



C5LC AT PLEASANT RUN

Wilmer, Texas

1,026,304 SF Pad Ready Q1 2023



DEVELOPER



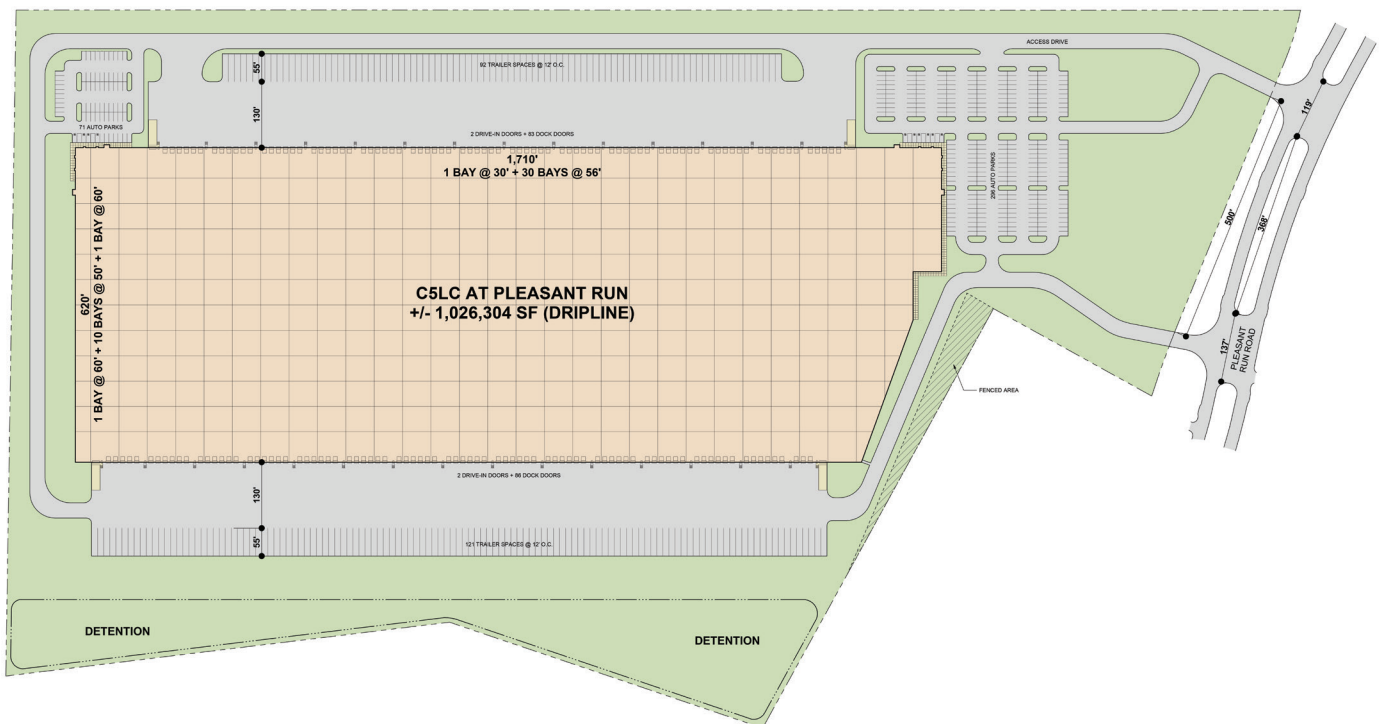
LEASING AGENT

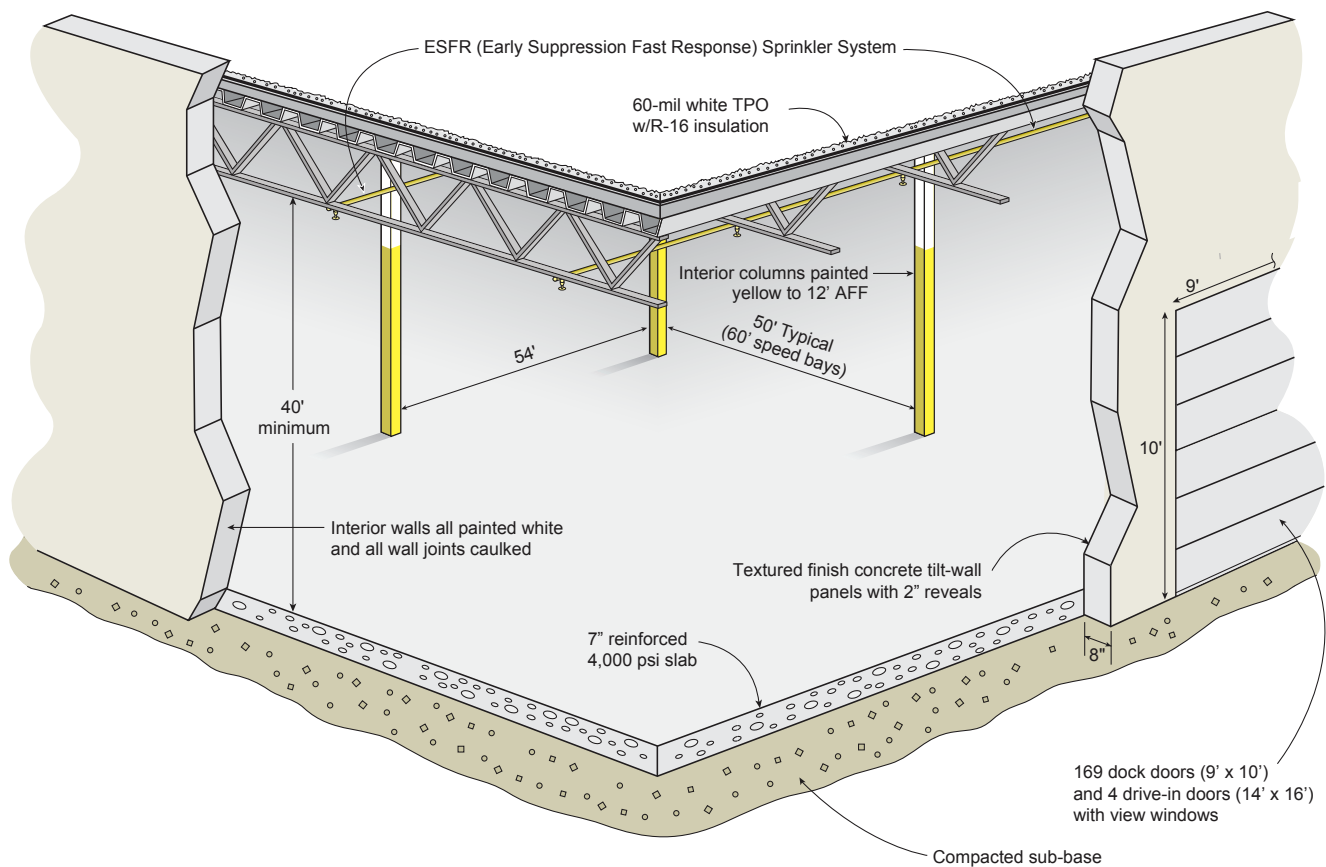
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Pleasant Run Logistics Center is located just ½ mile west of I-45 and five miles south of I-20 in the heart of Dallas' "Logistics Corridor" on Pleasant Run Road in Southern Dallas. The property represents a unique opportunity to lease a Class A building in close proximity to major thoroughfares only two miles south of the entrance to the Union Pacific Intermodal at I-45 and Fulghum Road. The property is ideally suited for both domestic and international business trades and offers optimum functionality for local, regional and national distribution tenants. With proximity to a strong labor force of over 1.6 million people within a 30-minute drive time, Pleasant Run Logistics Center offers outstanding building features like crossdock loading, 367 car parks and 213 trailer spots, along with a 40-foot clear height for maximum storage capability.





BUILDING SPECIFICATIONS

Square Footage	1,026,304 SF (620' x 1,710')
Site Area	61.55 acres
Configuration	Crossdock
Column Spacing	54' wide x 50' deep (Typical) 54' wide x 60' deep (loading bays)
Clear Height	40' minimum at 1st interior column line
Dock High Doors	169 (9' x 10')
Drive-In Doors	4 (14' x 16')
Truck Court Depth	185'
Auto Parking	367 - expandable
Trailer Storage	213
Electrical	480/277 volt, 3 phase
Sprinkler	ESFR sprinkler system
Roof	60-mil white TPO with R-16 insulation



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