

635/20

XCHANGE

145,728 SF - FOR LEASE OR SALE

11207 RYLIE CREST DR., BALCH SPRINGS, TX

SIGNAGE



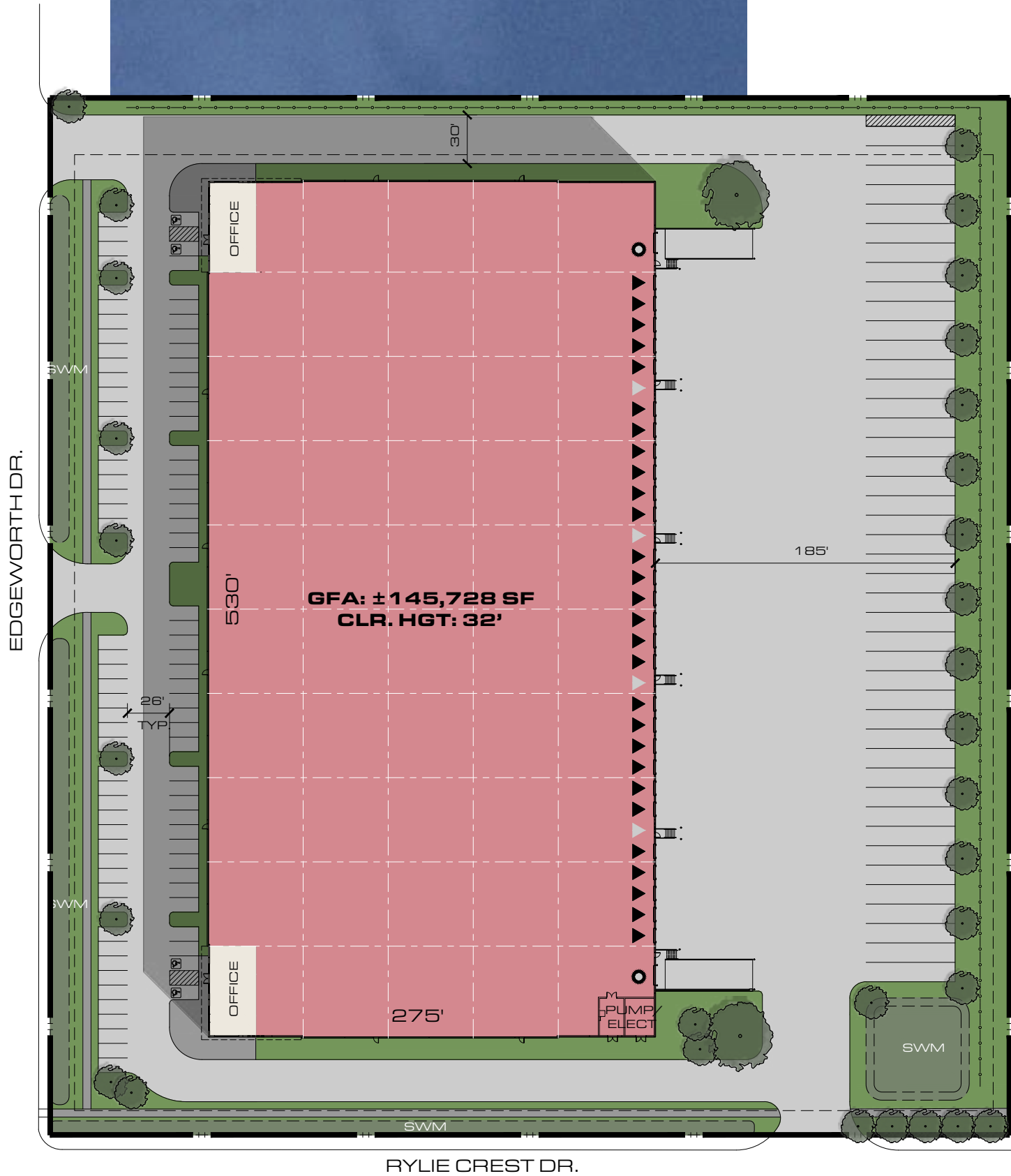
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HUNTINGTON
INDUSTRIAL PARTNERS

CLASS A
INDUSTRIAL

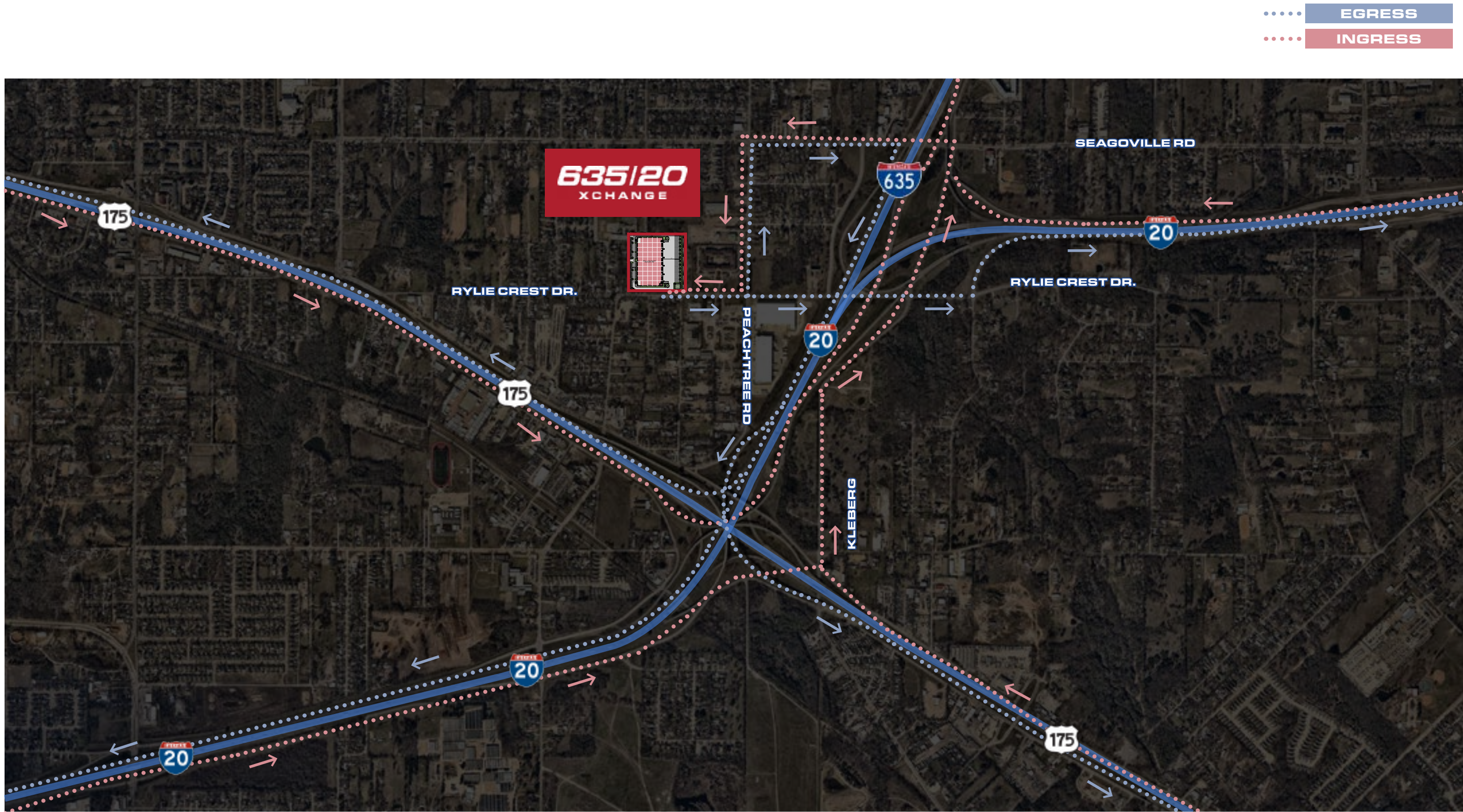


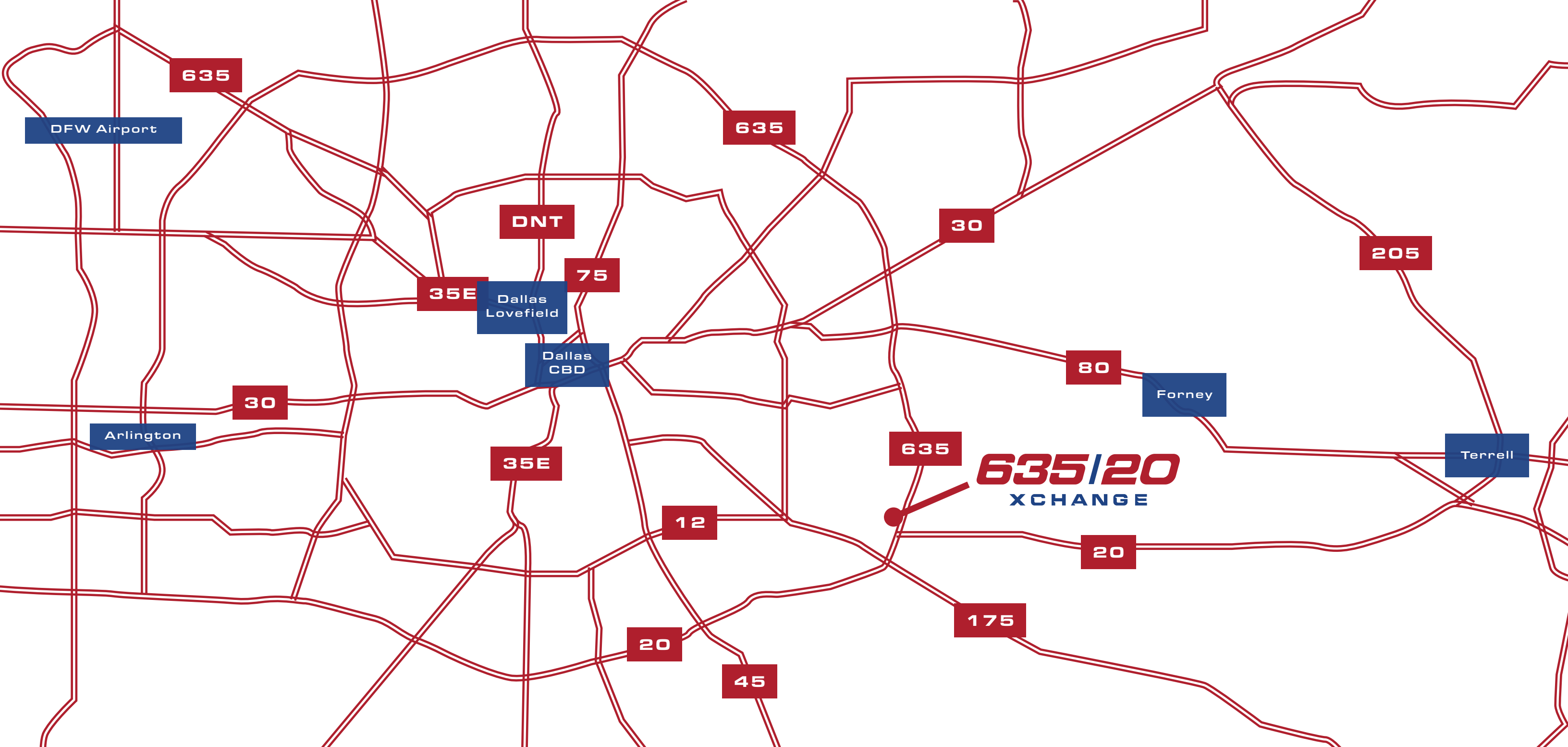
BUILDING
HIGHLIGHTS

AVAILABLE SPACE	145,728 SF
DIVISIBLE TO	42,900 SF
OFFICE SPACE	BTS
CLEAR HEIGHT	32'
DOCK HIGH DOORS	28
DRIVE-IN DOORS	2
AUTO PARKING	93
TRAILER PARKING	44
TRUCK COURT	185'
POWER SPECS	Oncor Base Transformer - 1500 kVA 2500 Amp Tap Can for Expansion of Service

- Excellent labor force
- Ability to fence and secure truck court
- Close access to separate to I-20, I-635 and Hwy 175

AERIAL





DRIVE TIMES

HWY 175	Interstate 20	Union Pacific Dallas Intermodal Terminal	Dallas Proper	Dallas Love Field Airport	DFW International Airport	Fort Worth
0.9 miles	0.9 miles	9.2 miles	13.2 miles	20.1 miles	32.4 miles	44.5 miles
4 min	4 min	15 min	22 min	32 min	45 min	55 min

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FOR LEASING, CONTACT

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