



HIGH POINT 67 LOGISTICS CENTER

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

BUILDING 3

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.



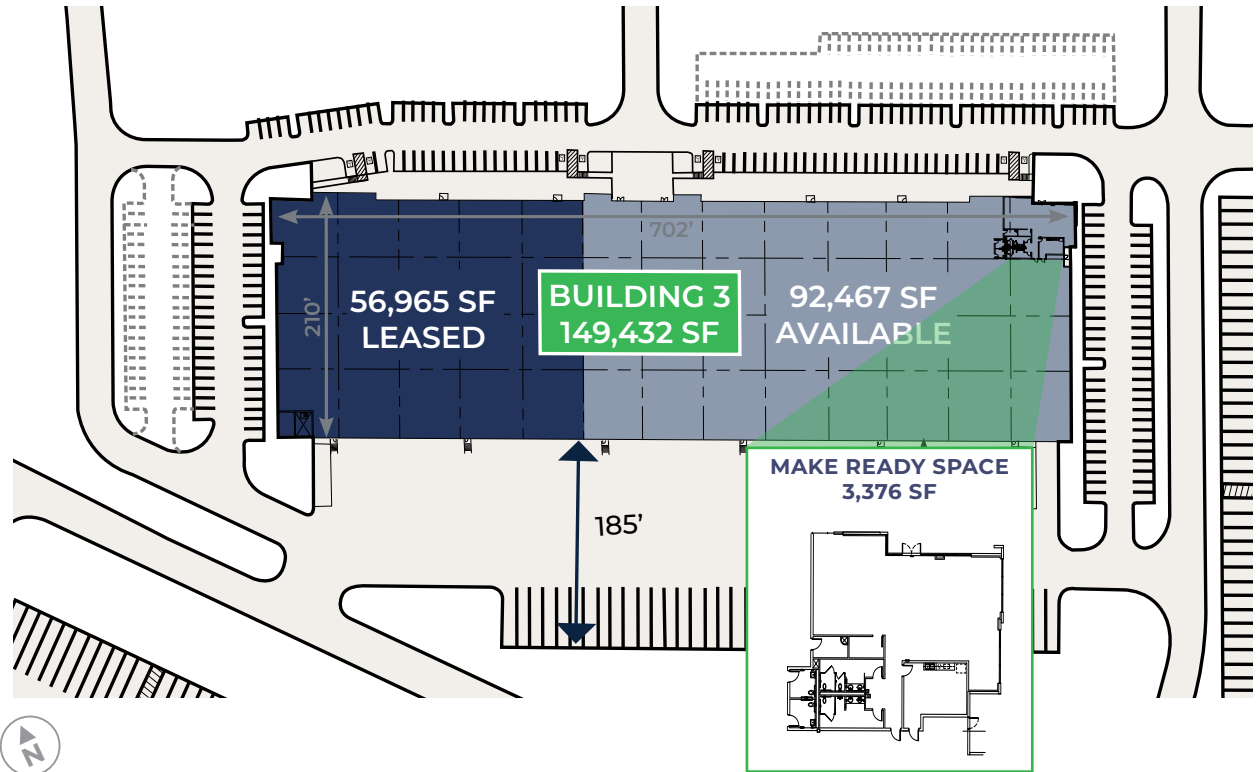


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1750 SOUTH J. ELMER WEAVER FREEWAY (HWY 67) | CEDAR HILL, TX 75104 | 92,467 SF ON 19.8 ACRES

BUILDING 3

PROPERTY OVERVIEW



32' clear height



ESFR sprinkler system



27 – available trailer parking spaces



54' x 50' column spacing



185' truck courts



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



60' speed bays



25 fc LED WH lights
based on open layout



26 dock doors
2 dock levelers

Development



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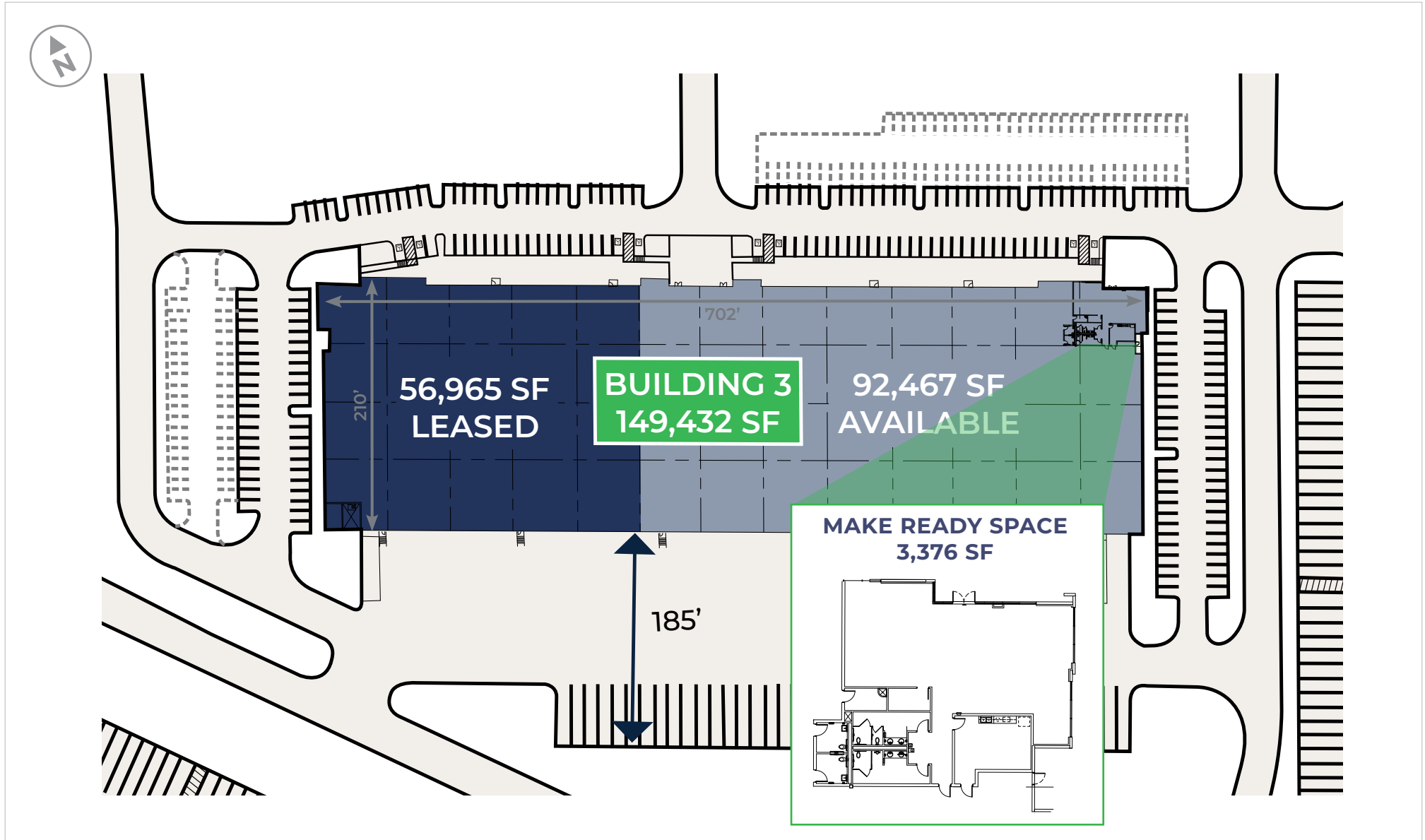


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SITE PLAN (Ingress/Egress)



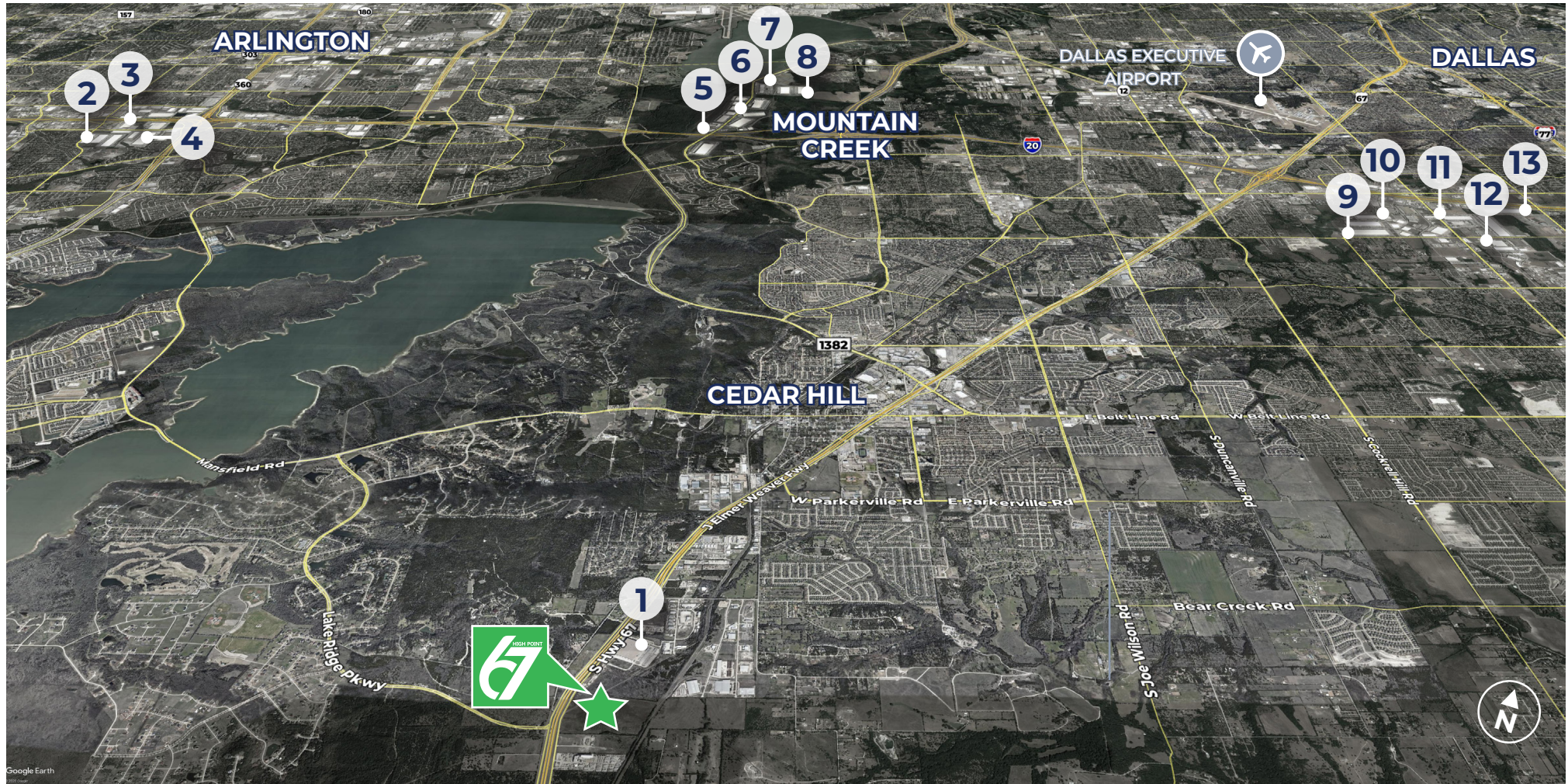


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AREA INFORMATION



BUSINESSES

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

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.

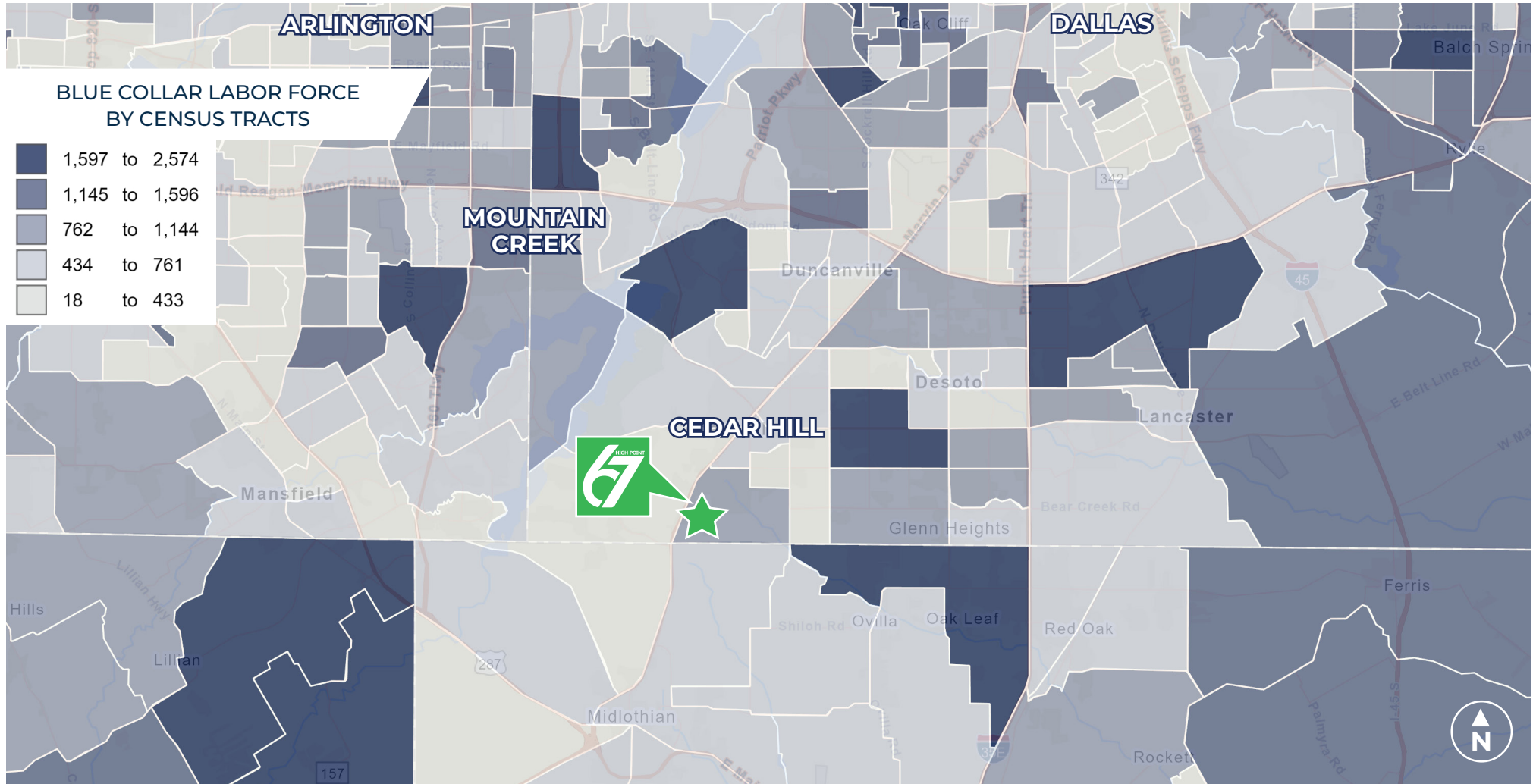


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LABOR



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



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