

**FOR
LEASE**

Turnpike 3

2170 French Settlement Road | Dallas, Texas 75212

141,750 SF AVAILABLE

ACTIVE RAIL ACCESS!



- Total available SF: 141,750 SF
- Office SF: 2,775 SF
- Warehouse break room: 763 SF
- 24' clear height
- 225' building depth
- Power: up to 800 Amps
- Fully sprinklered
- Easy access to major thoroughfares I-30, I-35, and Loop 12
- Rail served - Genesee & Wyoming (DNGO)



HOLT LUNSFORD
COMMERCIAL

ROCKPOINT

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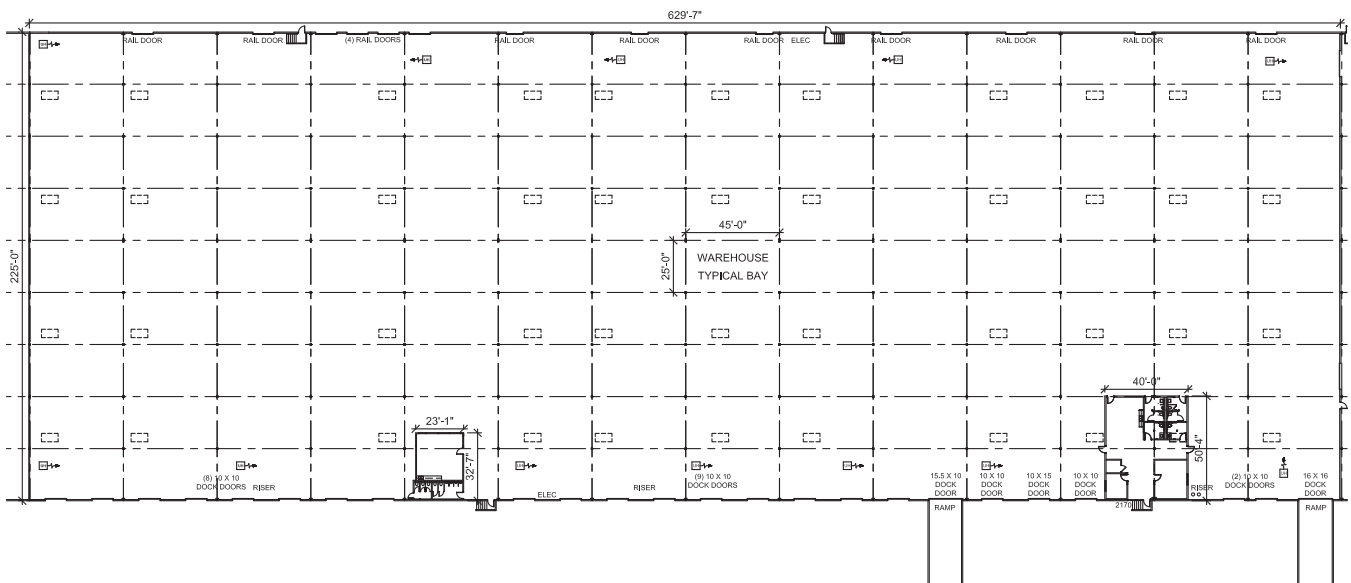
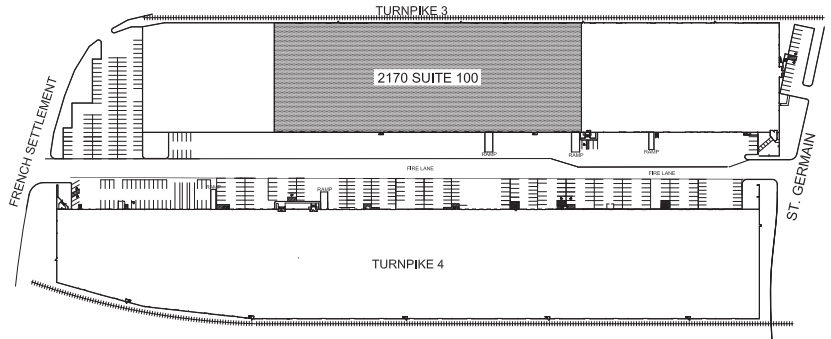
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**SUITE 2170
141,750 SF**

- Main office: 2,775 SF
- Warehouse break room: 763 SF
- Warehouse SF: 139,975 SF
- Twenty-two (22) dock high doors
- Fourteen (14) dock levelers
- Two (2) oversized ramped doors
- Thirteen (13) rail doors
- 24' clear height
- Power: up to 800 Amps



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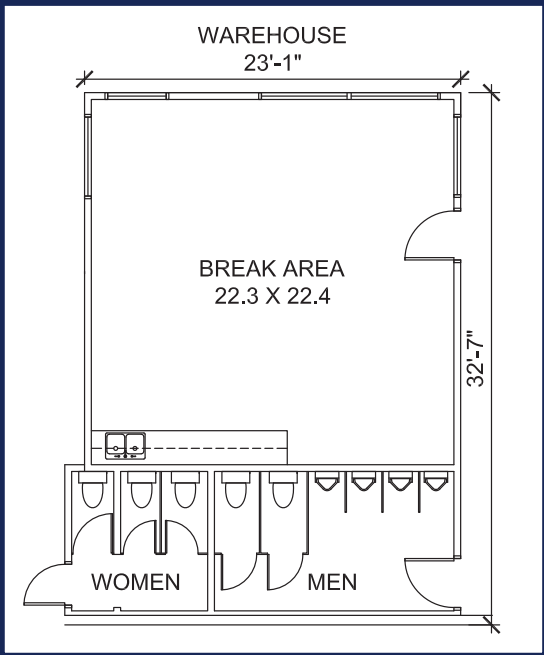
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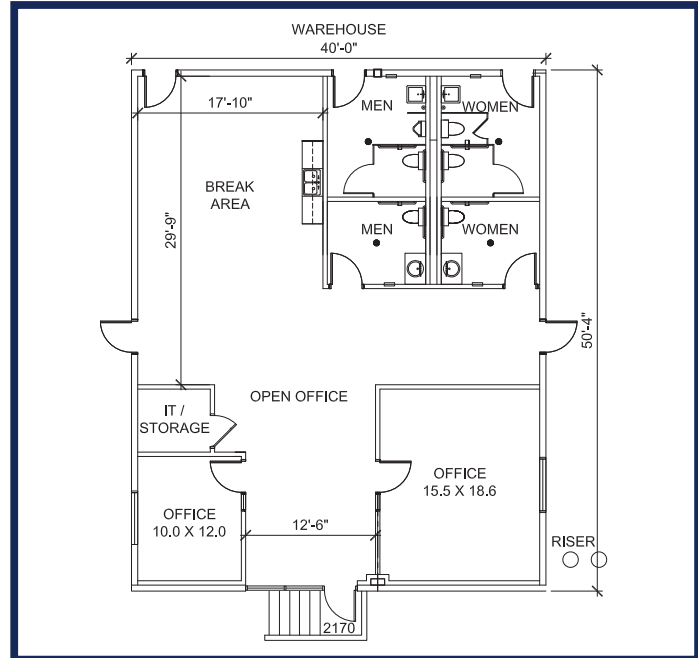
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Break room | 763 SF



Main office | 2,012 SF



*Proposed Make Ready

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PROPOSED OFFICE MAKE READY



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