



1011 JOHN CLARK ROAD  
MIDLOTHIAN, TX 76065

**46,082 SF AVAILABLE**



CLICK OR SCAN TO VIEW  
THE DRONE VIDEO



**BUILDING 1**

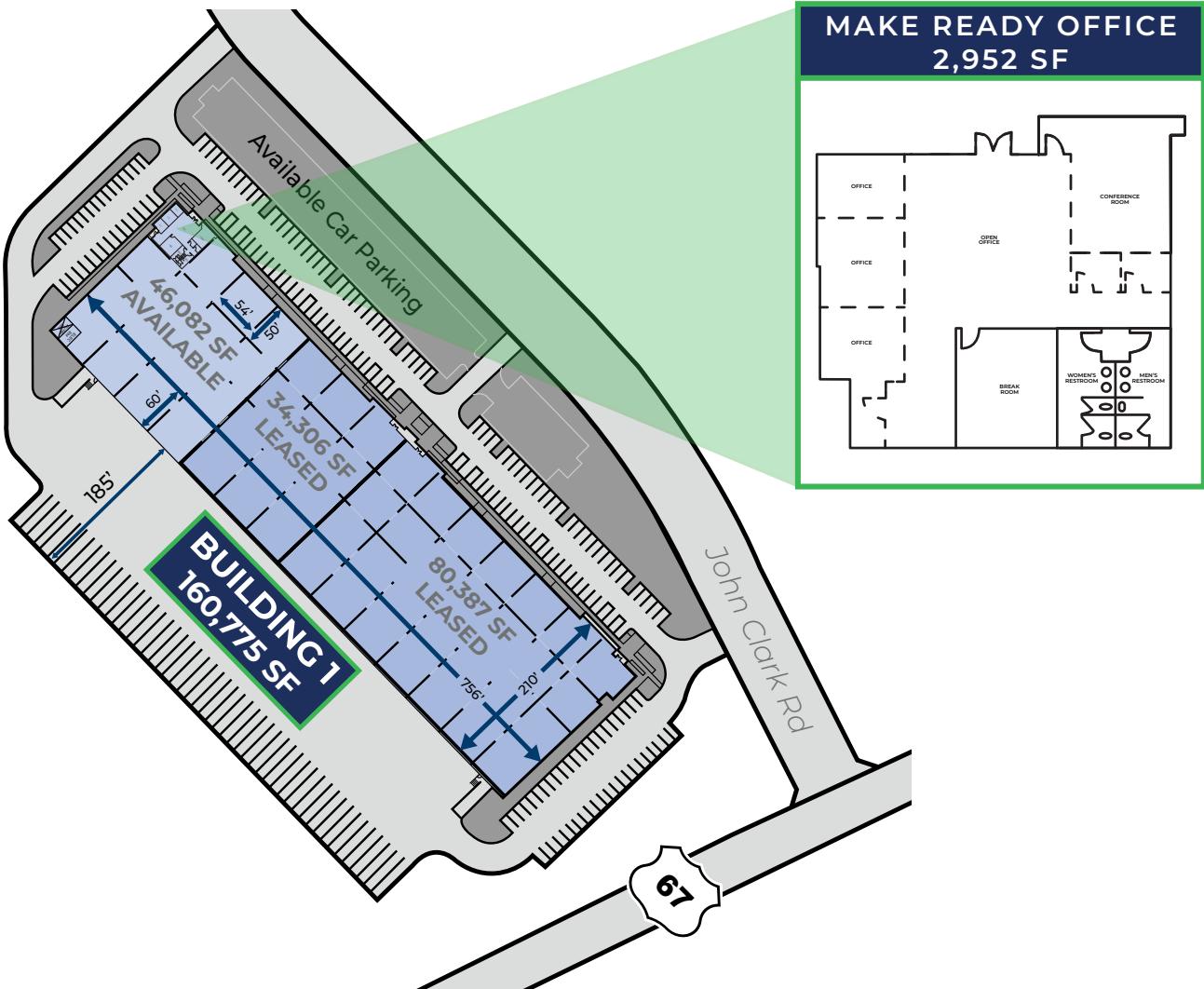
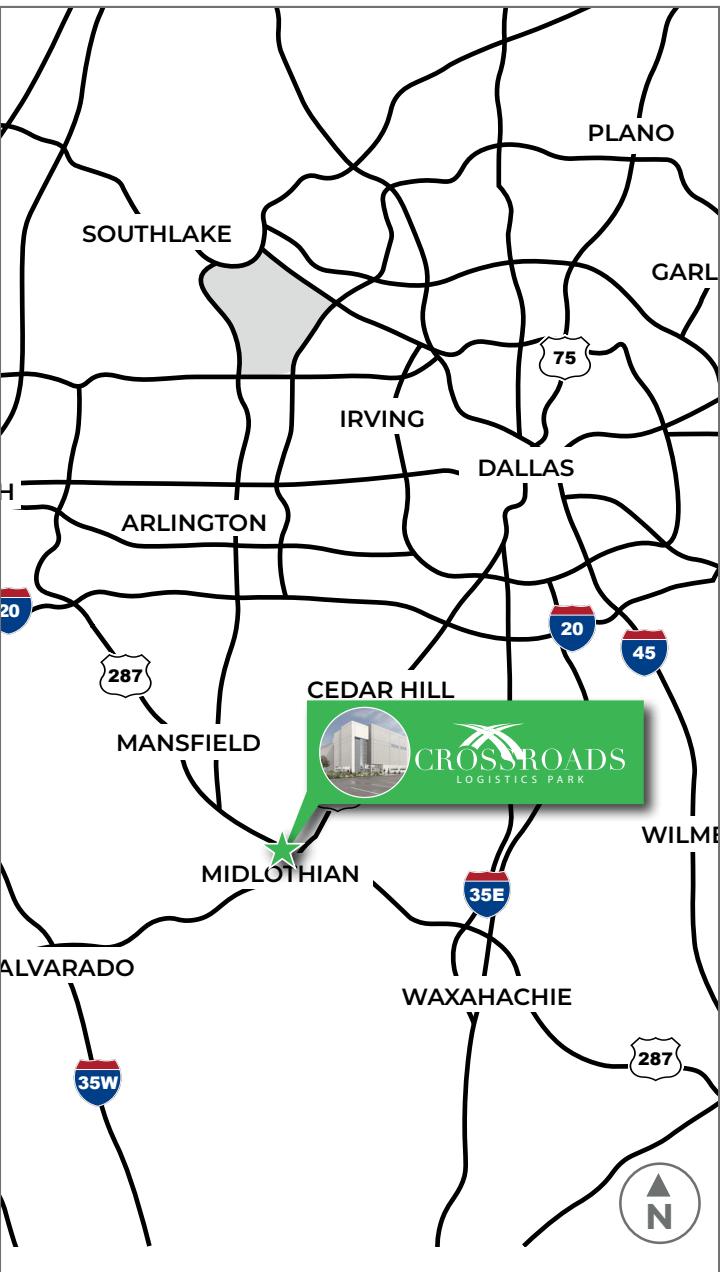
Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Building 1 boasts state-of-the-art features including 32' clear height, rear-load configuration, 185' truck court, and ample auto and trailer parking. Crossroads Logistics Park is located at 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.

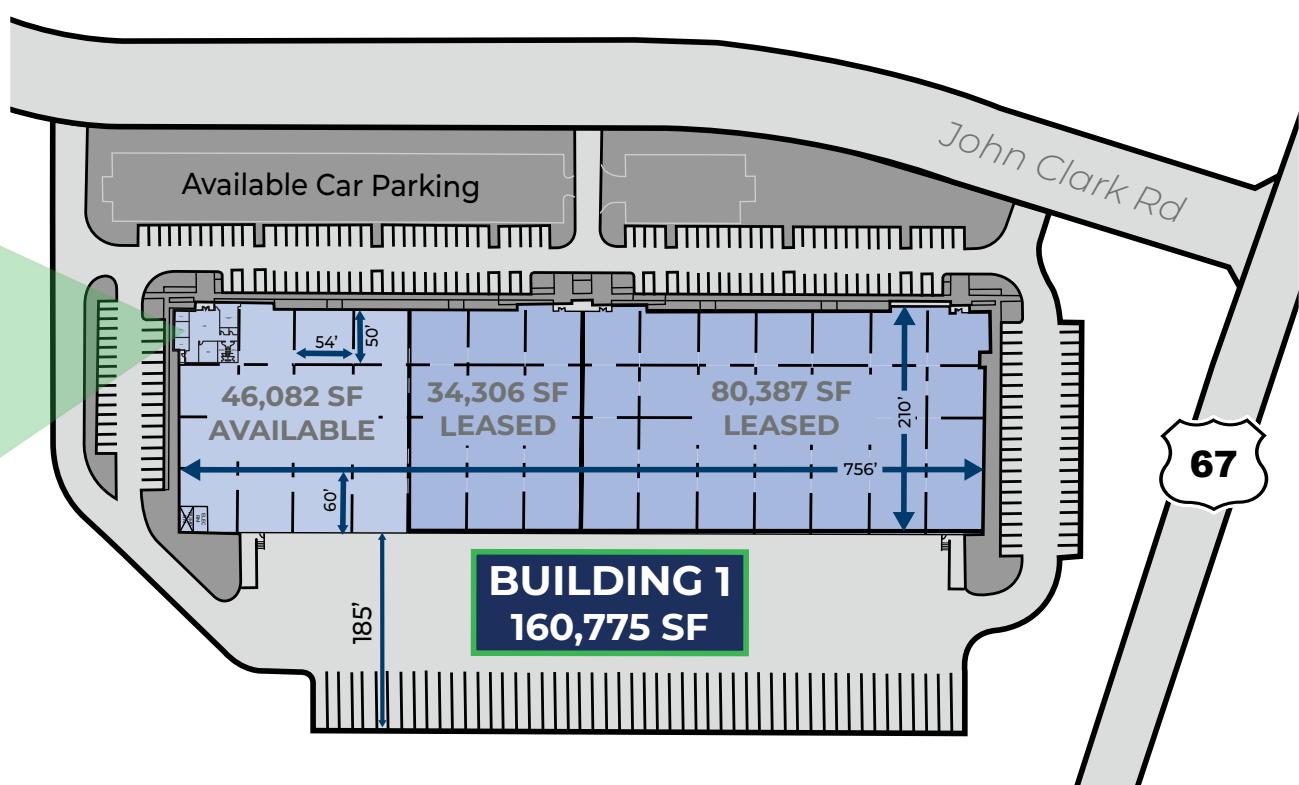


# CROSSROADS LOGISTICS PARK | BUILDING 1

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# PROPERTY OVERVIEW





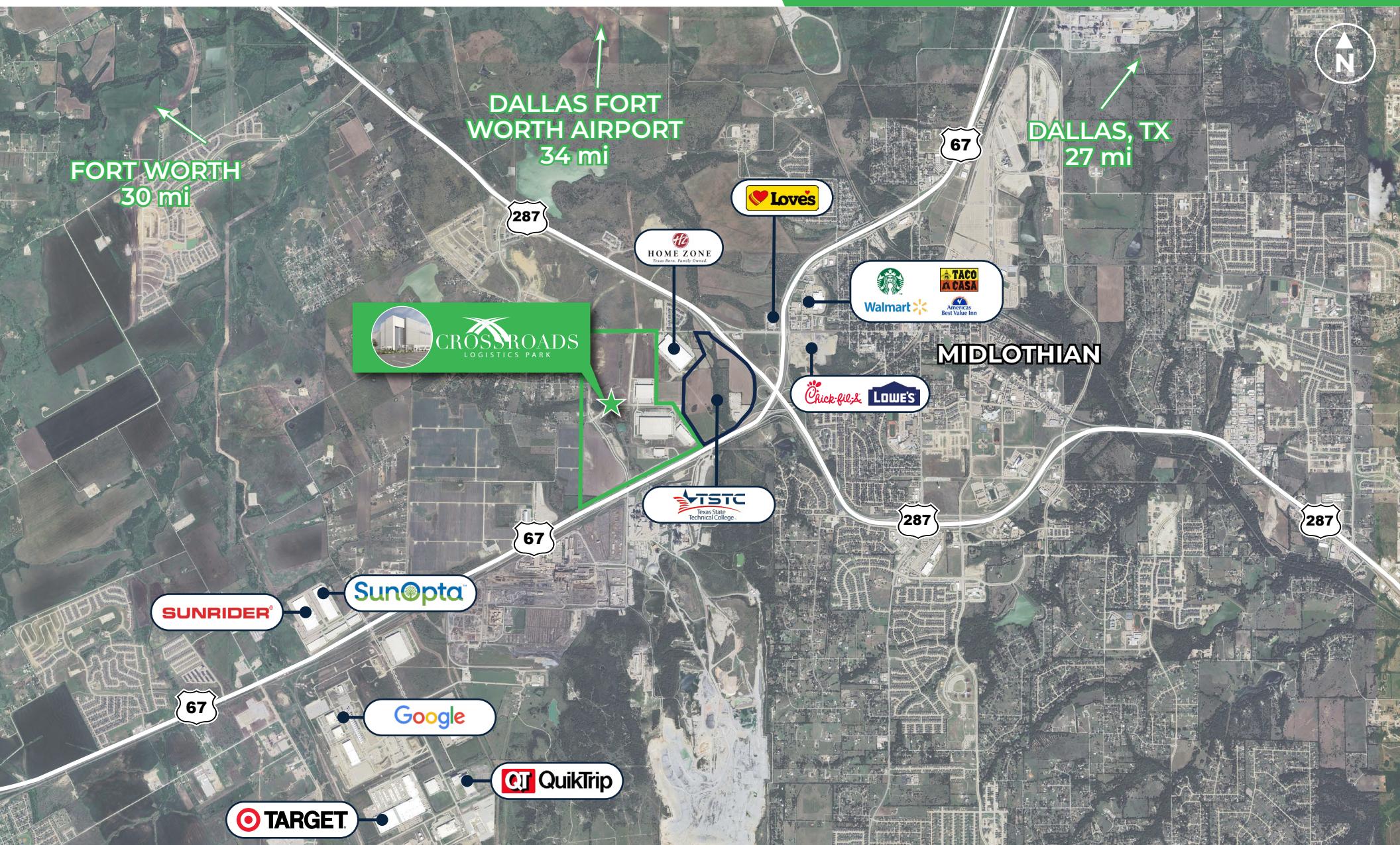
## BUILDING DETAILS

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

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## AREA INFORMATION



**DRIVE  
TIMES**

I-35

13 mi. 16 min.

Dallas

27 mi. 33 min.

Fort Worth

30 mi. 32 min.

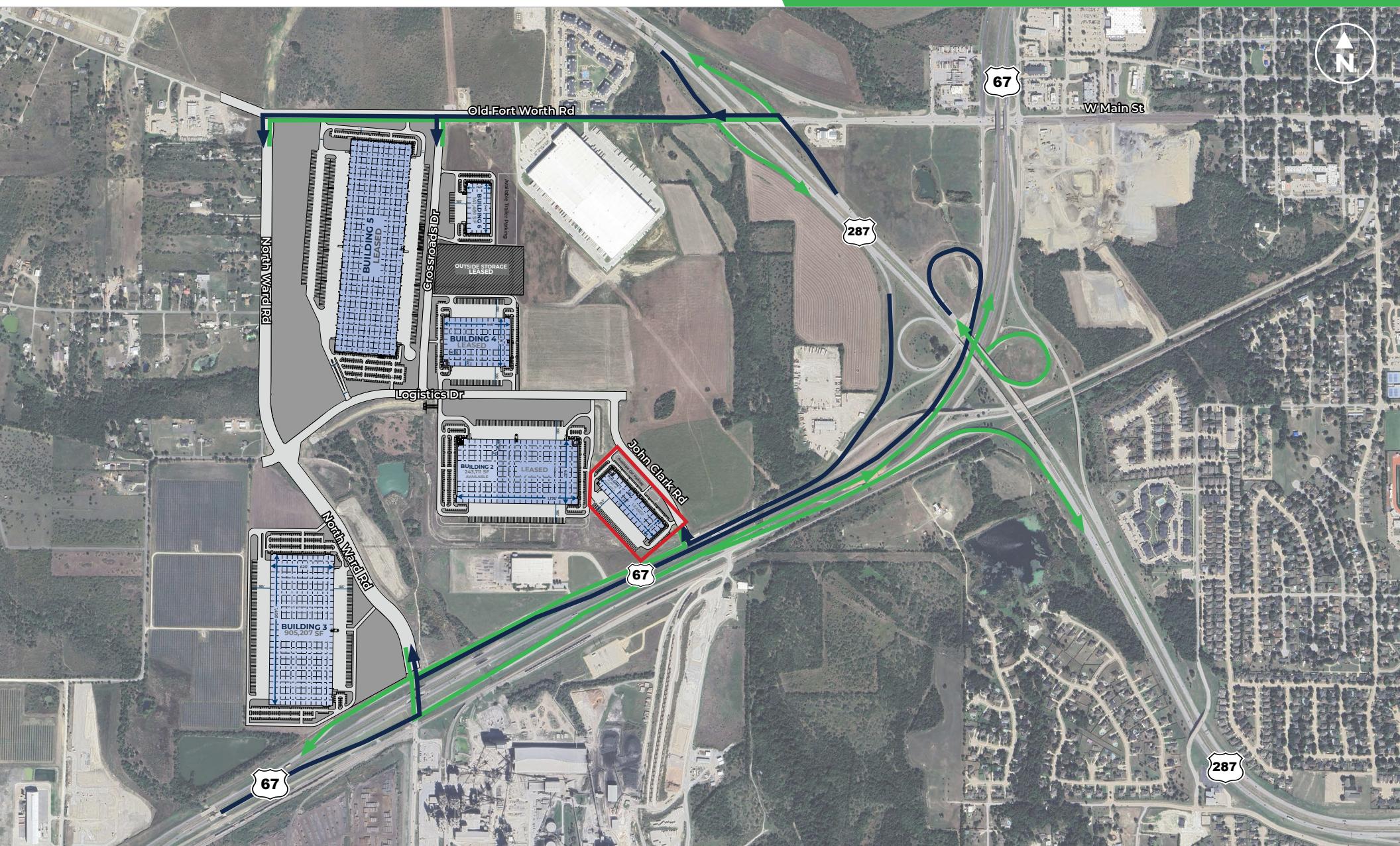
Dallas-Fort Worth Int'l Airport

34 mi. 39 min.

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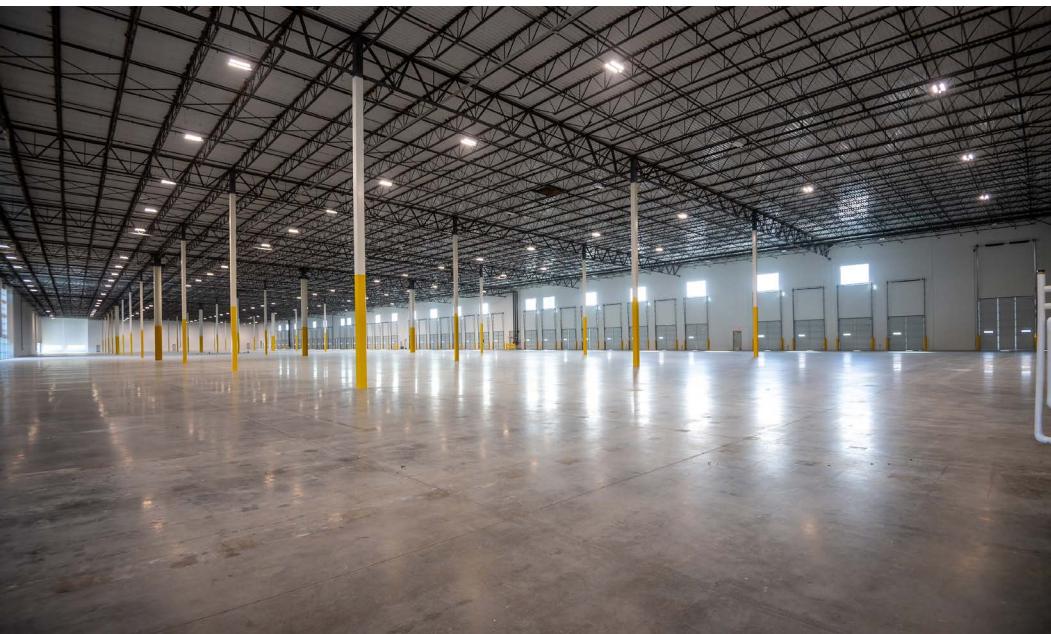
## ACCESS



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## PHOTOGRAPHY



## DEVELOPMENT



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