



# CEDAR67

LOGISTICS PARK

1000 S J Elmer Weaver Fwy, Cedar Hill, TX 75104

## AVAILABLE FOR LEASE OR SALE

New Class A, 348,105 SF Logistics Facility



Pursuing LEED Certification

**NATHAN LAWRENCE**

+1 214 402 6016 | [nathan.lawrence@kbcadvisors.com](mailto:nathan.lawrence@kbcadvisors.com)

**KRISTA RAYMOND**

+1 972 971 2785 | [krista.raymond@kbcadvisors.com](mailto:krista.raymond@kbcadvisors.com)

**WHIT MADDOX**

+1 817 437 5708 | [whit.maddox@kbcadvisors.com](mailto:whit.maddox@kbcadvisors.com)

**WILL CARNEY**

+1 214 240 0014 | [will.carney@kbcadvisors.com](mailto:will.carney@kbcadvisors.com)

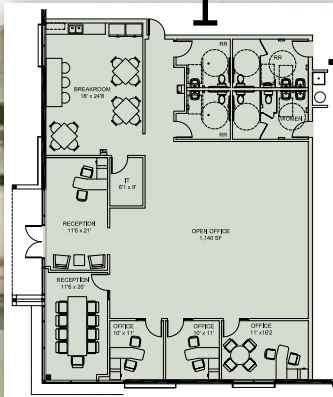
**CHRIS DELZELL**

+1 646 420 1531 | [cdelzell@glp.com](mailto:cdelzell@glp.com)



**SPEC TI**

- » 3,344 SF of Spec Office
- » 22 Dock Levelers
- » LED Warehouse Lighting

**348,105 SF****SPECS**

<b>Building Size:</b>	348,105 SF
<b>Clear Height:</b>	36'
<b>Building Dimensions:</b>	972' x 370'
<b>Column Spacing:</b>	54' x 50'
<b>Loading Bays:</b>	60'
<b>Dock Doors:</b>	100
<b>Ramp Doors:</b>	4
<b>Truck Court:</b>	185'
<b>Trailer Parking:</b>	107
<b>Auto Parking:</b>	Up to 348
<b>Sprinklers:</b>	ESFR
<b>Configuration:</b>	Cross Dock
<b>Roof:</b>	60 Mil TPO, R-20.5, 20-year warranty

**NATHAN LAWRENCE**

+1 214 402 6016 | [nathan.lawrence@kbcadvisors.com](mailto:nathan.lawrence@kbcadvisors.com)

**KRISTA RAYMOND**

+1 972 971 2785 | [krista.raymond@kbcadvisors.com](mailto:krista.raymond@kbcadvisors.com)

**WHIT MADDOX**

+1 817 437 5708 | [whit.maddox@kbcadvisors.com](mailto:whit.maddox@kbcadvisors.com)

**WILL CARNEY**

+1 214 240 0014 | [will.carney@kbcadvisors.com](mailto:will.carney@kbcadvisors.com)

**CHRIS DELZELL**

+1 646 420 1531 | [cdelzell@glp.com](mailto:cdelzell@glp.com)





**NATHAN LAWRENCE**  
+1 214 402 6016 | [nathan.lawrence@kbcadvisors.com](mailto:nathan.lawrence@kbcadvisors.com)

**WHIT MADDOX**  
+1 817 437 5708 | [whit.maddox@kbcadvisors.com](mailto:whit.maddox@kbcadvisors.com)

**KRISTA RAYMOND**  
+1 972 971 2785 | [krista.raymond@kbcadvisors.com](mailto:krista.raymond@kbcadvisors.com)

**WILL CARNEY**  
+1 214 240 0014 | [will.carney@kbcadvisors.com](mailto:will.carney@kbcadvisors.com)

**CHRIS DELZELL**  
+1 646 420 1531 | [cdelzell@glp.com](mailto:cdelzell@glp.com)





## PROPERTY ADVANTAGES

LEED Certified, Class-A logistics facility

Excellent visibility with 1,000+ feet of frontage along US-67

Access to dense labor base and high growth corridors

10 minutes to I-20

Triple Freeport Tax Exemption



**NATHAN LAWRENCE**  
+1 214 402 6016 | [nathan.lawrence@kbcadvisors.com](mailto:nathan.lawrence@kbcadvisors.com)

**WHIT MADDOX**  
+1 817 437 5708 | [whit.maddox@kbcadvisors.com](mailto:whit.maddox@kbcadvisors.com)

**KRISTA RAYMOND**  
+1 972 971 2785 | [krista.raymond@kbcadvisors.com](mailto:krista.raymond@kbcadvisors.com)

**WILL CARNEY**  
+1 214 240 0014 | [will.carney@kbcadvisors.com](mailto:will.carney@kbcadvisors.com)

**CHRIS DELZELL**  
+1 646 420 1531 | [cdelzell@glp.com](mailto:cdelzell@glp.com)



1,000+ FT  
OF FRONTAGE

TIDWELL ST



MT LEBANON RD



**AMENITIES**  
1.5 MILES FROM SITE

- |                    |                                |
|--------------------|--------------------------------|
| Applebee's         | Raising Cane's Chicken Fingers |
| Buffalo Wild Wings | Razzoo's Cajun Cafe            |
| Burger King        | Red Robin                      |
| Chicken Express    | Salt Grass Steak House         |
| Chick-fil-a        | Smoothie King                  |
| Chile's            | Starbucks                      |
| Chipotle           | Sonic                          |
| Domino's Pizza     | Taco Bell                      |
| Dunkin' Donuts     | Taco Bueno                     |
| Fuzzy's Taco Shop  | TGI Fridays                    |
| iHop               | The Honey Backed Ham Co.       |
| Jack's             | Wendy's                        |
| Joe's Crab Shack   | Whataburger                    |
| KFC                | Wing Stop                      |
| Krispy Kreme       | YummiBerry Frozen Yogurt       |
| McDonald's         |                                |
| Panera Bread       |                                |
| Papa John's        |                                |



**NATHAN LAWRENCE**  
+1 214 402 6016 | nathan.lawrence@kbcadvisors.com

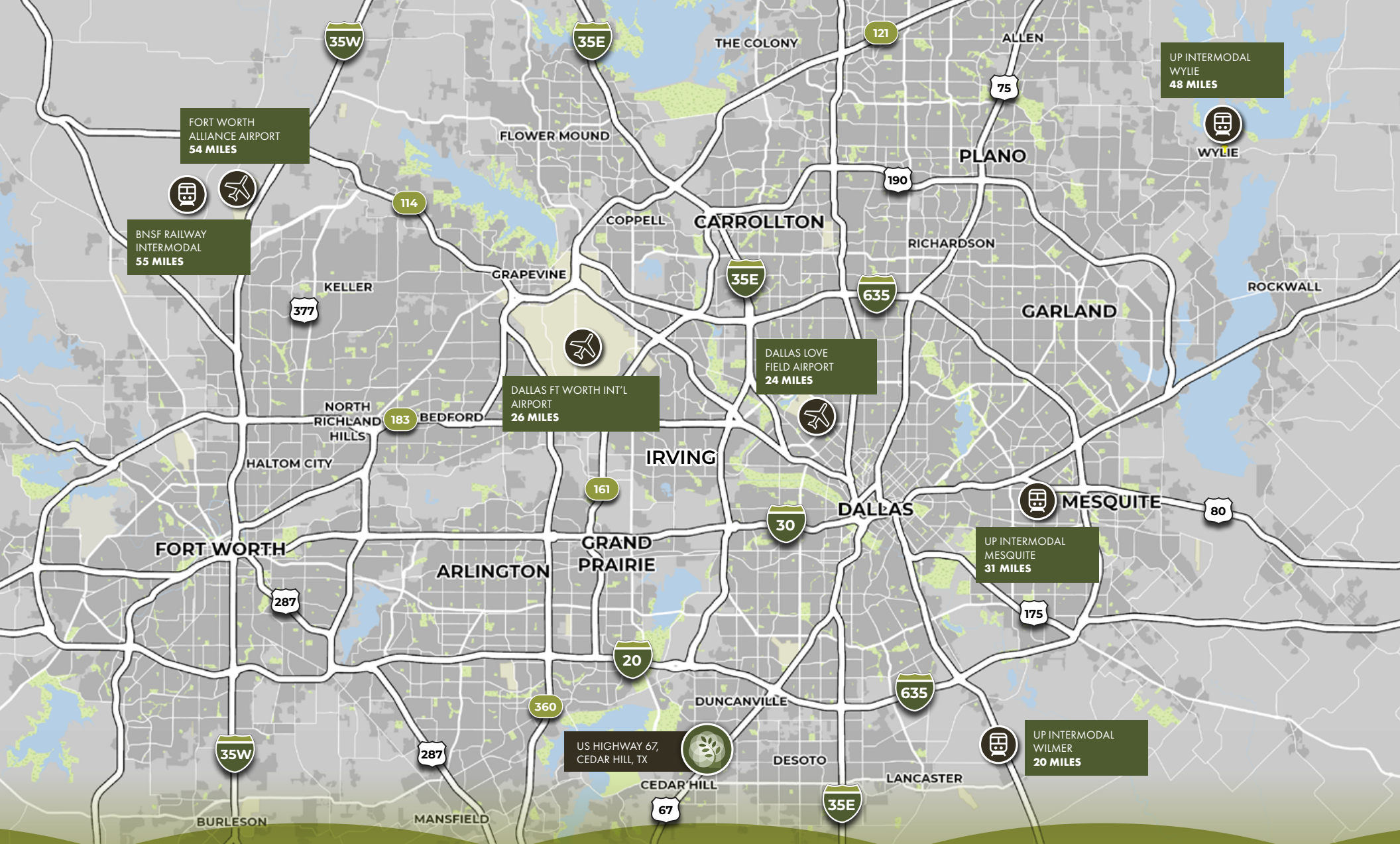
**WHIT MADDOX**  
+1 817 437 5708 | whit.maddox@kbcadvisors.com

**KRISTA RAYMOND**  
+1 972 971 2785 | krista.raymond@kbcadvisors.com

**WILL CARNEY**  
+1 214 240 0014 | will.carney@kbcadvisors.com

**CHRIS DELZELL**  
+1 646 420 1531 | cdelzell@glp.com





**NATHAN LAWRENCE**  
 +1 214 402 6016 | nathan.lawrence@kbcadvisors.com

**WHIT MADDOX**  
 +1 817 437 5708 | whit.maddox@kbcadvisors.com

**KRISTA RAYMOND**  
 +1 972 971 2785 | krista.raymond@kbcadvisors.com

**WILL CARNEY**  
 +1 214 240 0014 | will.carney@kbcadvisors.com

**CHRIS DELZELL**  
 +1 646 420 1531 | cdelzell@glp.com



© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.