



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



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

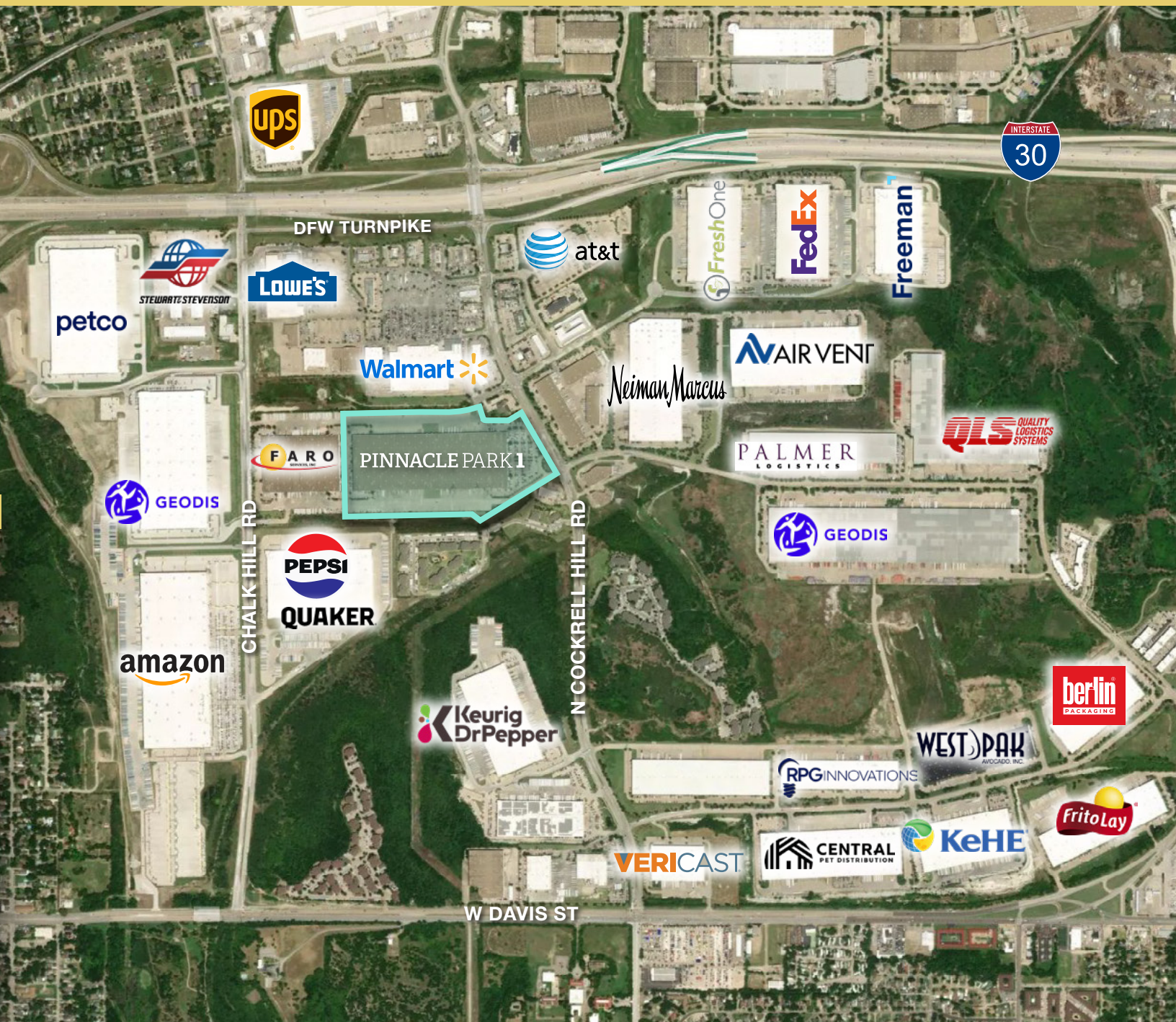
SIGNAGE
AVAILABLE

TRIPLE
FREIGHT

SIGNIFICANT RETAIL
SURROUNDING

6/30/26
SUBLEASE THROUGH

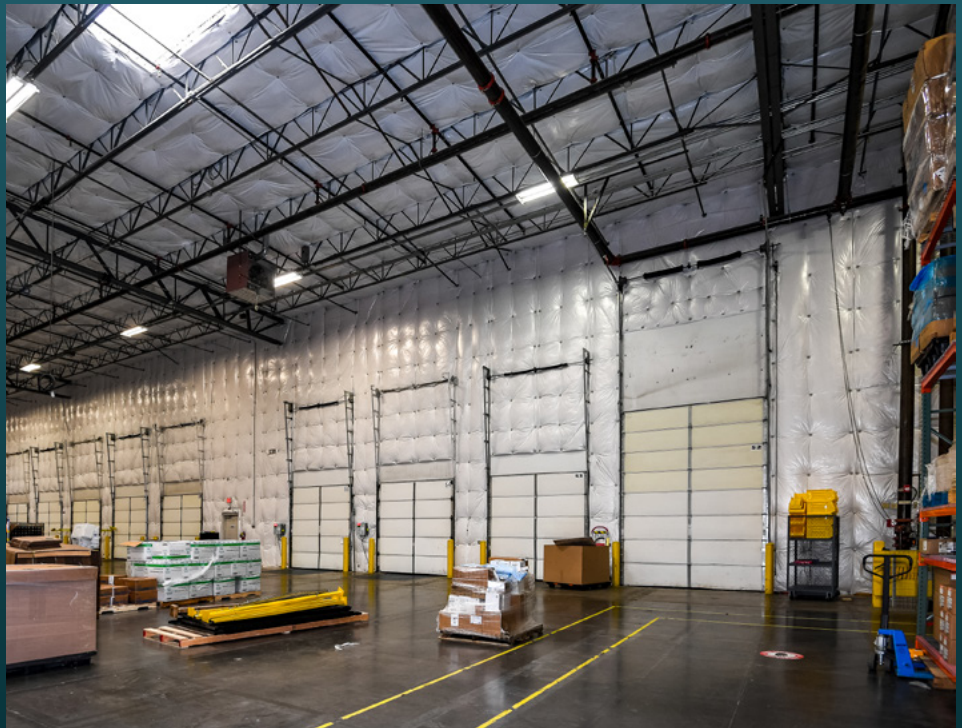
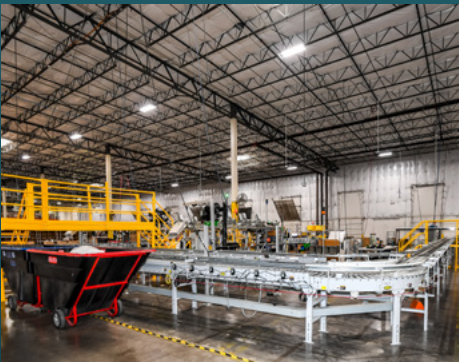
Pinnacle Park Corporate Neighbors



Pinnacle Park Distribution Center



Pinnacle Park Distribution Center

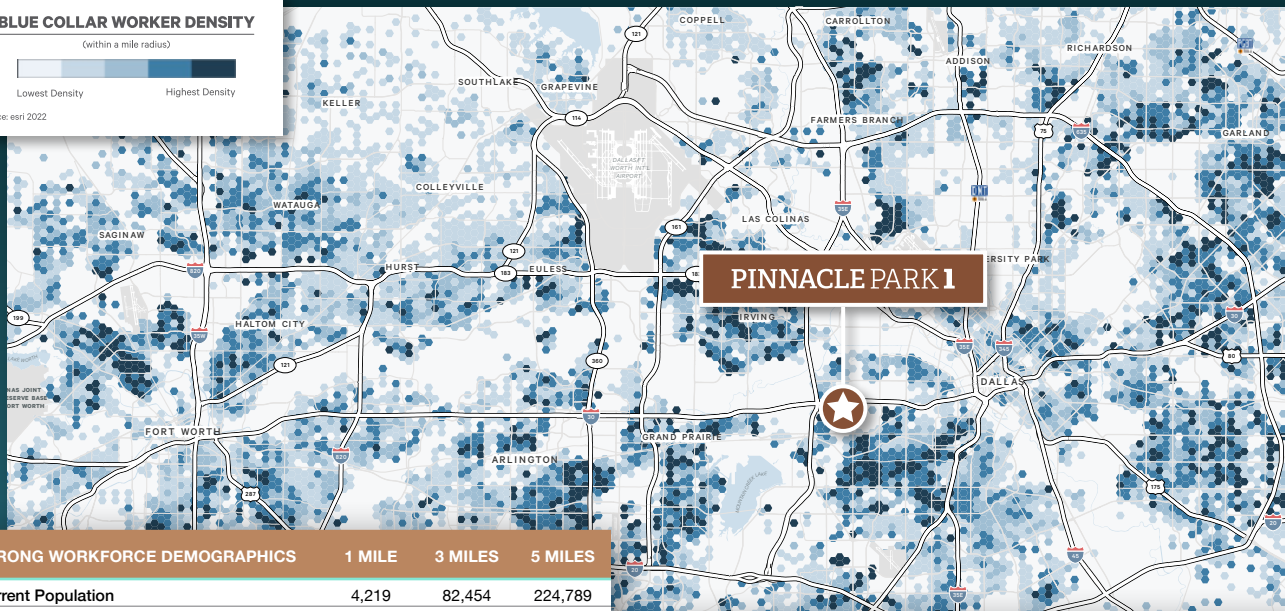


BLUE COLLAR WORKER DENSITY

(within a mile radius)



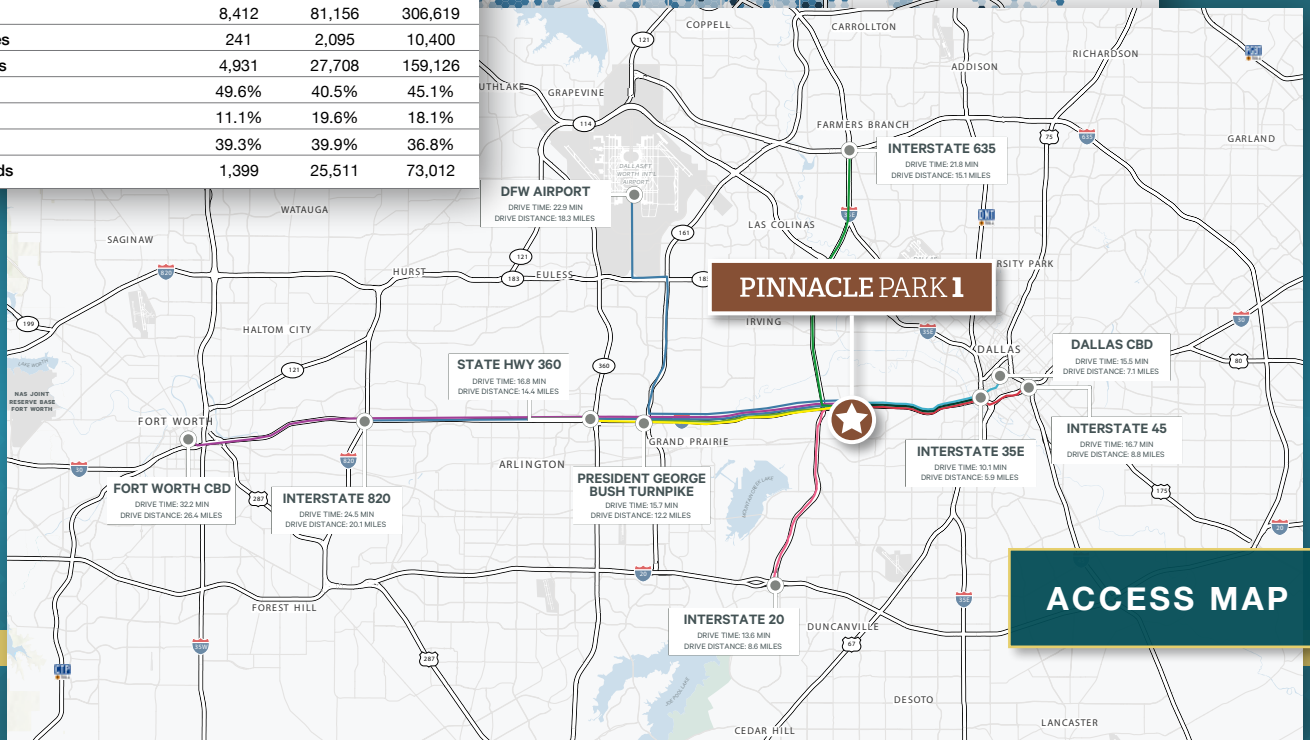
source: esri 2022



PINNACLE PARK I

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:

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CBRE

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