CROSSROADS
LOGISTICS PARK

1211 NORTH WARD ROAD

MIDLOTHIAN, TX 76065

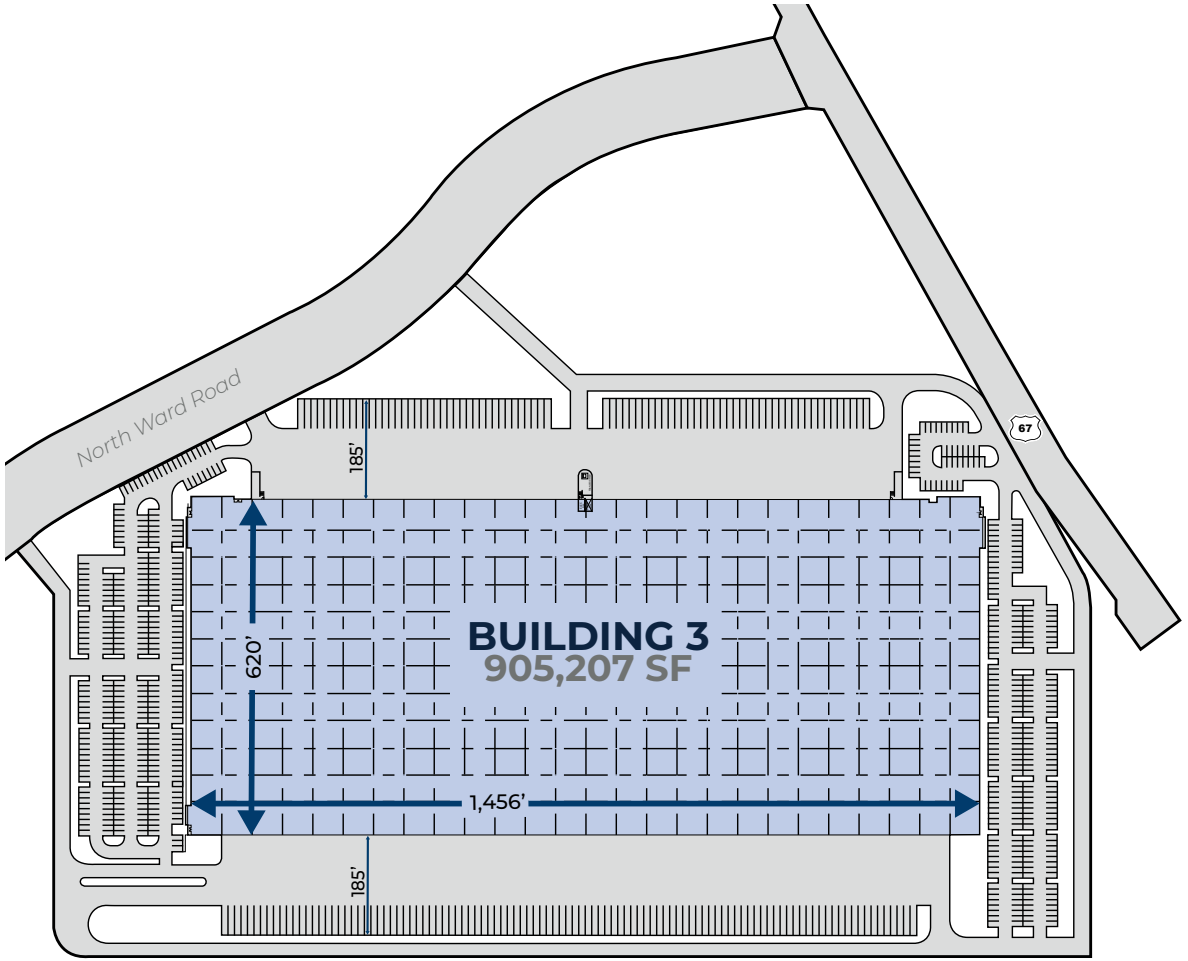
±905,207 SF AVAILABLE

CLICK OR SCAN TO VIEW THE DRONE VIDEO

BUILDING 3

Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Building 3 boasts state-of-the art features including 40' clear height, cross dock configuration, 185' truck court, and ample auto and trailer parking. Crossroads Logistics Park is located at the intersection of Highway 67 and Highway 287 with close proximity to Interstate 35. The site offers ideal access to Dallas / Fort Worth and highway visibility. The development offers newly constructed roads and an extension of existing roadways for user accessibility.

PROPERTY OVERVIEW



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A PEROT COMPANY

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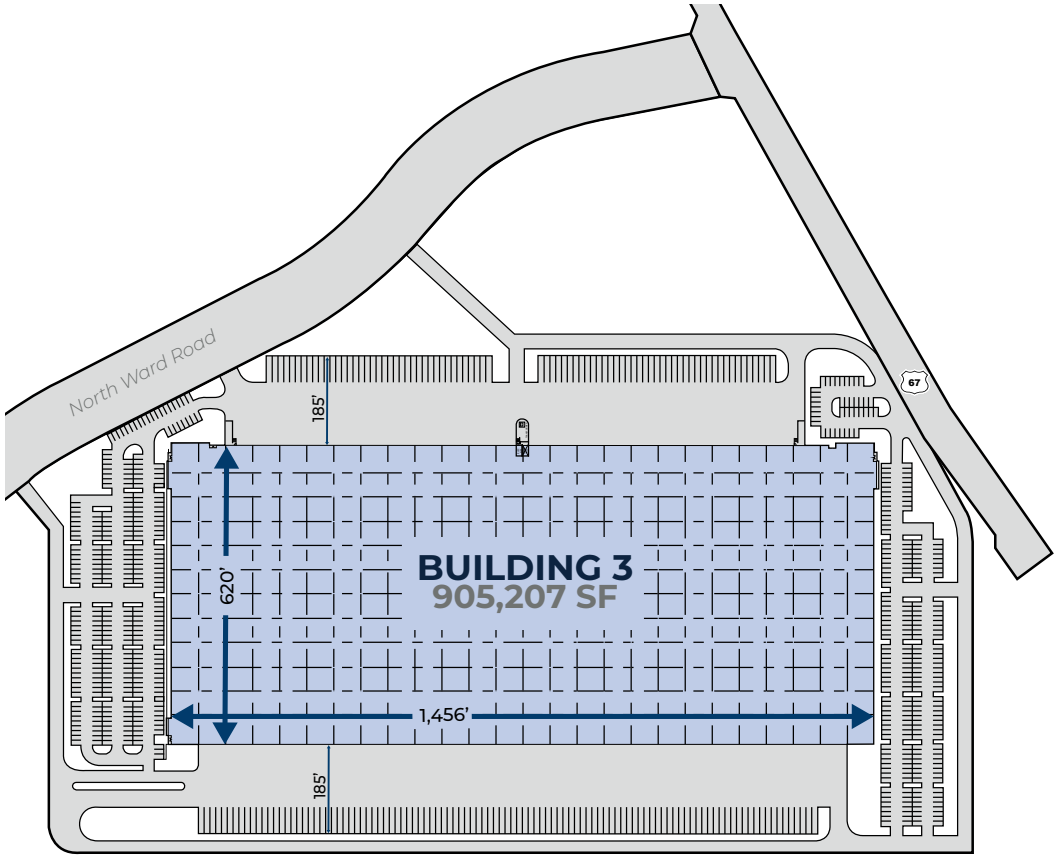

BUILDING DETAILS

Available SF	± 905,207 SF	**Column Spacing**	56' wide x 50' deep	**Truck Court**	185' deep
Site Acreage	± 62.61 acres	**Staging Bays**	56' wide x 60' deep	**Auto Parking**	± 490 spaces
Configuration	Cross-dock	**Dock Doors**	± 158 - 9' x 10' dock high doors	**Trailer Parking**	± 192 spaces
Space Dimensions	1,456' x 620'	**Drive-In Ramp Doors**	3 - 12' x 14' drive-in doors	**Fire Protection**	ESFR, K-25
Clear Height	40'	**Floor Slab**	7" thick	**Electrical**	4,000 amp service with a 200 amp house panel

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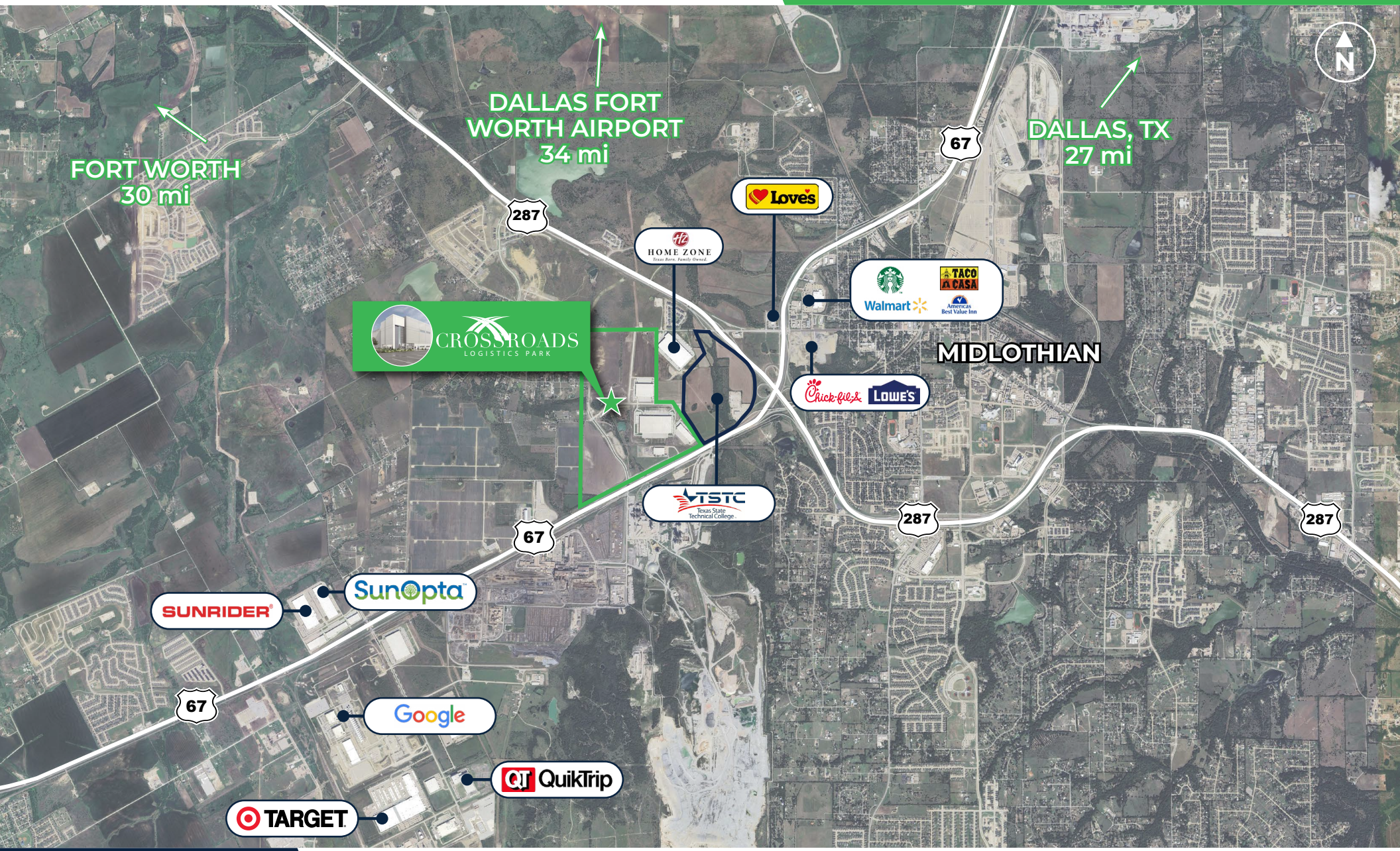
AREA INFORMATION



DRIVE TIMES

I-35	Dallas	Fort Worth	Dallas-Fort Worth Int'l Airport
13 mi. 16 min.	27 mi. 33 min.	30 mi. 32 min.	34 mi. 39 min.

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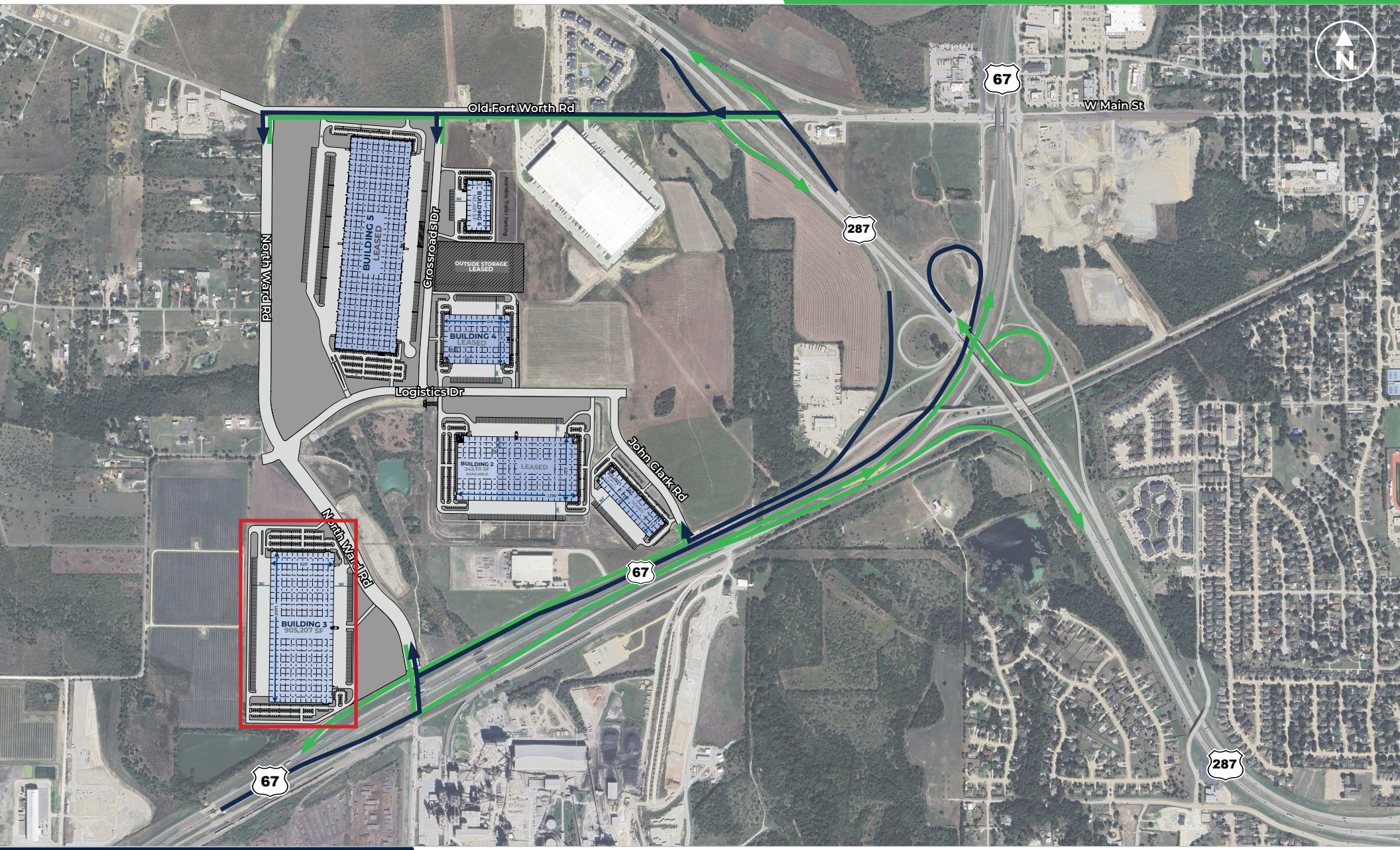
ACCESS



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PHOTOGRAPHY

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