



C5LC

at Pleasant Run



1,018,892 SF

Expandable to 1,208,532 SF

Wilmer, TX

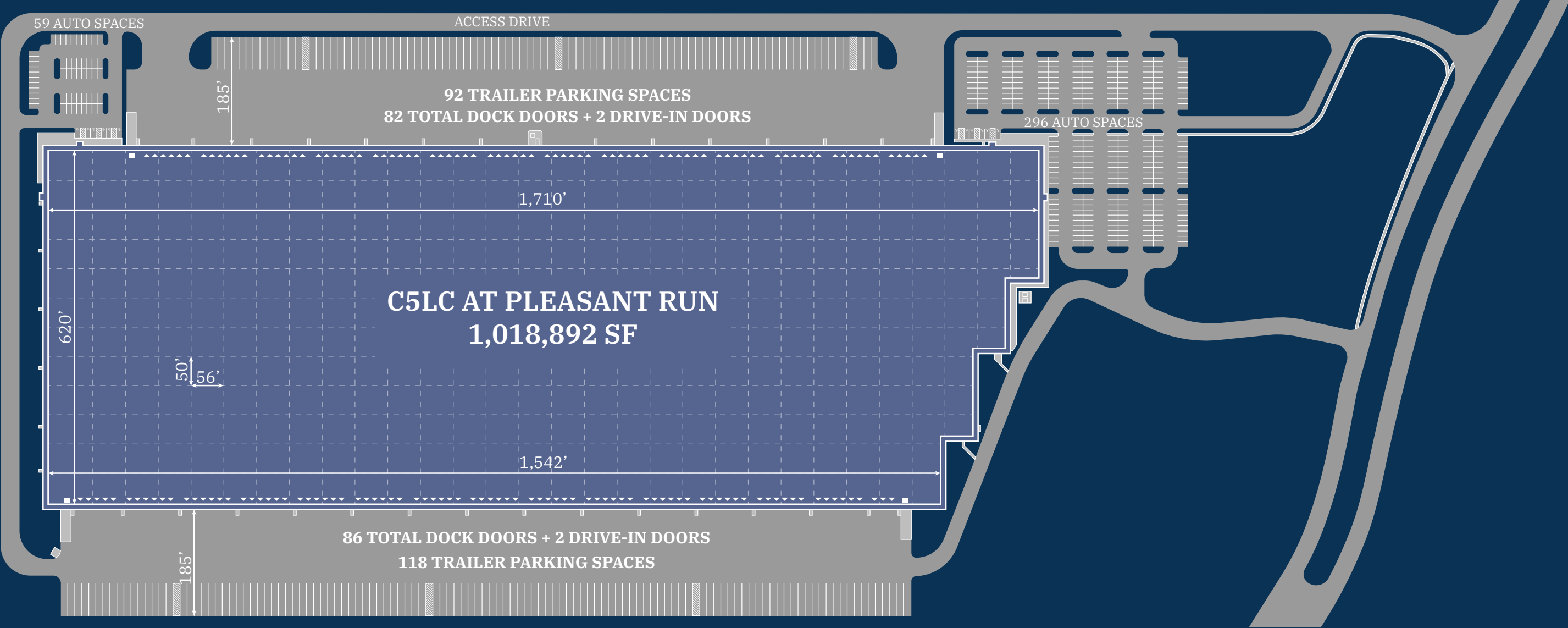
Property Summary

C5LC at Pleasant Run 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, C5LC at Pleasant Run 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.



Site Plan

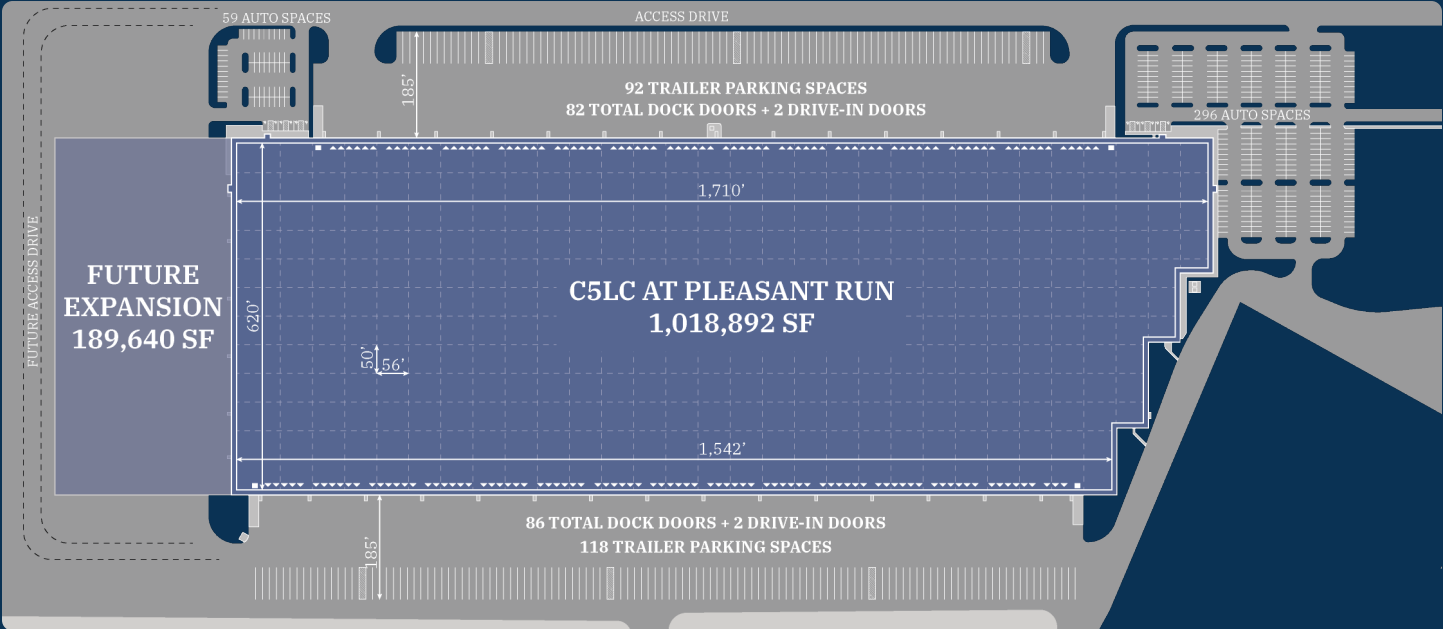


Acres	61.55
Configuration	Crossdock
Column Spacing	50' wide x 56' deep (Typical) 54' wide x 60' deep (loading bays)
Clear Height	40' minimum at 1st interior column line
Dock High Doors	169 (9' x 10')
Drive-In Doors	(14' x 16')

Truck Court Depth	185'
Auto Parking	367 - expandable
Trailer Storage	213 - expandable [<i>see Alternate Site Plan 2</i>]
Electrical	480/277 volt, 3 phase
Sprinkler	ESFR sprinkler system
Roof	60-mil white TPO with R-16 insulation

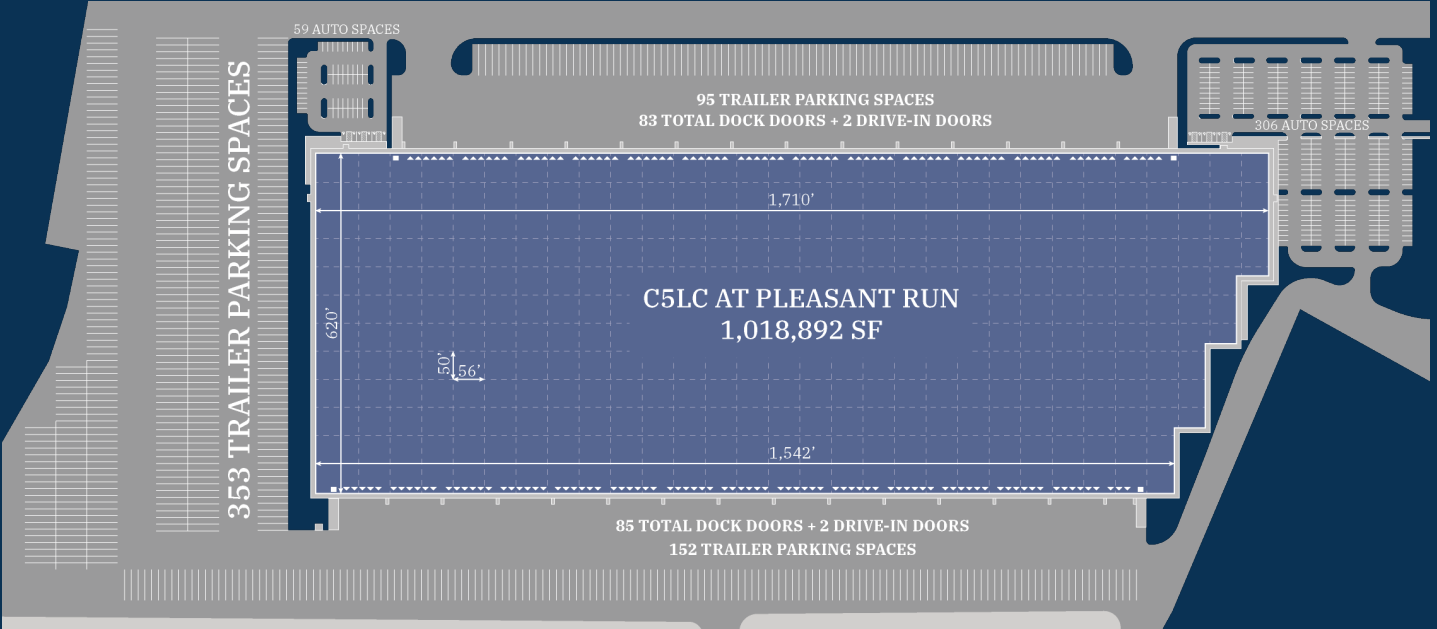
Alt Site Plans

1



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2



Additional Trailer Storage
1,018,892 SF

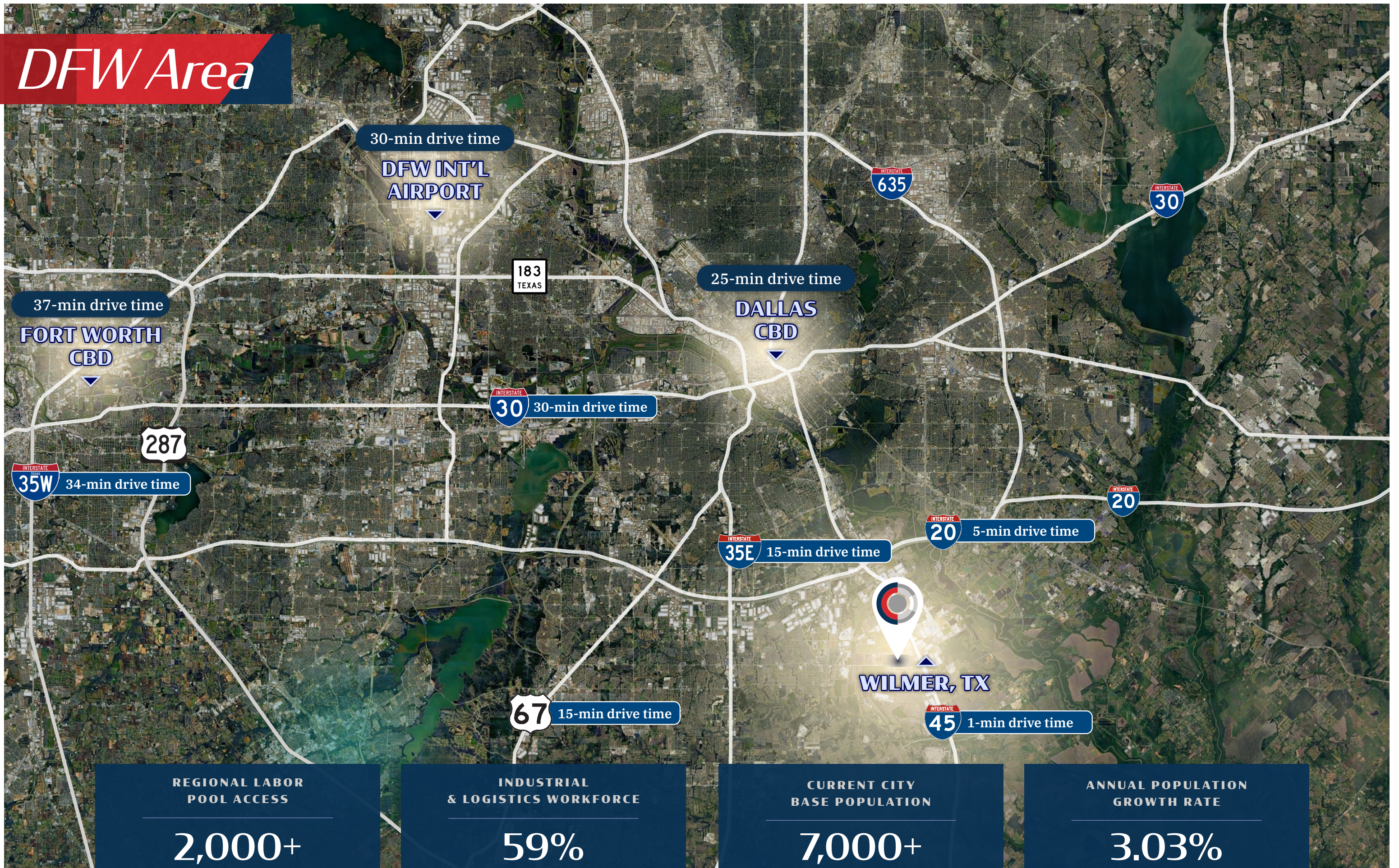


Location Access



Ingress ←
Egress →

DFW Area



Superior Location & Access

DFW Flight Stats

87.8_M

Passengers Per Year

149

Domestic Destinations

58

International Destinations

225+

Non-stop Destinations

Dallas/Fort Worth is in the center of the United States and offers exceptional reach and connectivity to population centers across the country through its interstate system and Dallas Fort Worth International Airport. **93% of the population in the US can be reached within a 48 hour drivetime.**

Dallas Fort Worth International Airport (DFW) is a major **U.S. travel hub**, connecting Dallas to hundreds of cities nationwide. As the primary base for American Airlines, it offers nonstop flights to major destinations like New York, Los Angeles, Chicago, and Miami. With five terminals linked by the Skylink train, DFW ensures smooth connections for travelers. Its vast network makes it easy to reach nearly every corner of the country, positioning Dallas as a **key gateway for domestic air travel.**



C5LC

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