

# CEDAR RANCH

## LOGISTICS CENTER

6850 Cedar Ranch Drive, Dallas, TX 75241

59,970 SF FOR SALE OR LEASE



**MATT DORNAK, SIOR**  
mdornak@streamrealty.com  
214.267.0416

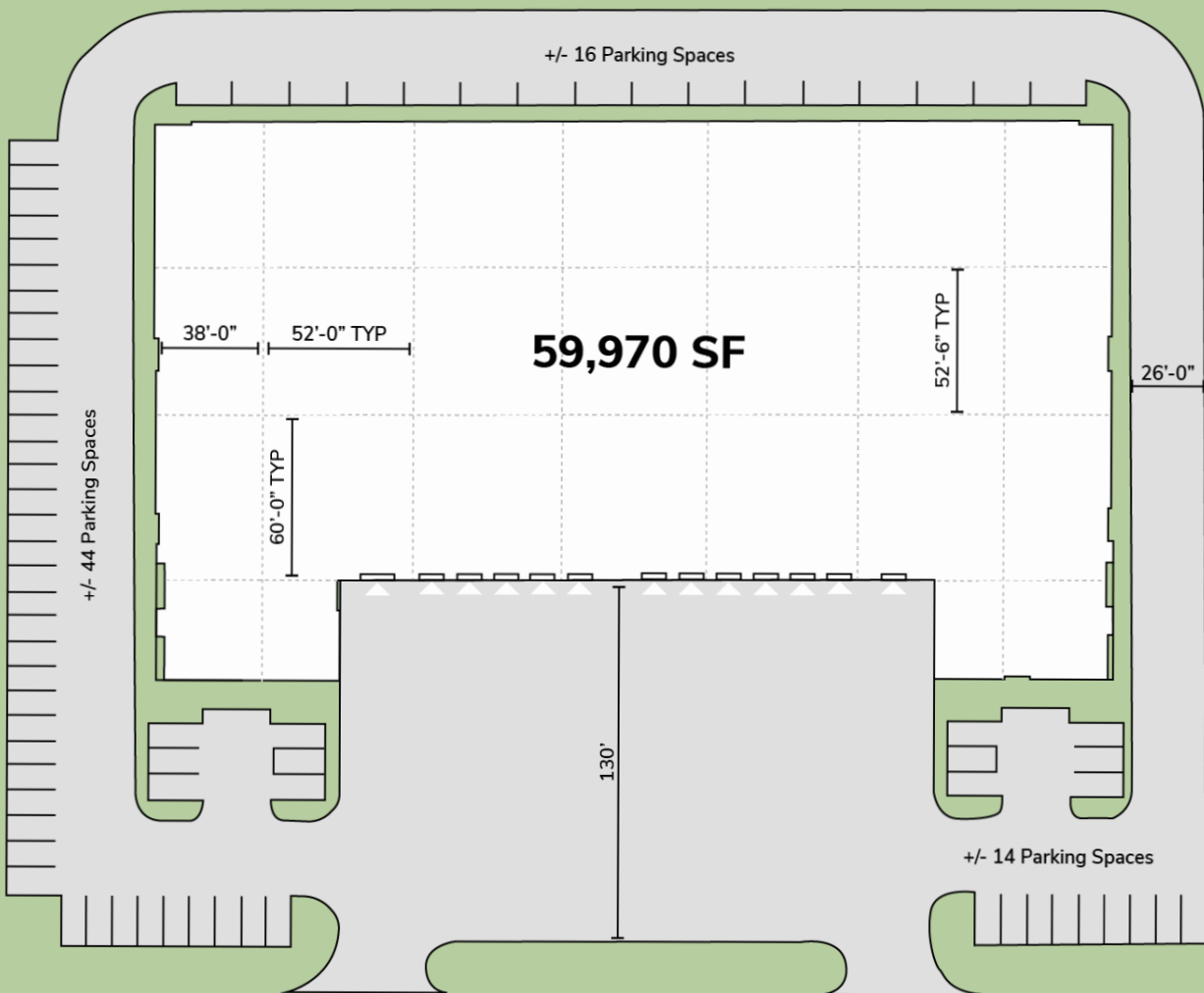
**RIDLEY CULP**  
ridley.culp@streamrealty.com  
214.560.2422

  
**STREAM**

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## BUILDING SPECIFICS

<b>Building Size:</b>	59,970 SF
<b>Office Size:</b>	BTS
<b>Building Depth:</b>	165'
<b>Clear Height:</b>	32'
<b>Dock Doors:</b>	11
<b>Drive-In Doors:</b>	2
<b>Auto Parking:</b>	74
<b>Truck Court:</b>	130'
<b>Column Spacing:</b>	52'w x 52.5'd
<b>Speed Bay:</b>	60'

## PROPERTY HIGHLIGHTS

- I-20 Frontage and visibility
- Single tenant asset
- New construction building with modern amenities
- Close proximity to I-20, I-35, and I-45

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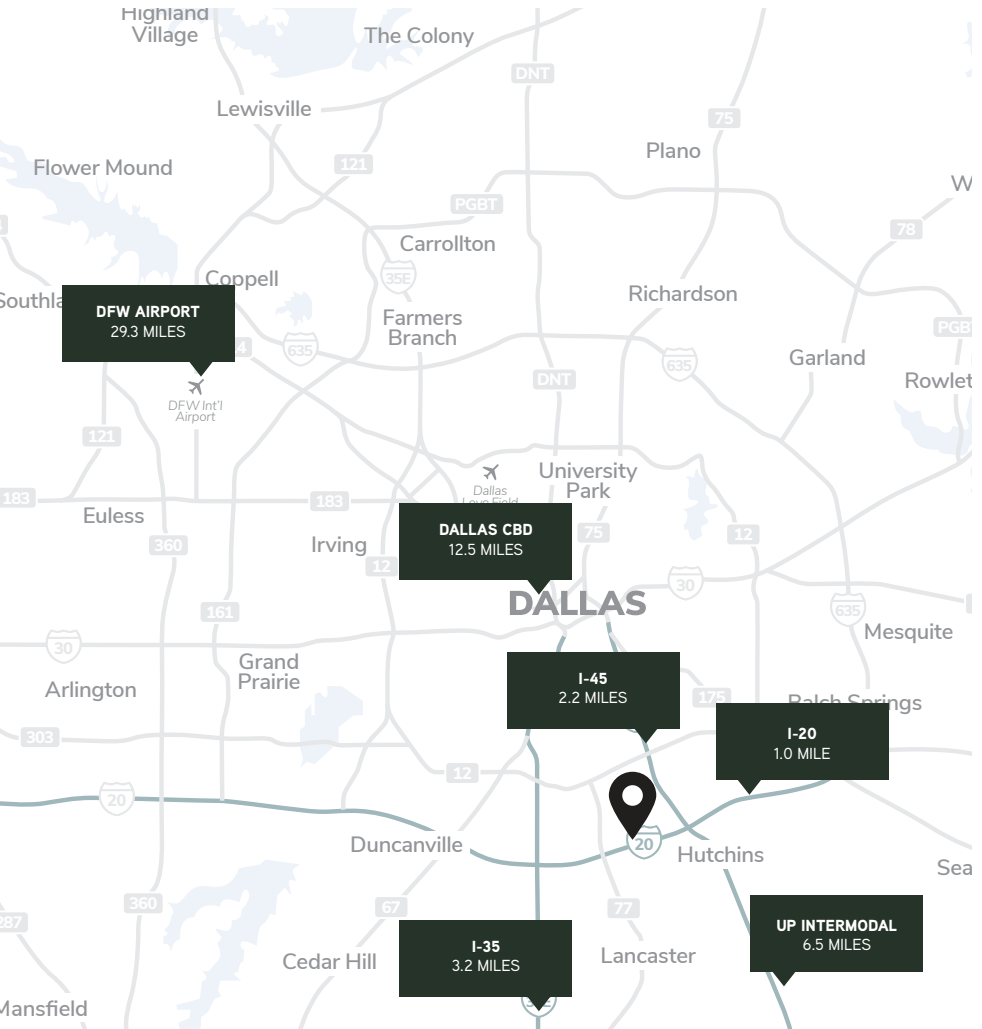




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### DRIVE TIMES

<b>I-20:</b>	1.0 Miles	<b>U.P. Intermodal:</b>	6.2 Miles
<b>I-35:</b>	3.2 Miles	<b>Dallas CBD:</b>	12.5 Miles
<b>I-45:</b>	2.2 Miles	<b>DFW Airport:</b>	29.3 Miles

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