



601 W. PLEASANT RUN ROAD | WILMER, TX 75172

DELIVERED & READY FOR OCCUPANCY



200,000 - 420,643 SF AVAILABLE FOR LEASE

CLASS AA DEVELOPMENT TOTALING 420,643 SF LOCATED IN THE HEART OF THE DALLAS INLAND PORT WITH QUICK ACCESS TO INTERSTATE 45, INTERSTATE 20, LOOP 9, AND THE UNION PACIFIC DALLAS INTERMODAL TERMINAL.

MATT DORNAK, SIOR

214.267.0461

mdornak@streamrealty.com

RIDLEY CULP

214.560.2422

ridley.culp@streamrealty.com

DEVELOPED BY

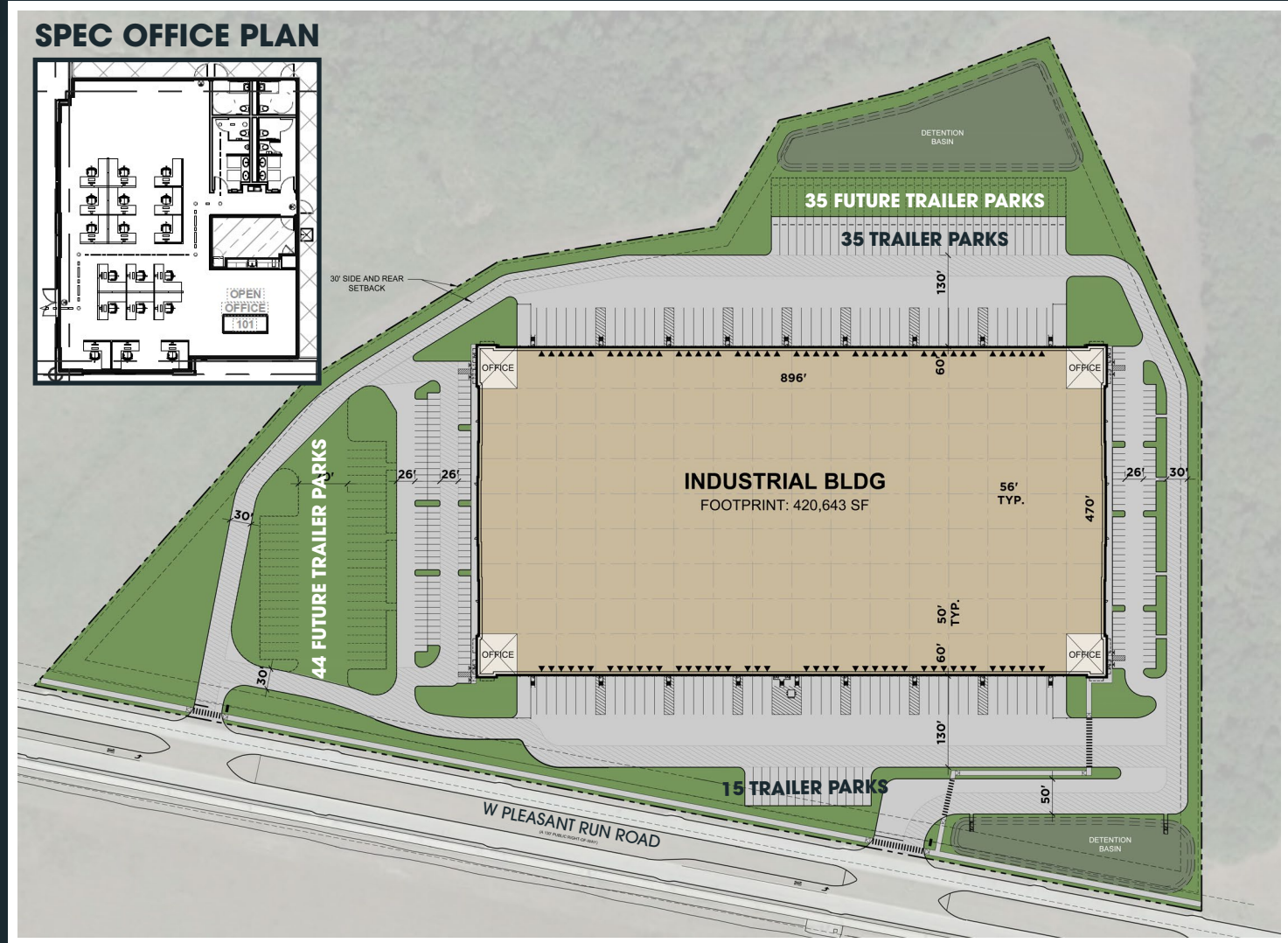
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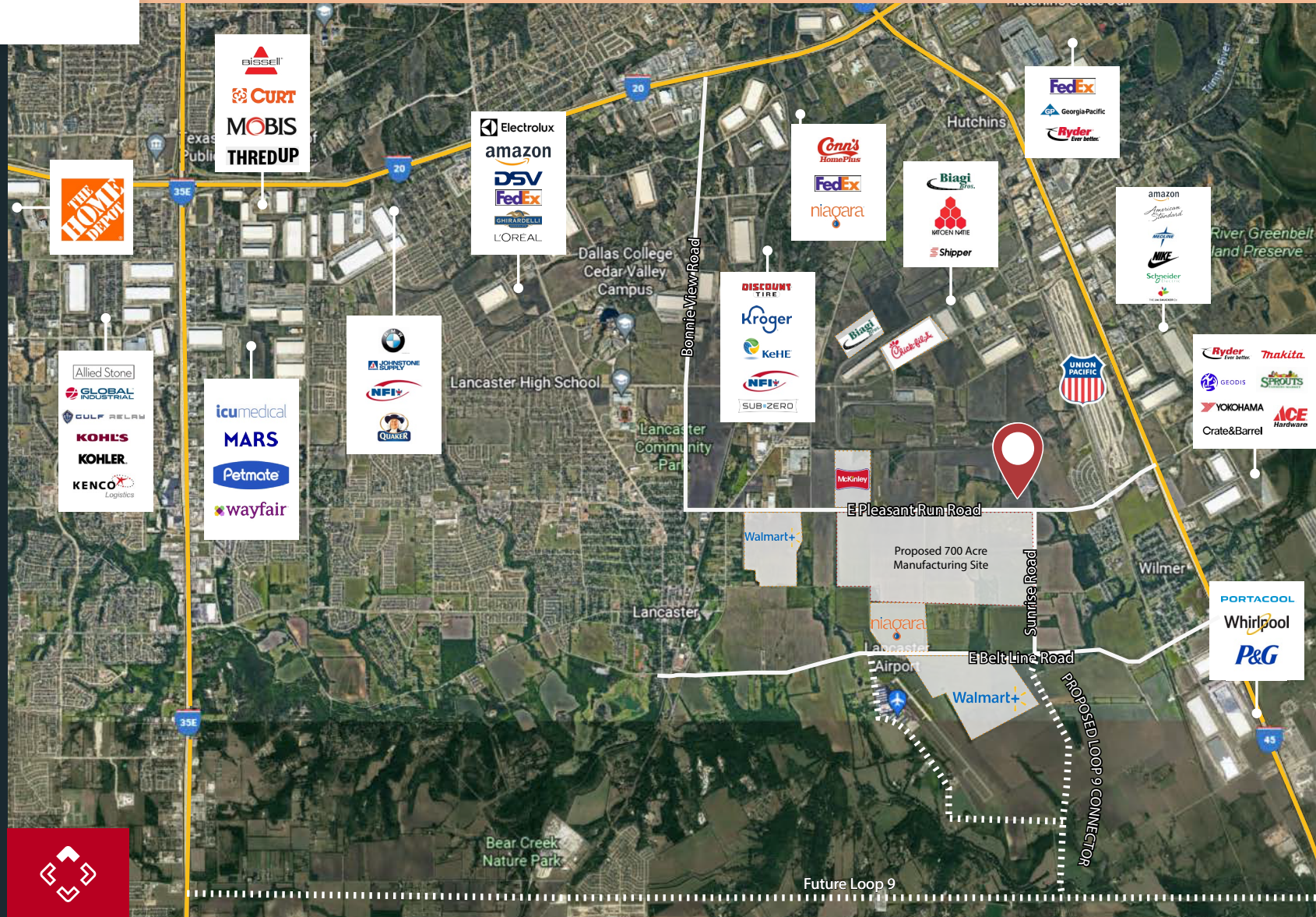
**BUILDING
SPECS**

- Size:** 420,643 SF (divisible)
- Loading Configuration:** Cross Dock
- Building Depth:** 470'
- Office:** 3,192 SF
- Clear Height:** 36'
- Truck Court:** 130' - 185'
- Dock Doors:** 88 (9' x 10')
- Drive-In Doors:** 4 (10' x 12')
- Column Spacing:** 56'w x 50'd
- Staging Bay:** 60'
- Trailer Parks:** 50 (expandable by 79)
- Car Parks:** 210 (expandable by 180)
- Sprinkler System:** ESFR
- Spec Work:** LEDs in the speed bays, whitebox, painted columns, and warehouse restrooms



**PROPERTY
HIGHLIGHTS**

- Strategically located within the heart of Southern Dallas Inland Port
- Minutes away from the Union Pacific Intermodal
- Located minutes away from Loop 9 for quick access to I-35
- Direct access to I-45 for quick access to I-20 and I-35
- Recently improved E Pleasant Run Rd
- Ability to secure premise and truck courts



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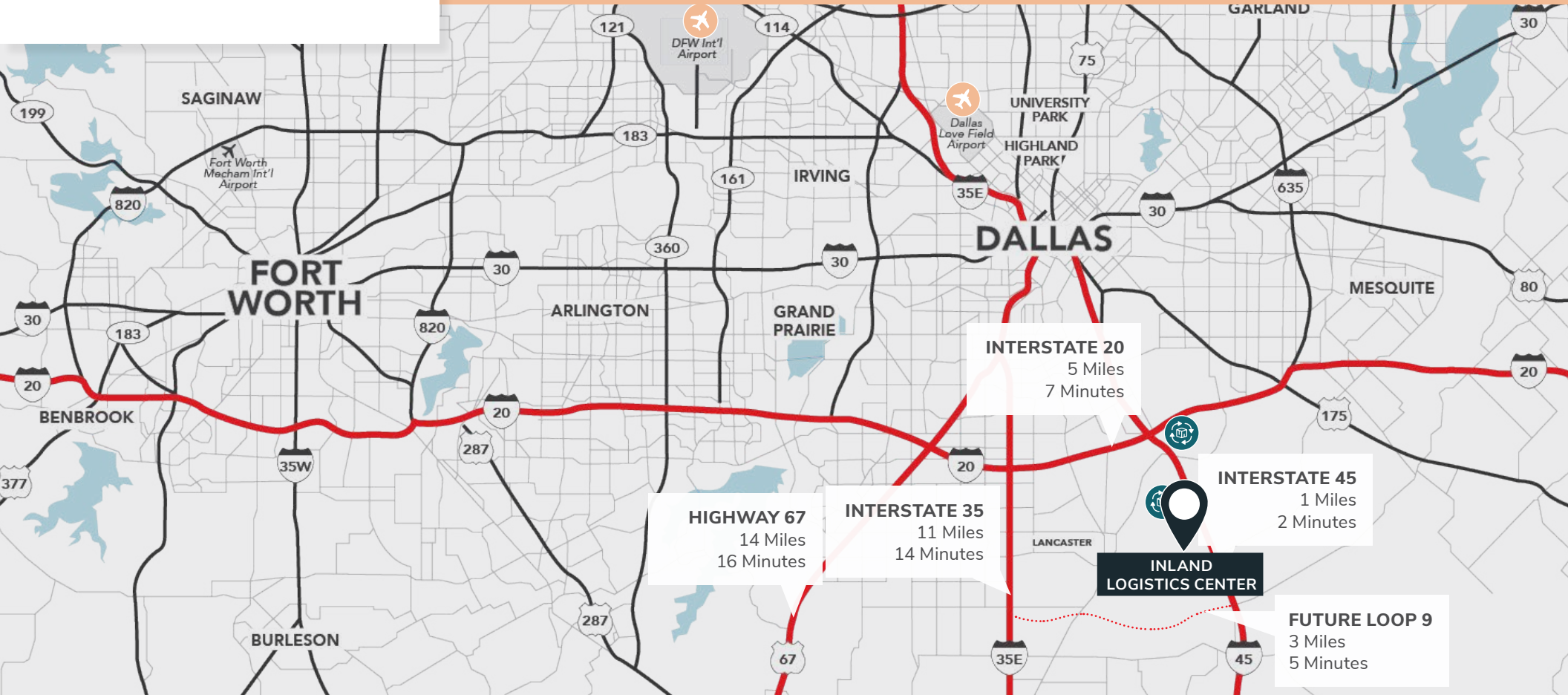
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MAJOR CITIES

DOWNTOWN DALLAS	DOWNTOWN FORT WORTH
16 Miles	45 Miles
20 Minutes	45 Minutes

MAJOR AIRPORTS

DALLAS LOVE FIELD AIRPORT	DFW INTERNATIONAL AIRPORT
21 Miles	34 Miles
32 Minutes	34 Minutes

LOGISTICS HUBS

UNION PACIFIC DALLAS	FEDEX SHIPPING HUB
2 Miles	5 Miles
5 Minutes	8 Minutes

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