



# PINNACLE PARK 1

**636,480 SF** Class A  
Distribution Facility

*Rare Opportunity for 100% HVAC  
Bulk Infill Space in Central DFW*

*For Sublease*

1421 N COCKRELL HILL ROAD | DALLAS, TX 75211

**CBRE**



## PINNACLE PARK 1

# 100% HVAC, Class A Distribution Facility Sublease Features

**±636,480 SF  
AVAILABLE**

**±150,000 SF  
DIVISIBLE TO**

**CLASS A  
DISTRIBUTION FACILITY**

**32'  
CLEAR HEIGHT**

**42  
DOCK DOORS –  
EXPANDABLE TO 74**

**51' X 40'  
COLUMN SPACING**

**190  
CONCRETE TRUCK COURTS**

**155  
TRAILER SPACES**

**479  
PARKING SPACES**

**HEAVY  
POWER SUPPLY**

**100% HVAC**

**ESFR  
SPRINKLER**

**SIGNAGE  
AVAILABLE**

**TRIPLE  
FREEPORT**

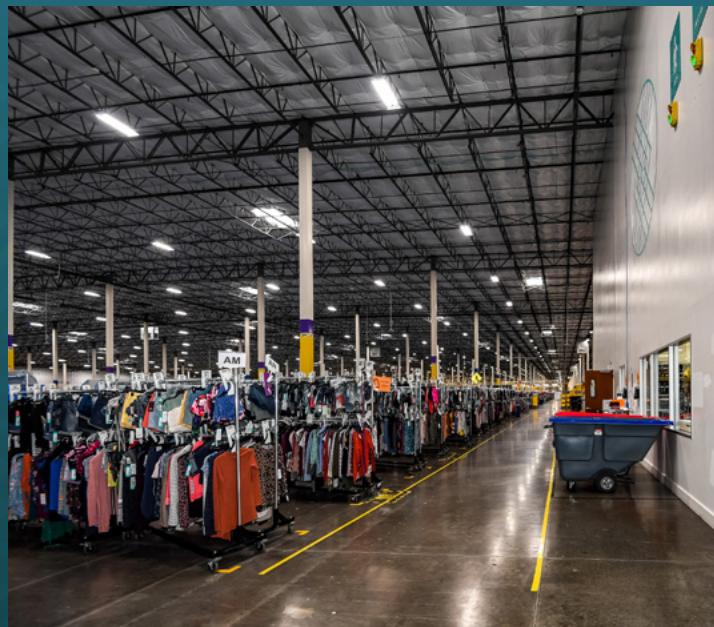
**SIGNIFICANT RETAIL  
SURROUNDING**

**6/30/26  
SUBLEASE THROUGH**

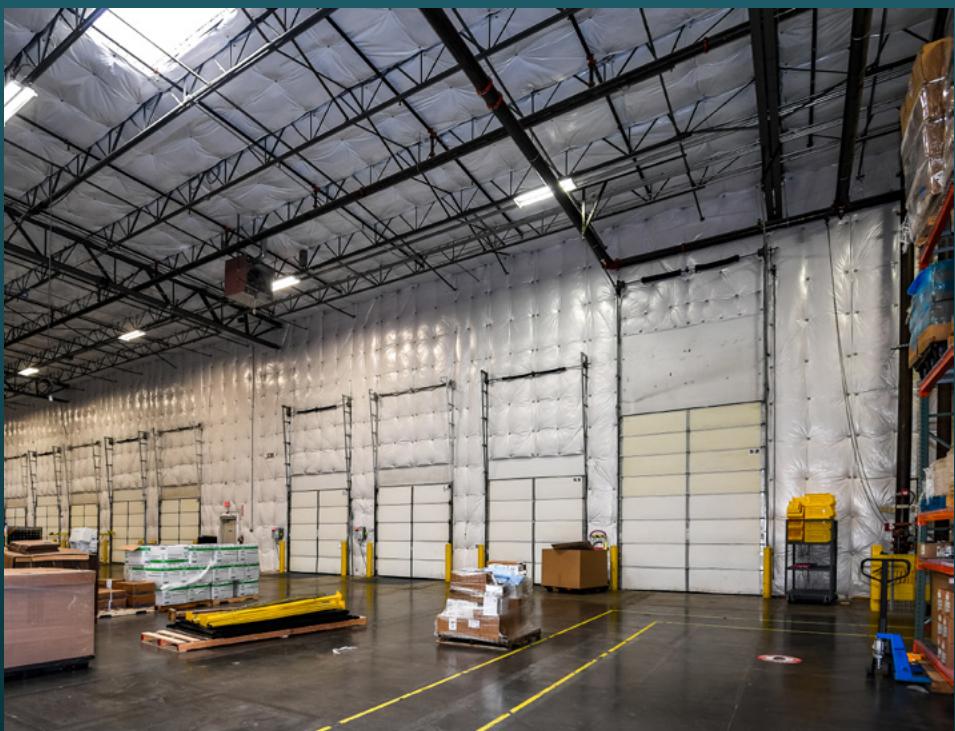
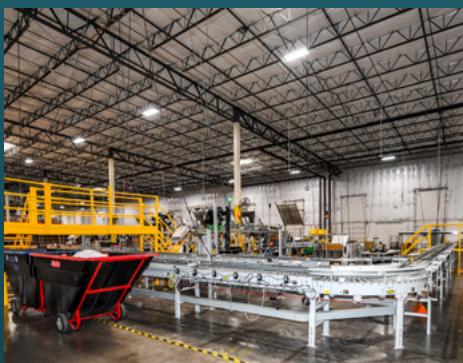
# Pinnacle Park Corporate Neighbors

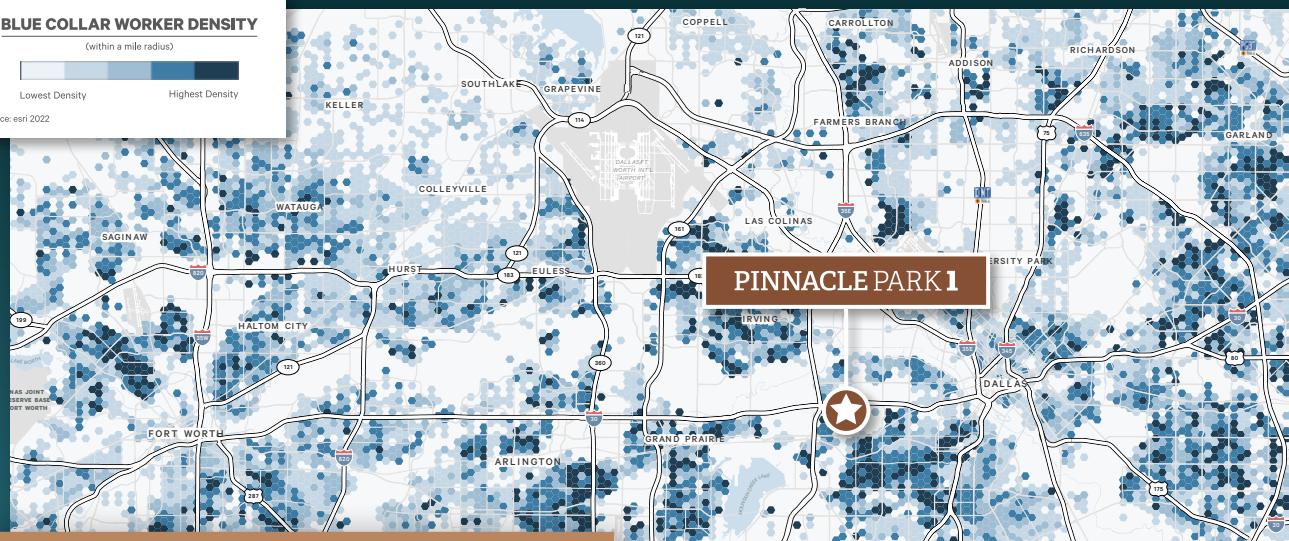


# Pinnacle Park Distribution Center

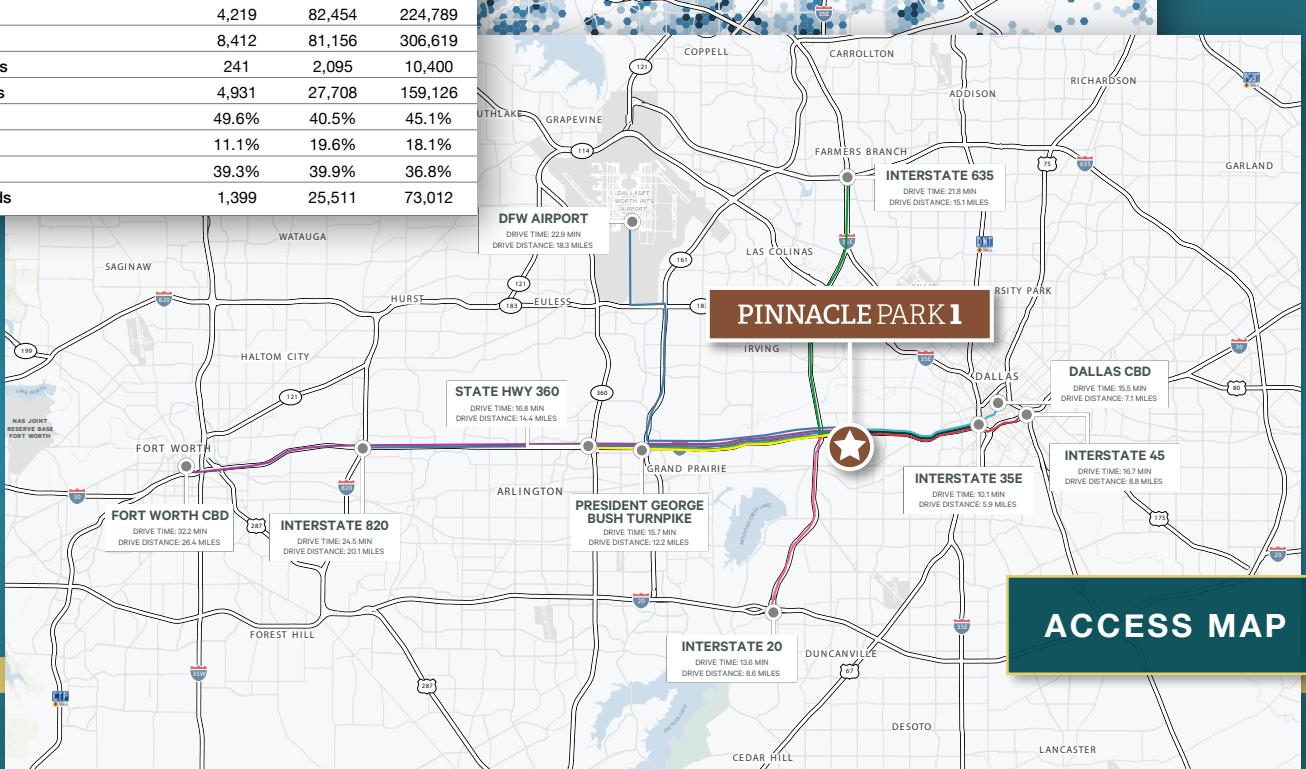


# Pinnacle Park Distribution Center





STRONG WORKFORCE DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	4,219	82,454	224,789
Daytime Population	8,412	81,156	306,619
Number of Businesses	241	2,095	10,400
Number of Employees	4,931	27,708	159,126
White Collar	49.6%	40.5%	45.1%
Services	11.1%	19.6%	18.1%
Blue Collar	39.3%	39.9%	36.8%
Number of Households	1,399	25,511	73,012



## For Information, Please Contact:

### Trapper Graff

First Vice President

+1 214 979 6573

trapper.graff@cbre.com

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