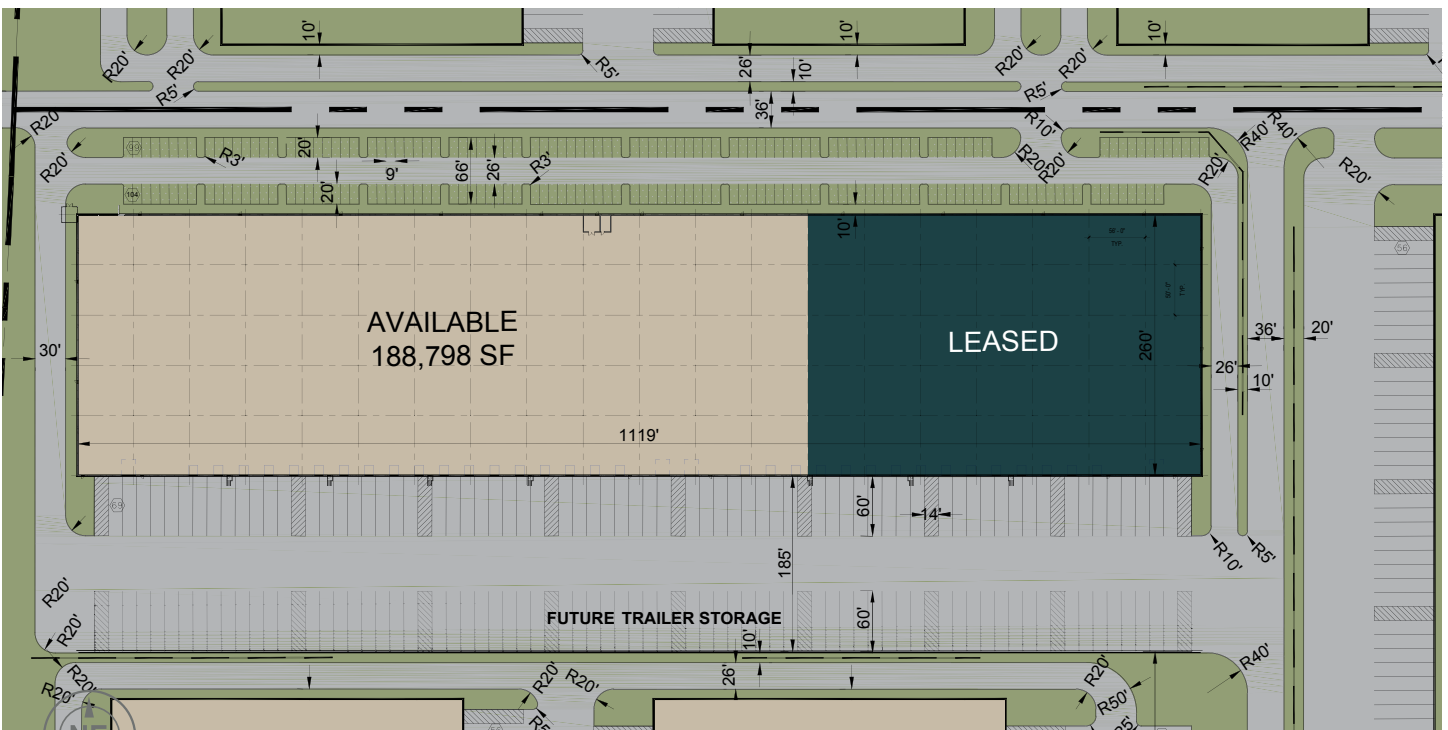
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Property Highlights

- 188,798 SF Available
- ESFR Sprinklers
- 32' Clear Height
- 50' x 56' Column Spacing
- 60' Loading Bays
- 141 Auto Parks
- 260' Building Depth
- 21 Dock Doors
- 54 Future Trailer Parks
- 3000 Amps of Power
- 3 Oversized Ramps





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Corporate Neighbors



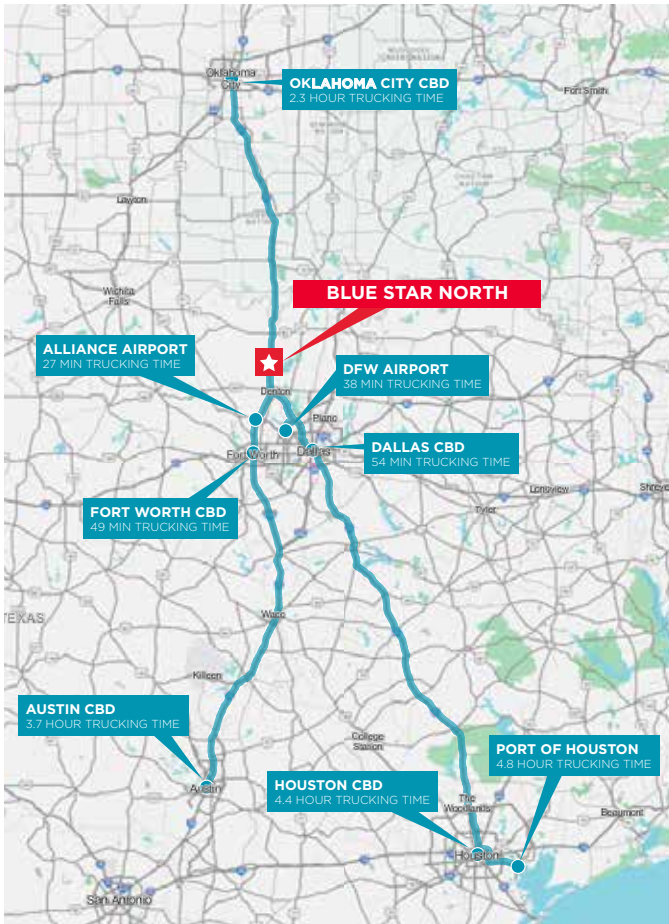
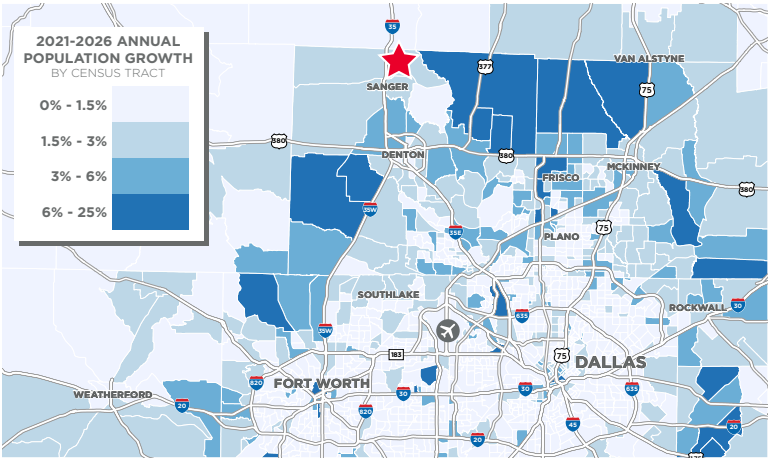
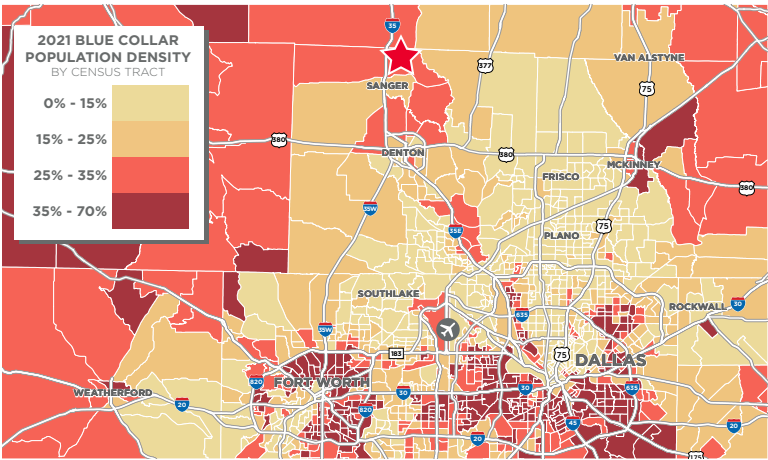


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Labor & Drive Times



Kurt Griffin
Senior Managing Director
+1 214 438 6372
kurt.griffin@jll.com

Nathan Orbin
Senior Managing Director
+1 214 438 1649
nathan.orbin@jll.com

Dalton Knipe
Senior Associate
+1 214 438 6195
dalton.knipe@jll.com

2401 Cedar Springs Rd, Suite 100
Dallas, TX 75201
+1 214 438 6100

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