

6 BUILDINGS. 3,000,000 SQUARE FEET.

**UNLIMITED ACCESS.**



# 20 EAST

## TRINITY POINTE

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OWNED & DEVELOPED BY:

**STREAM**



UNAVAILABLE  
BUILDING 1  
293,548 SF  
910'  
APPROXIMATELY 44 O.H. DOORS

348,412 SF

APPROXIMATELY 77 O.H. DOORS  
BUILDING 2  
1,009,530 SF  
1,628'-4"  
APPROXIMATELY 77 O.H. DOORS  
UNAVAILABLE

REMAINING  
AREA  
15.9 ACRES

REMAINING AREA  
40.4 ACRES

APPROXIMATELY 37 O.H. DOORS  
UNAVAILABLE  
BUILDING 5  
483,874 SF  
850'  
APPROXIMATELY 37 O.H. DOORS

REMAINING AREA  
34.9 ACRES

**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

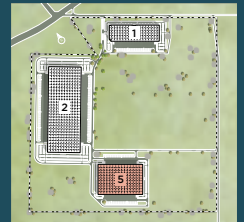
**570' x 850'**

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

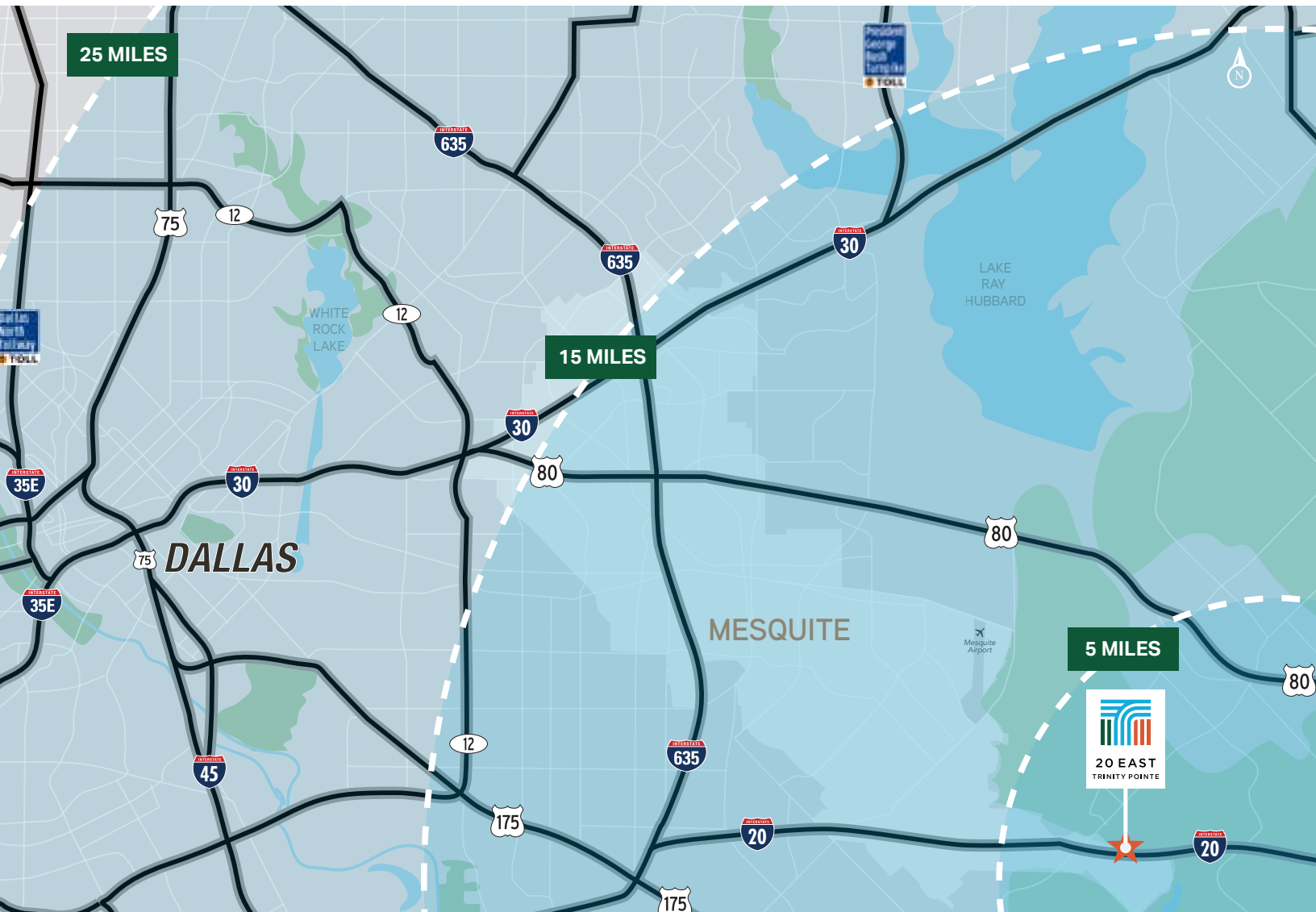
47.8  
miles

41  
minutes

### Dallas Love Field Airport

33.5  
miles

34  
minutes



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