



### PROPERTY HIGHLIGHTS

#### FULL PROPERTY

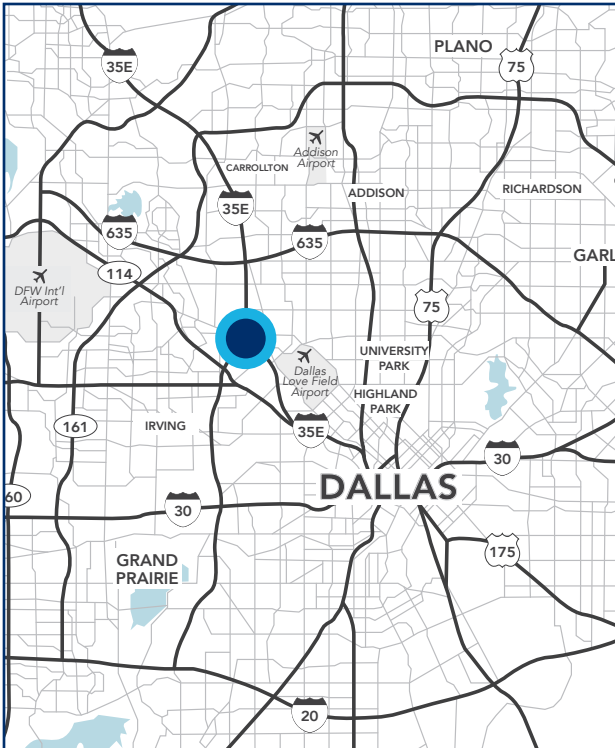
- 57,000 SF
- 24' clear height
- LED lighting
- Built in 2023
- Fully sprinklered
- 3 dock-high doors / 9 grade-level doors
- ~4 acres outdoor storage
- I-35 frontage / 15-minutes from Dallas's most affluent zip codes
- Secured site neighboring FBI Headquarters

#### SUITE 200: 27,000 SF

- 8,000 SF office
- 19,000 SF warehouse
- 8 grade-level doors
- 200 AMPS / 480v / 3-Phase
- ~3 acres outside storage
- 94 car parks / 4 trailer parks

#### SUITE 100: 30,000 SF (AVAILABLE WITH 90-DAYS' NOTICE)

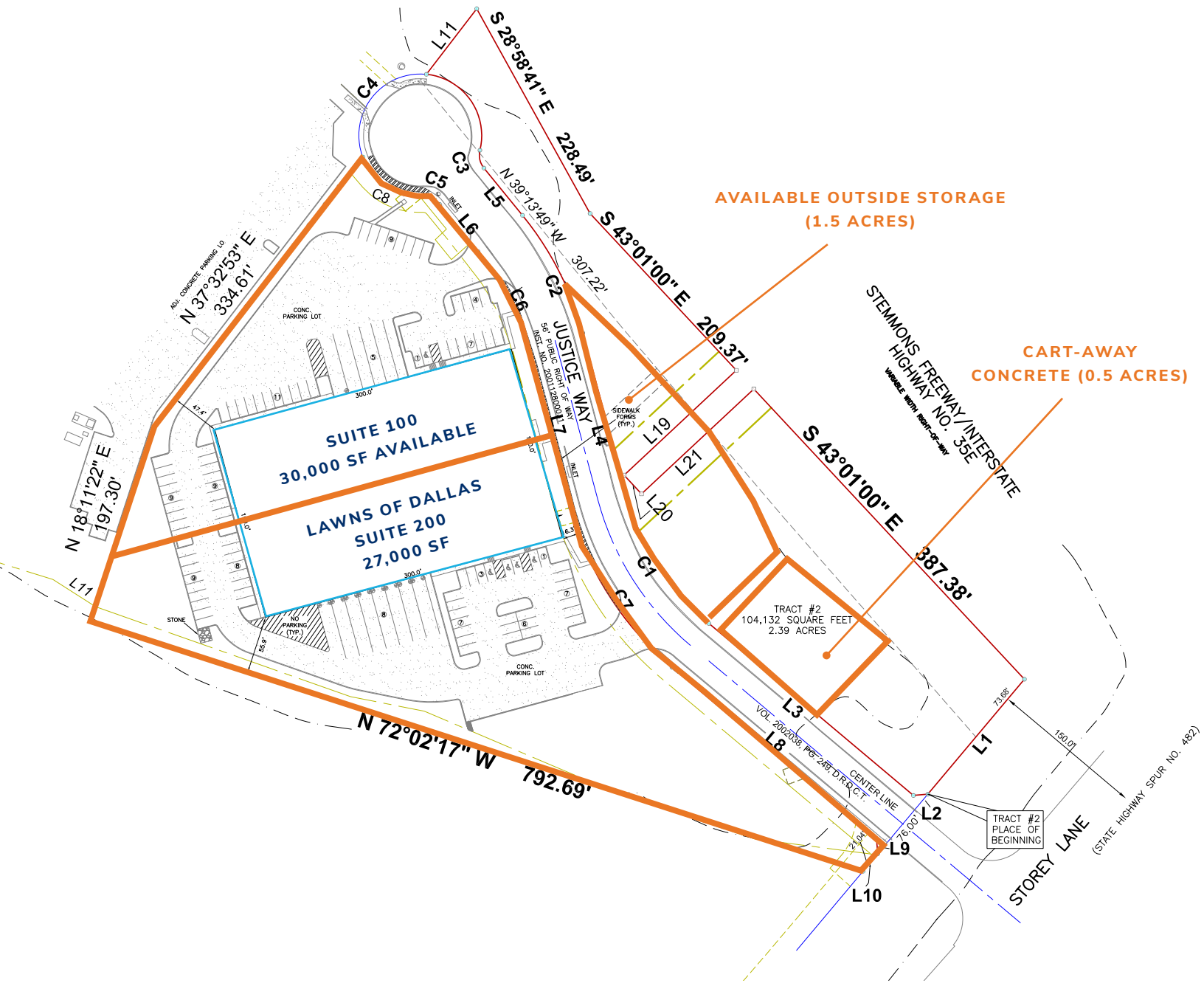
- Office: build-to-suit
- 3 dock-high doors / 1 grade-level door
- 100 AMPS / 480v / 3-Phase
- ~1.5 acres outside storage
- 51 car parks / 5 trailer parks



FLOOR PLAN



### SITE PLAN







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