

PLEASANT RUN

LOGISTICS

951 E. Pleasant Run Rd., Lancaster, TX 75146



DELIVERED AND AVAILABLE FOR LEASE



269,008 SF

RIDLEY CULP

ridley.culp@streamrealty.com

214.560.2422

MATT DORNAK, SIOR

mdornak@streamrealty.com

214.267.0461

OWNED BY

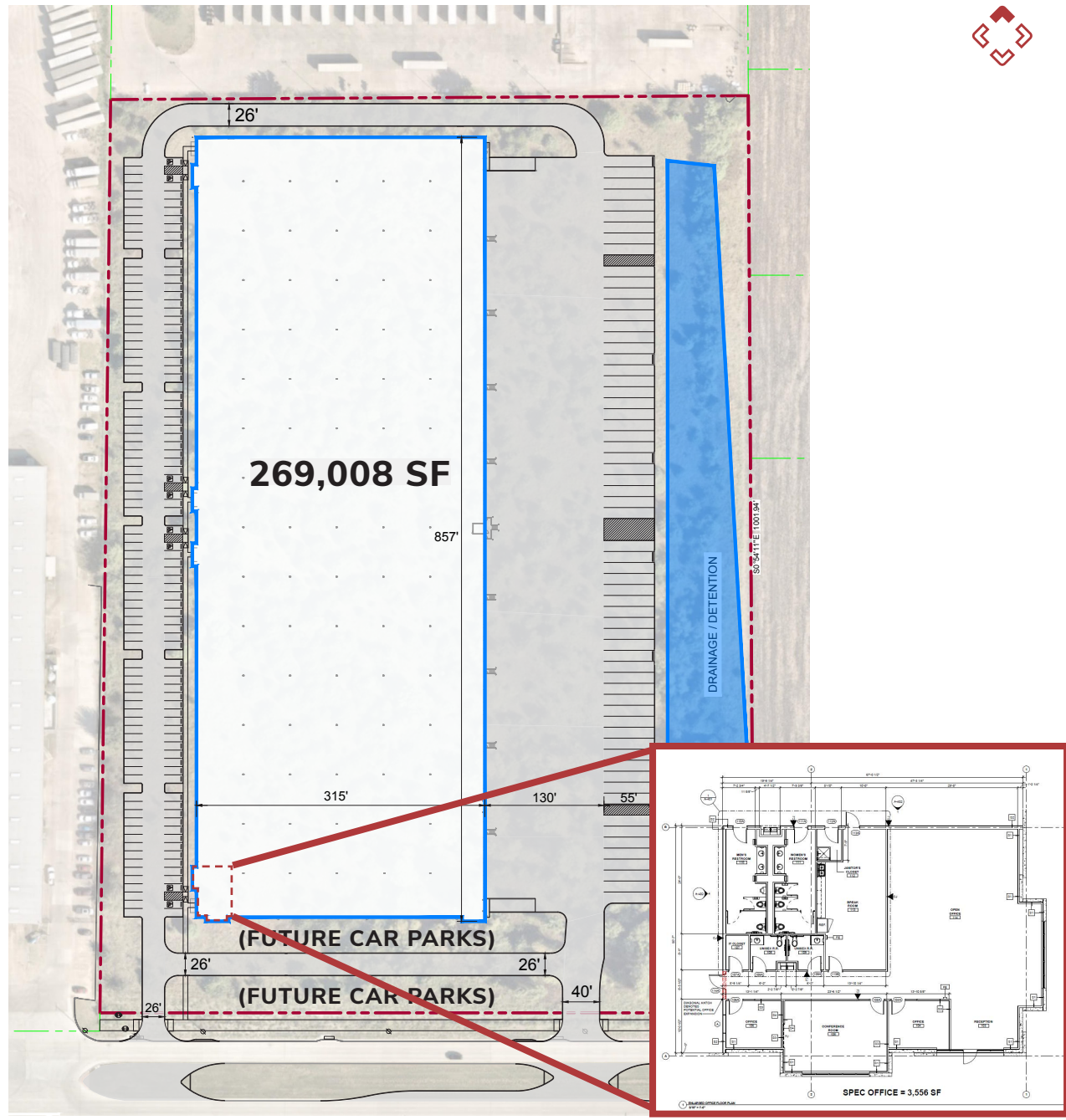
BIXBY
LAND COMPANY

LEASED BY

STREAM

PROPERTY DETAILS

Address:	951 E. Pleasant Run Rd. Lancaster, TX 75146
Size:	269,008 SF (Divisible)
Acres:	16.189
Dimensions:	315' x 857'
Office:	3,566 SF
Clear Height:	36'
Loading Configuration:	Rear Load
Dock Doors:	48 (9' x 10')
Drive-In Ramps:	2 (12' x 14')
Typical Column Spacing:	54'w x 51'd
Staging Bay:	60'
Truck Court Depth:	185'
Trailer Parks:	64
Car Parks:	168 (Expandable by 78)
Sprinkler System:	ESFR
Slab:	7" unreinforced concrete with full vapor barrier
Power:	3 Phase – Finish to Suit
Roof and Insulation:	60 Mil TPO with R20
Security:	Ability to Fully Secure with Fence and Guard Shack 12 (35,000 lb) mechanical levelers, LEDs throughout at 30' candles, and whitebox warehouse.
Spec Work:	



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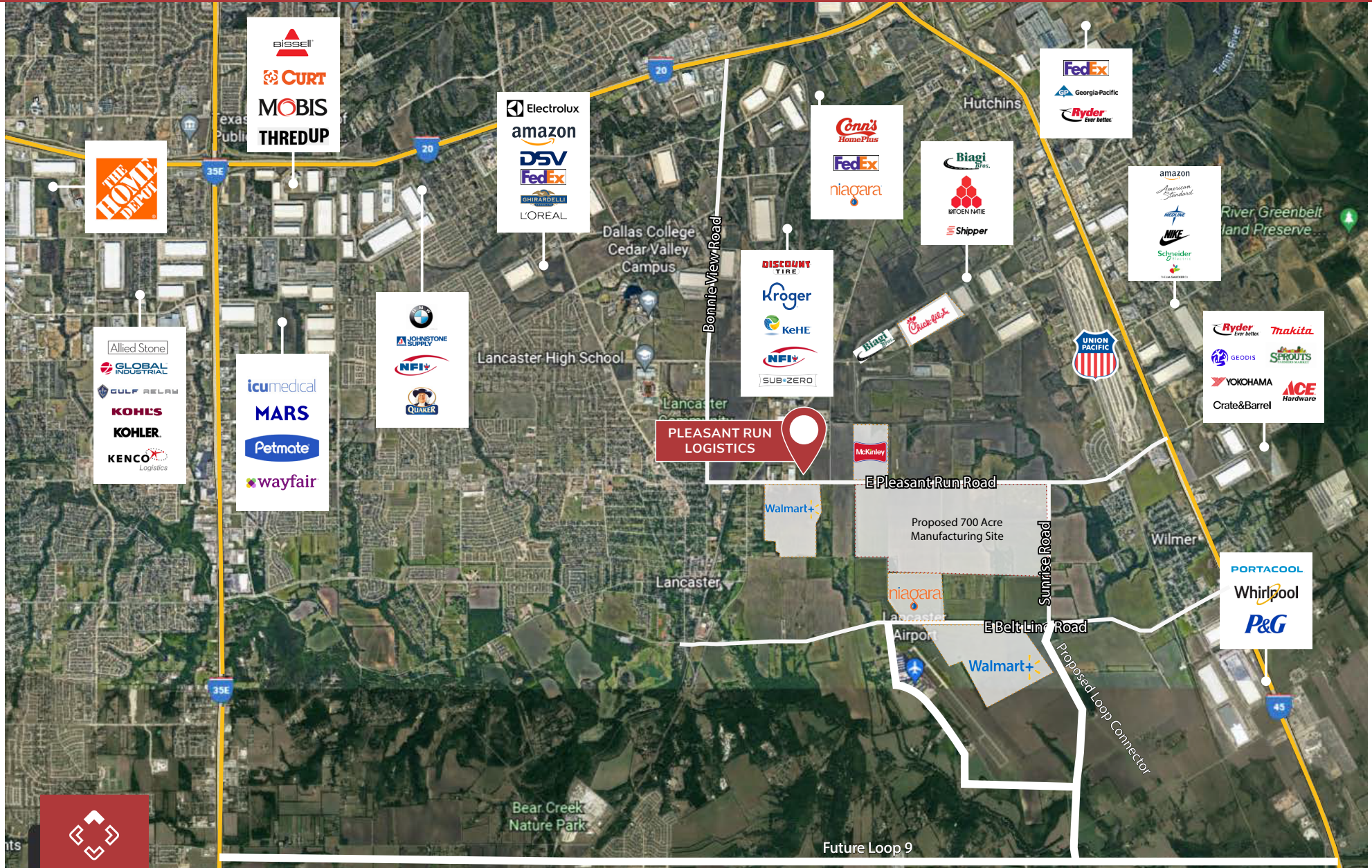
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PROPERTY HIGHLIGHTS

- Ability to secure premises and truck courts
- Great access to I-45 & I-20
- Triple Freeport tax exemption
- Loacted 15 miles from downtown Dallas
- E Pleasant Run Rd recently improved
- Directly across from Walmart's cold storage build-to-suit
- Close proximity to Lancaster Airport
- Proximity to Union Pacific Intermodal



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MAJOR CITIES

DOWNTOWN DALLAS	DOWNTOWN FORTWORTH
15 Miles	41 Miles
22 Minutes	42 Minutes

MAJOR AIRPORTS

DALLAS LOVE FIELD AIRPORT	DFW INTERNATIONAL AIRPORT
22 Miles	35 Miles
34 Minutes	38 Minutes

LOGISTICS HUBS

UNION PACIFIC DALLAS	FEDEX SHIPPING HUB
5 Miles	5 Miles
9 Minutes	13 Minutes

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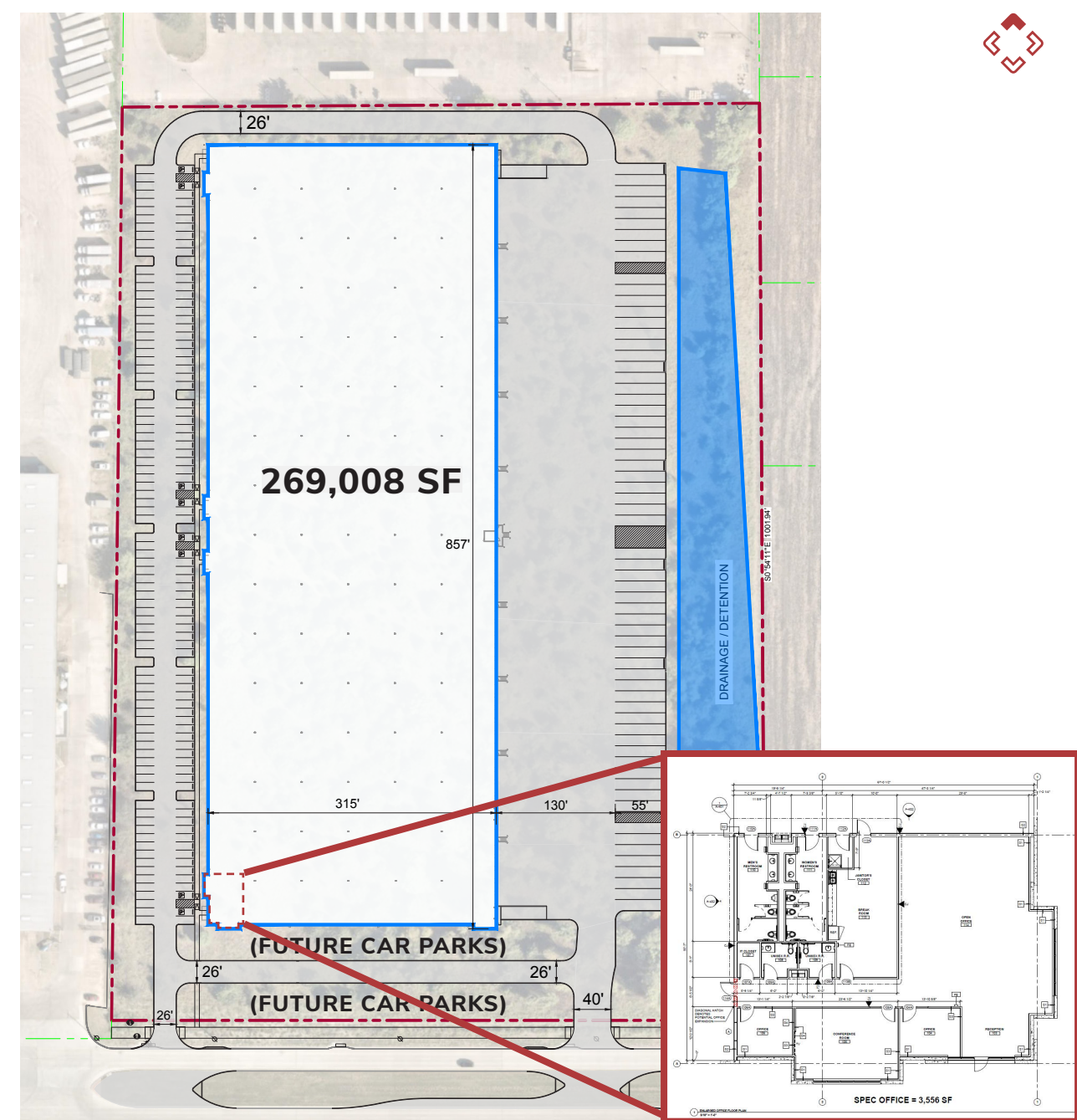
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Staging Bay:	60'
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Trailer Parks:	64
Car Parks:	168 (Expandable by 78)
Sprinkler System:	ESFR
Slab:	7" unreinforced concrete with full vapor barrier
Power:	3 Phase – Finish to Suit
Roof and Insulation:	60 Mil TPO with R20
Security:	Ability to Fully Secure with Fence and Guard Shack
Spec Work:	5 (35,000 lb) mechanical levelers, LEDs throughout at 30' candles, and whitebox warehouse.



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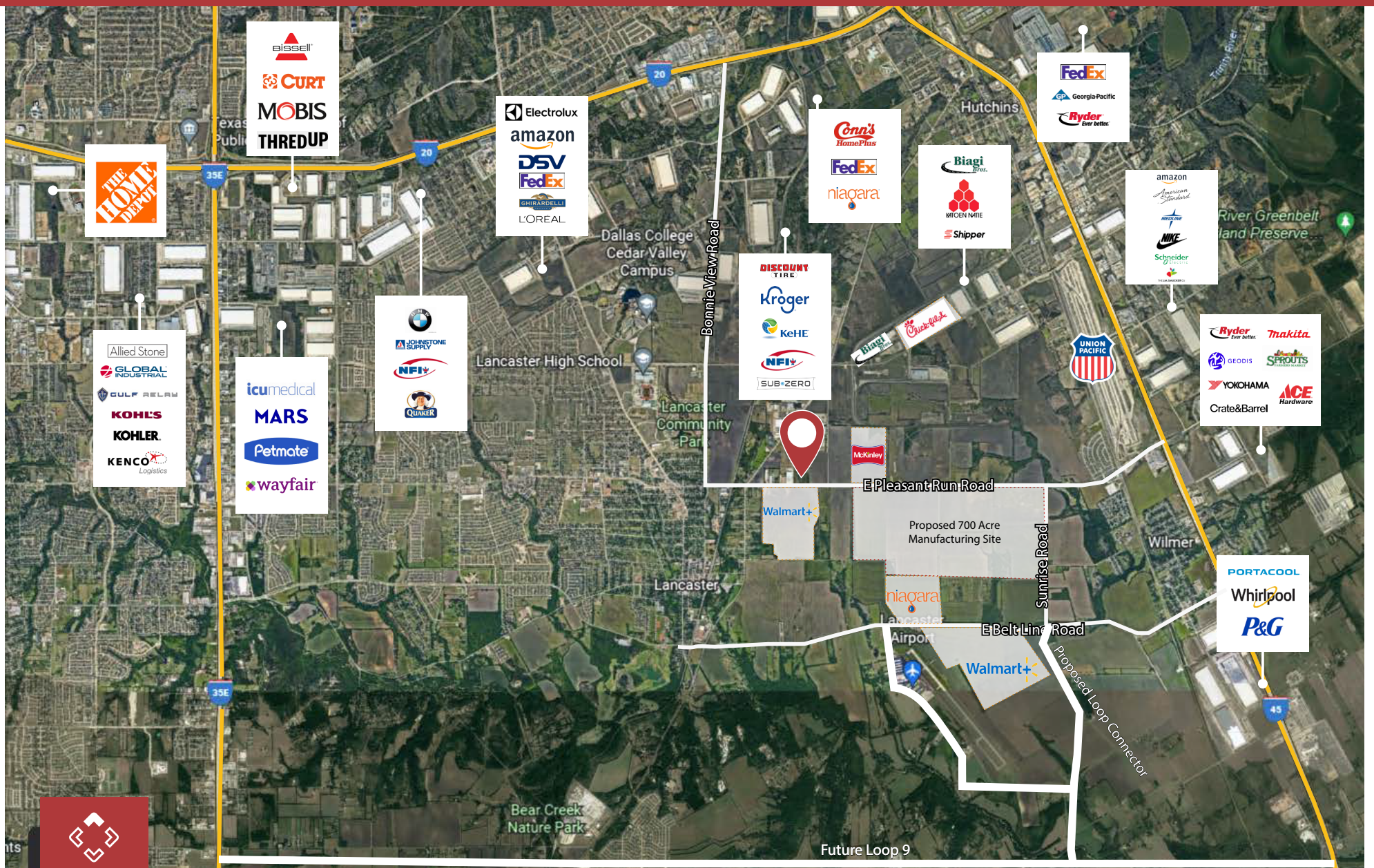
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