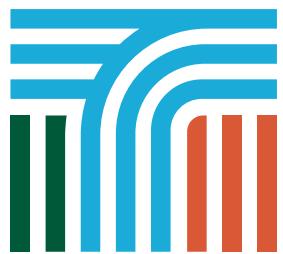


6 BUILDINGS. 3,000,000 SQUARE FEET.

UNLIMITED ACCESS.



20 EAST TRINITY POINTE

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RIDLEY CULP | 214.560.2422 | ridley.culp@streamrealty.com

OWNED & DEVELOPED BY:





Phase I

3 buildings
1.8M square feet
192 acres

Phase II (Planned)

3 buildings
1.6M square feet
91 acres

PROPERTY HIGHLIGHTS

- Building expandability available
- Build-to-suit opportunities
- Abundant trailer positions with ability to expand
- Ability to expand car parks
- Interstate 20 visibility
- Ability to secure premises and truck courts
- Ability to install guard shack
- Triple Freeport tax exempt
- Build-ready infrastructure and utilities
- Pro-business city with ability to provide tax incentives

Building 1 - UNAVAILABLE

Building Size	293,548 SF
Dimensions	310' x 950'
Clear Height	36'
Office	3,138 SF
Dock Doors	44 - 9' x 10'
Drive-In Ramps	2 - 12' x 14'
Column Spacing	54' x 50'
Staging Bay	60'
Truck Court Depth	185'
Dock Equipment	40k lb. mechanical levelers

Trailer Parks	57
Car Parks	557
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
Power	3 Phase - Finish to Suit
Roof & Insulation	TPO with R9
Security	Ability to Fully Secure with Fence and Guard Shack
Spec Finish Out	White Box, Painted Columns, LED on motion sensors at 25' candles

Building 2

Building Size	1,009,530 SF
Available Space	244,252 - 348,412 SF
Dimensions	620' x 562'
Clear Height	40'
Office	3,190 SF
Dock Doors	52 - 9' x 10'
Drive-In Ramps	2 - 12' x 14'
Column Spacing	56' x 50'
Staging Bay	60'
Truck Court Depth	185'

Dock Equipment	40k lb. mechanical levelers
Trailer Parks	63
Car Parks	454
Sprinkler	ESFR
Slab	8" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
Power	3 Phase - Finish to Suit
Roof & Insulation	TPO with R9
Security	Ability to Fully Secure with Fence and Guard Shack
Spec Finish Out	White Box, Painted Columns, LED on motion sensors at 25' candles

Building 5 - UNAVAILABLE

Building Size (Expandable)	483,874 SF
Dimensions	570' x 850'
Clear Height	40'
Office	3,190 SF
Dock Doors	74 - 9' x 10'
Drive-In Ramps	4 - 12' x 14'
Column Spacing	56' x 50'
Staging Bay	60'
Truck Court Depth	185'
Dock Equipment	40k lb. mechanical levelers

Trailer Parks	94
Car Parks	330
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
Power	3 Phase - Finish to Suit
Roof & Insulation	TPO with R9
Security	Ability to Fully Secure with Fence and Guard Shack
Spec Finish Out	White Box, Painted Columns, LED on motion sensors at 25' candles



Building 1

293,548 SF
size

3,138 SF
office

310' x 950'
dimensions

36'
clear height

TYP. COLUMN SPACING	54' w x 50' d
STAGING BAY	60'
TRUCK COURT DEPTH	185'
DOCK DOORS	44 (9' x 10')
DRIVE-IN RAMPS	2 (12' x 14')
DOCK EQUIPMENT	40k lb. Mechanical Levers
TRAILER PARKS	57
CAR PARKS	557
SPRINKLER SYSTEM	ESFR
SLAB	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
POWER	3 Phase - Finish to Suit
ROOF & INSULATION	TPO with R9
SECURITY	Ability to Fully Secure with Fence/Guard Shack
SPEC FINISH OUT	White Box, Painted Columns, LEDs on motion sensors at 25' candles





Building 2

1,009,530 SF
size

**244,252 -
348,412 SF**

Available

3,190 SF
office

620' x 562'
dimensions

40'
clear height

TYP. COLUMN SPACING	56' w x 50' d
STAGING BAY	60'
TRUCK COURT DEPTH	185'
DOCK DOORS	52 (9' x 10')
DRIVE-IN RAMPS	2 (12' x 14')
DOCK EQUIPMENT	40k lb. Mechanical Levers
TRAILER PARKS	63
CAR PARKS	454
SPRINKLER SYSTEM	ESFR
SLAB	8" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
POWER	3 Phase - Finish to Suit
ROOF & INSULATION	TPO with R9
SECURITY	Ability to Fully Secure with Fence/Guard Shack
SPEC FINISH OUT	White Box, Painted Columns, LEDs on motion sensors at 25' candles



Building 5

483,874 SF

size (expandable)

3,190

office

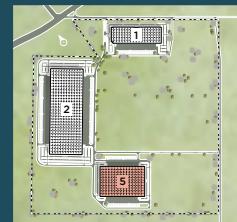
570' x 850'

dimensions

40'

clear height

TYP. COLUMN SPACING	56' w x 50' d
STAGING BAY	60'
TRUCK COURT DEPTH	185'
DOCK DOORS	74 (9' x 10')
DRIVE-IN RAMPS	4 (12' x 14')
DOCK EQUIPMENT	40k lb. Mechanical Levers
TRAILER PARKS	94
CAR PARKS	330
SPRINKLER SYSTEM	ESFR
SLAB	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
POWER	3 Phase - Finish to Suit
ROOF & INSULATION	TPO with R9
SECURITY	Ability to Fully Secure with Fence/Guard Shack
SPEC FINISH OUT	White Box, Painted Columns, EDs on motion sensors at 25' candles



Interstate 635

10.8 miles 14 minutes

Interstate 30

21.6 miles 19 minutes

Interstate 45

17.4 miles 17 minutes

Dallas CBD

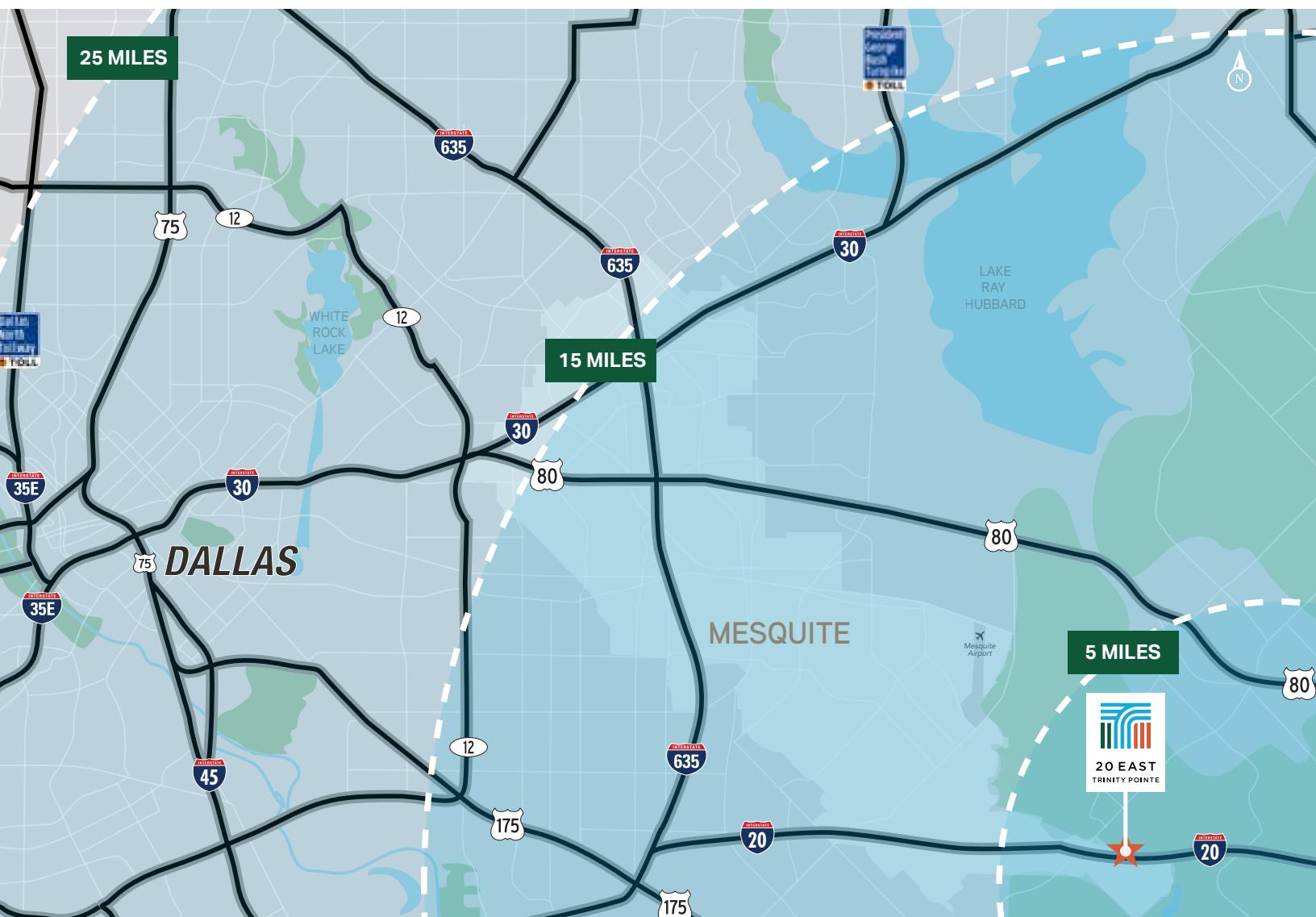
27.2 miles 26 minutes

DFW Int'l Airport

47.8 miles 41 minutes

Dallas Love Field Airport

33.5 miles 34 minutes

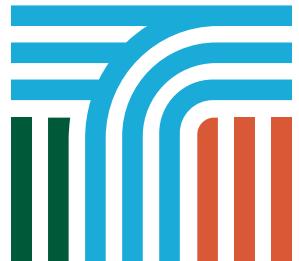


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