



# CROSSROADS

LOGISTICS PARK

1011 JOHN CLARK ROAD  
MIDLOTHIAN, TX 76065

**46,082 SF AVAILABLE**



CLICK OR SCAN TO VIEW  
THE DRONE VIDEO



**HILLWOOD**  
A PEROT COMPANY™

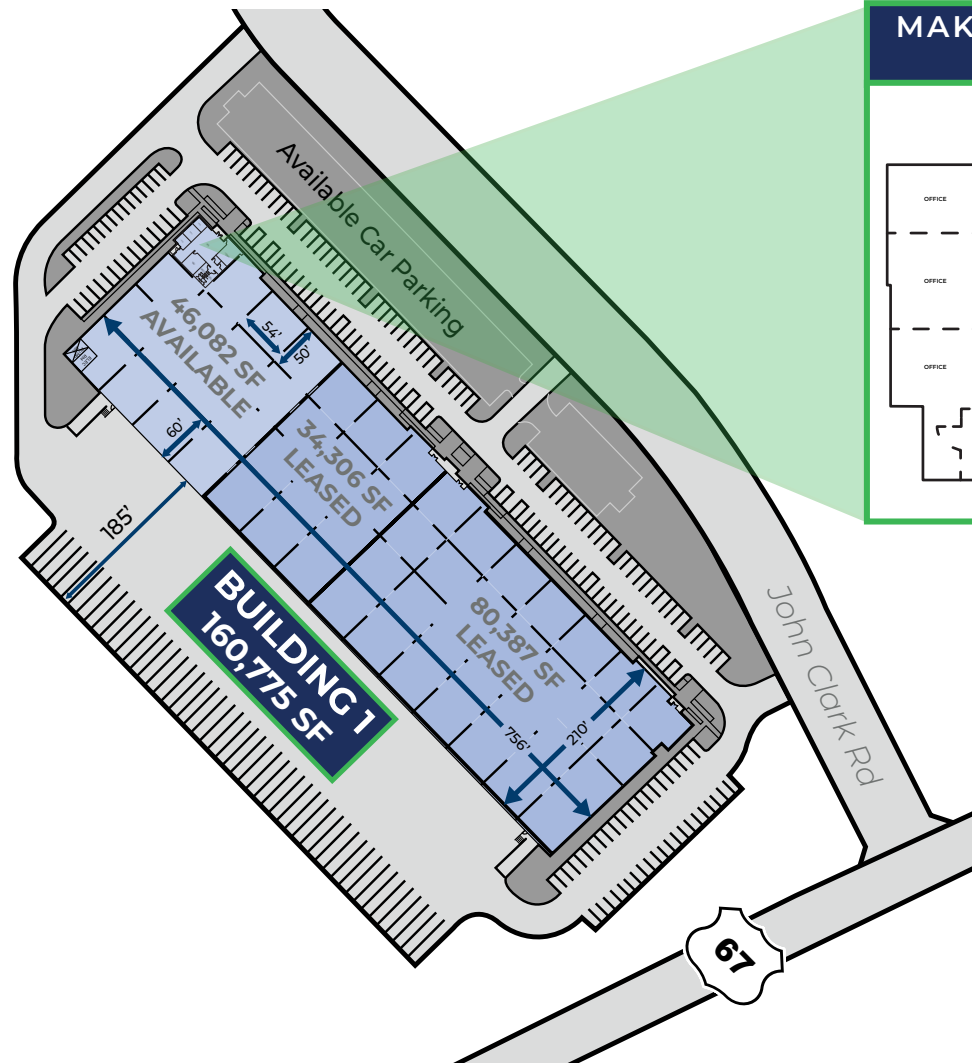
## BUILDING 1

Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Building 1 boasts state-of-the-art features including 32' clear height, rear-load 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 tenant accessibility.

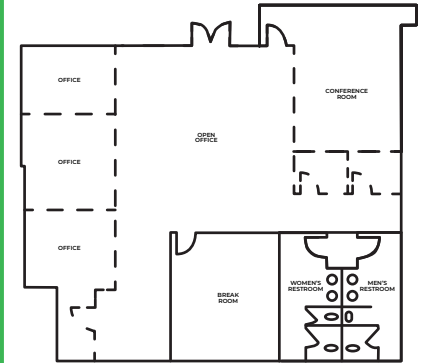
## CROSSROADS LOGISTICS PARK | BUILDING 1

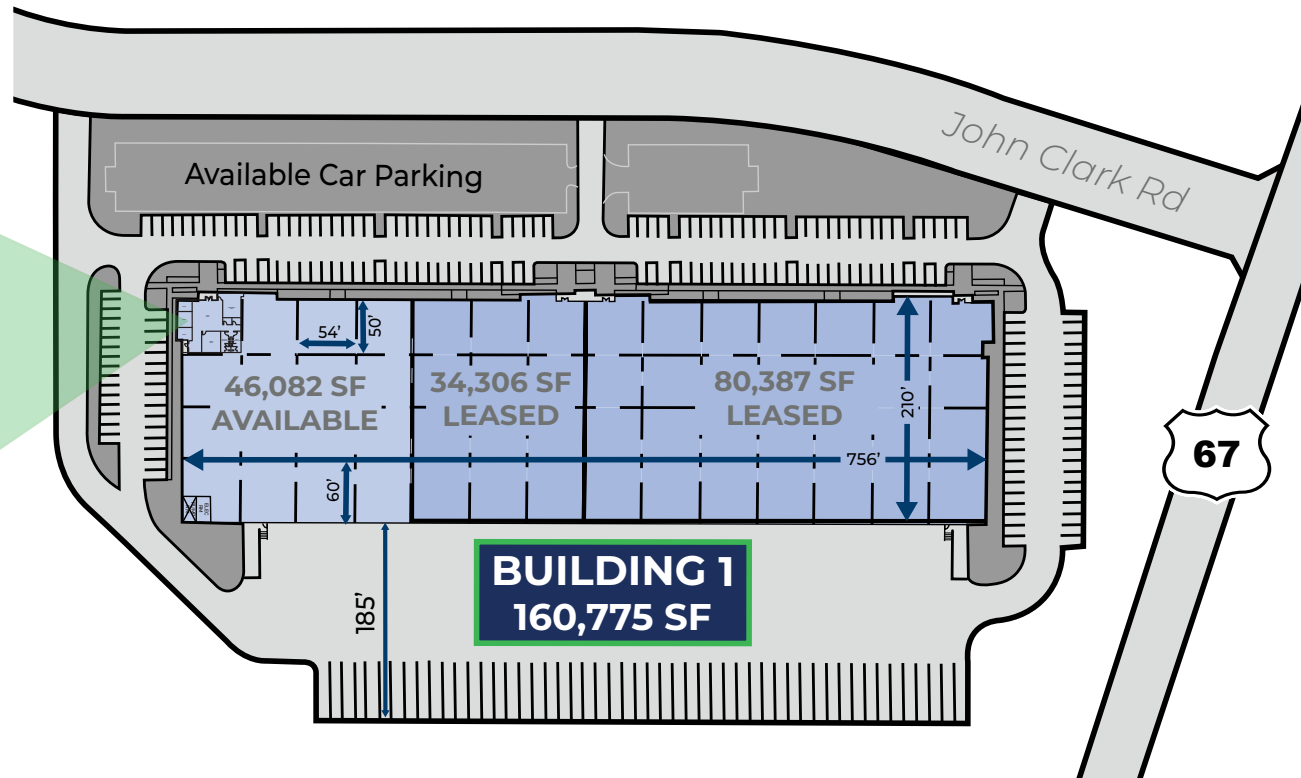
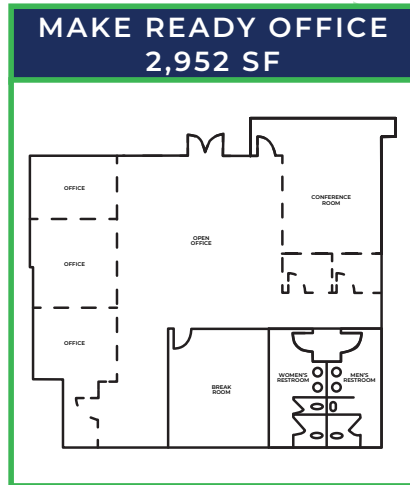
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## PROPERTY OVERVIEW



### MAKE READY OFFICE 2,952 SF

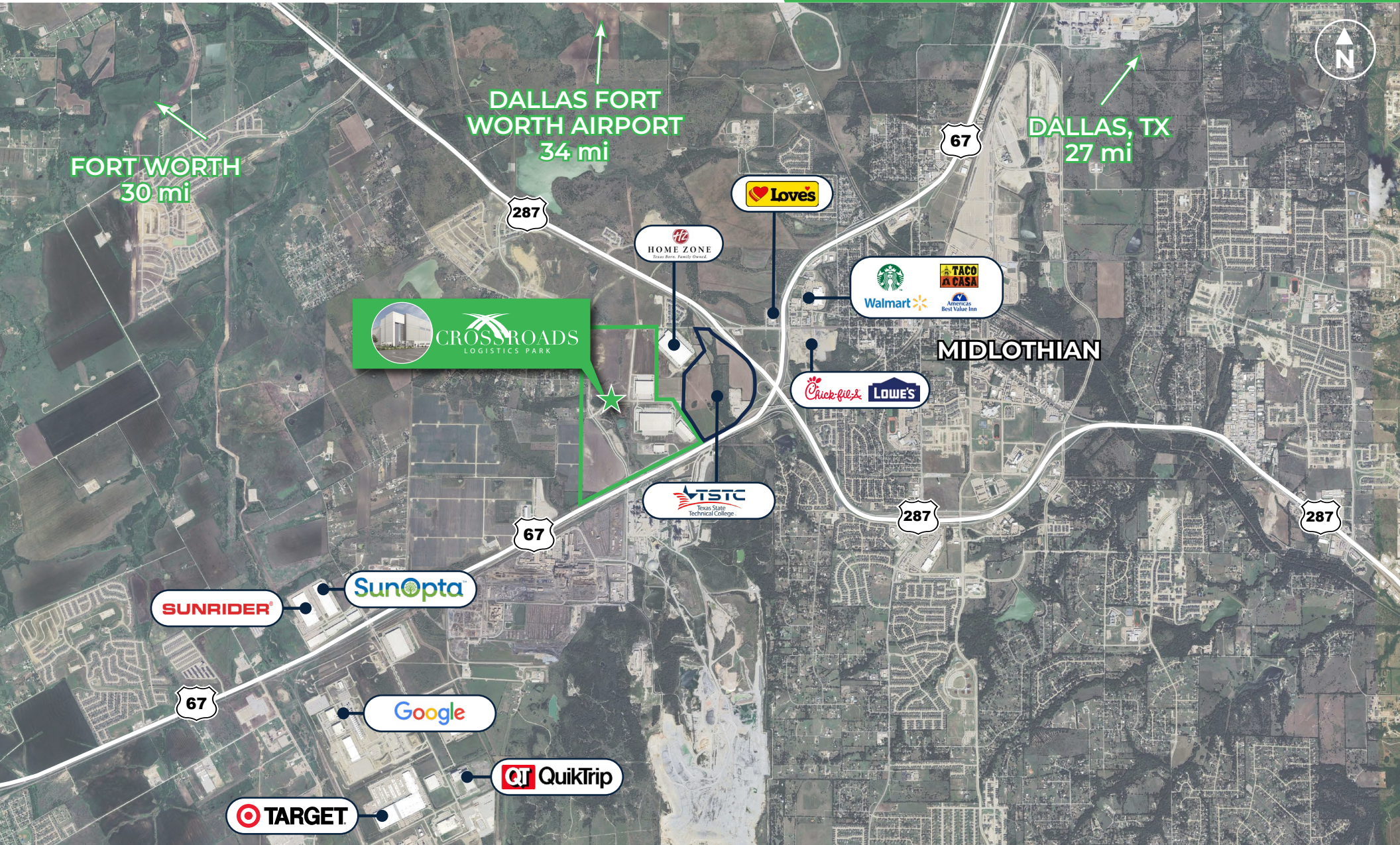




**BUILDING DETAILS**

<b>Available SF</b>	46,082 SF	<b>Column Spacing</b>	54' wide x 50' deep	<b>Truck Court</b>	185' deep
<b>Site Acreage</b>	± 14.41 acres	<b>Staging Bays</b>	54' wide x 60' deep	<b>Auto Parking</b>	67 spaces
<b>Configuration</b>	Rear load	<b>Dock Doors</b>	9 - 9' x 10' dock high doors	<b>Trailer Parking</b>	7 spaces
<b>Make Ready Office</b>	2,952 SF	<b>Drive-In Ramp Doors</b>	1 - 12' x 14' drive-in door	<b>Fire Protection</b>	ESFR, K-22
<b>Clear Height</b>	32'	<b>Dock Packages</b>	1	<b>Lighting</b>	LED highbay fixtures with 15' whips based on 30 fc at 36" AFF open layout





DRIVE TIMES

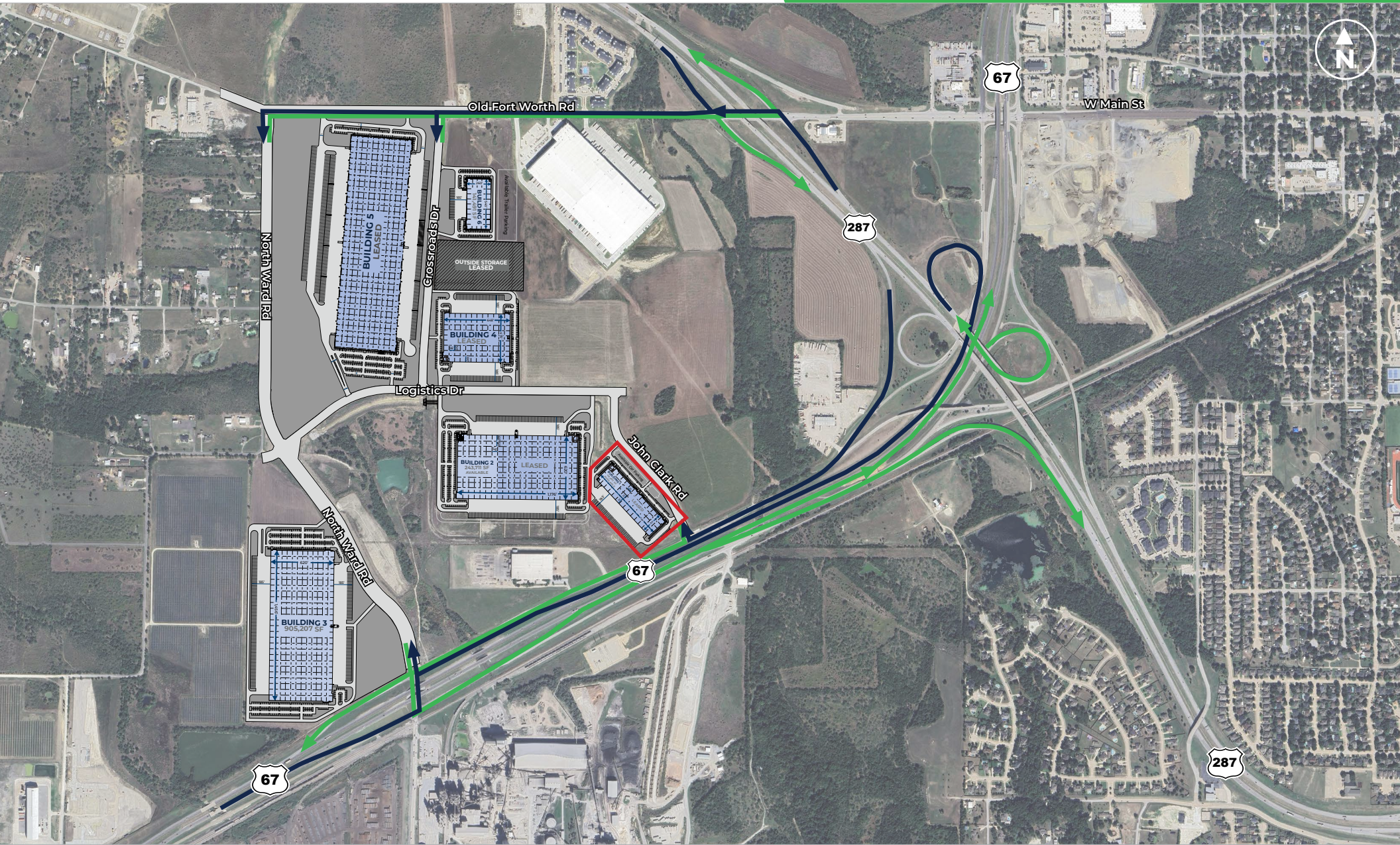
I-35	Dallas	Fort Worth	Dallas-Fort Worth Int'l Airport
13 mi.  16 min.	27 mi.  33 min.	30 mi.  32 min.	34 mi.  39 min.



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ACCESS



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A PEROT COMPANY

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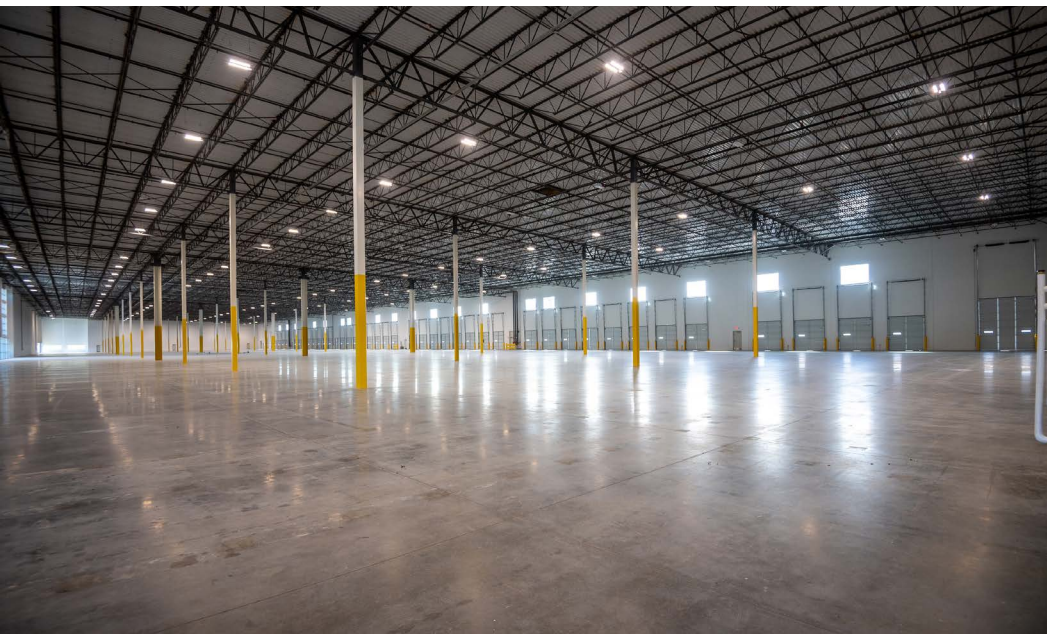
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## DEVELOPMENT



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