



# LONG CREEK LOGISTICS

**THREE CLASS A BUILDINGS  
SUITES FROM 40,560 - 294,500 SF**



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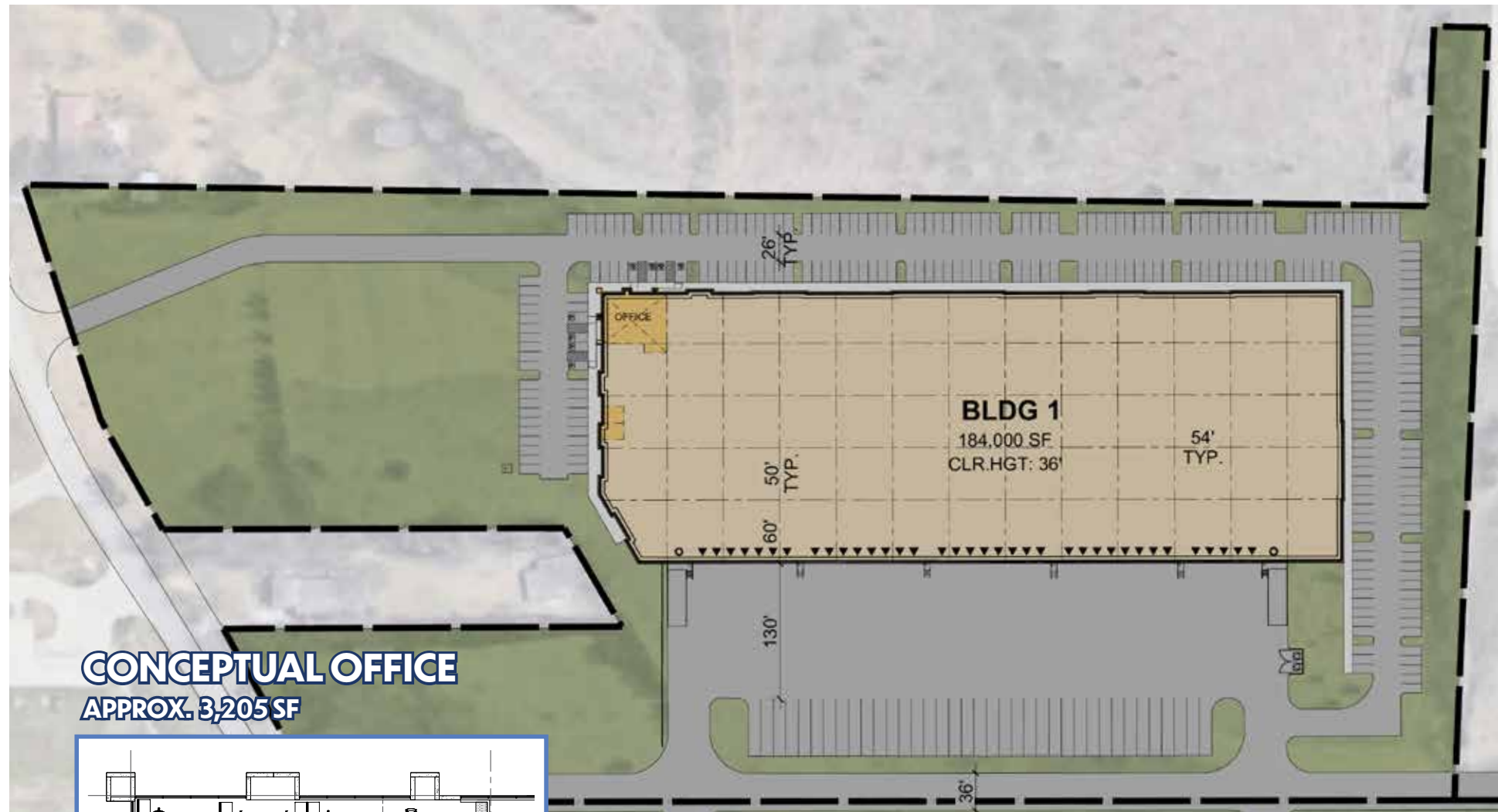


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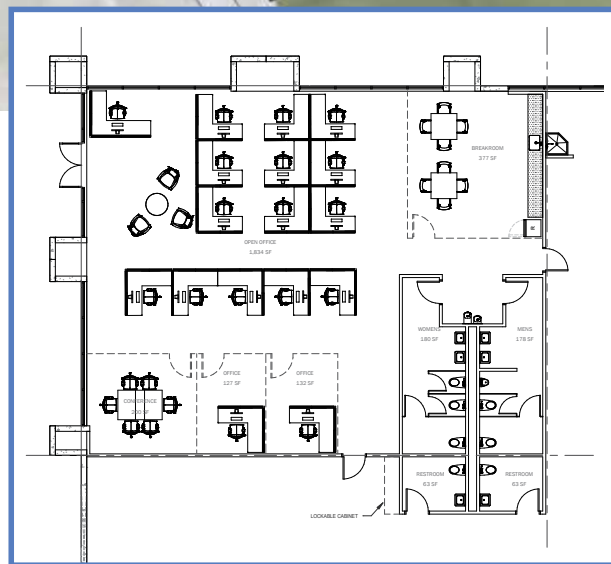




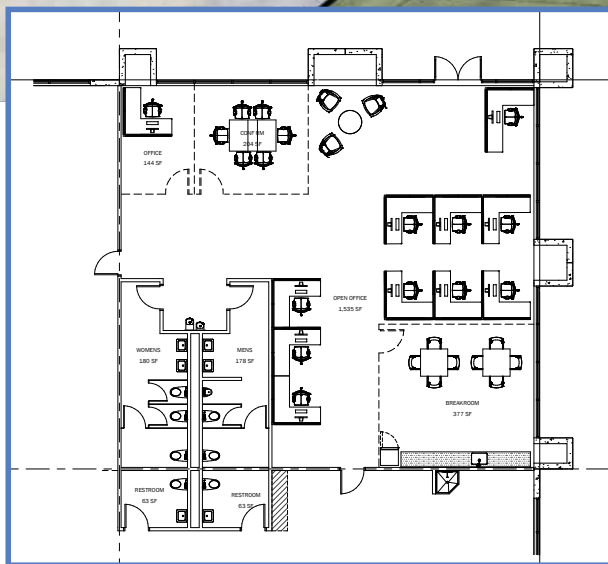
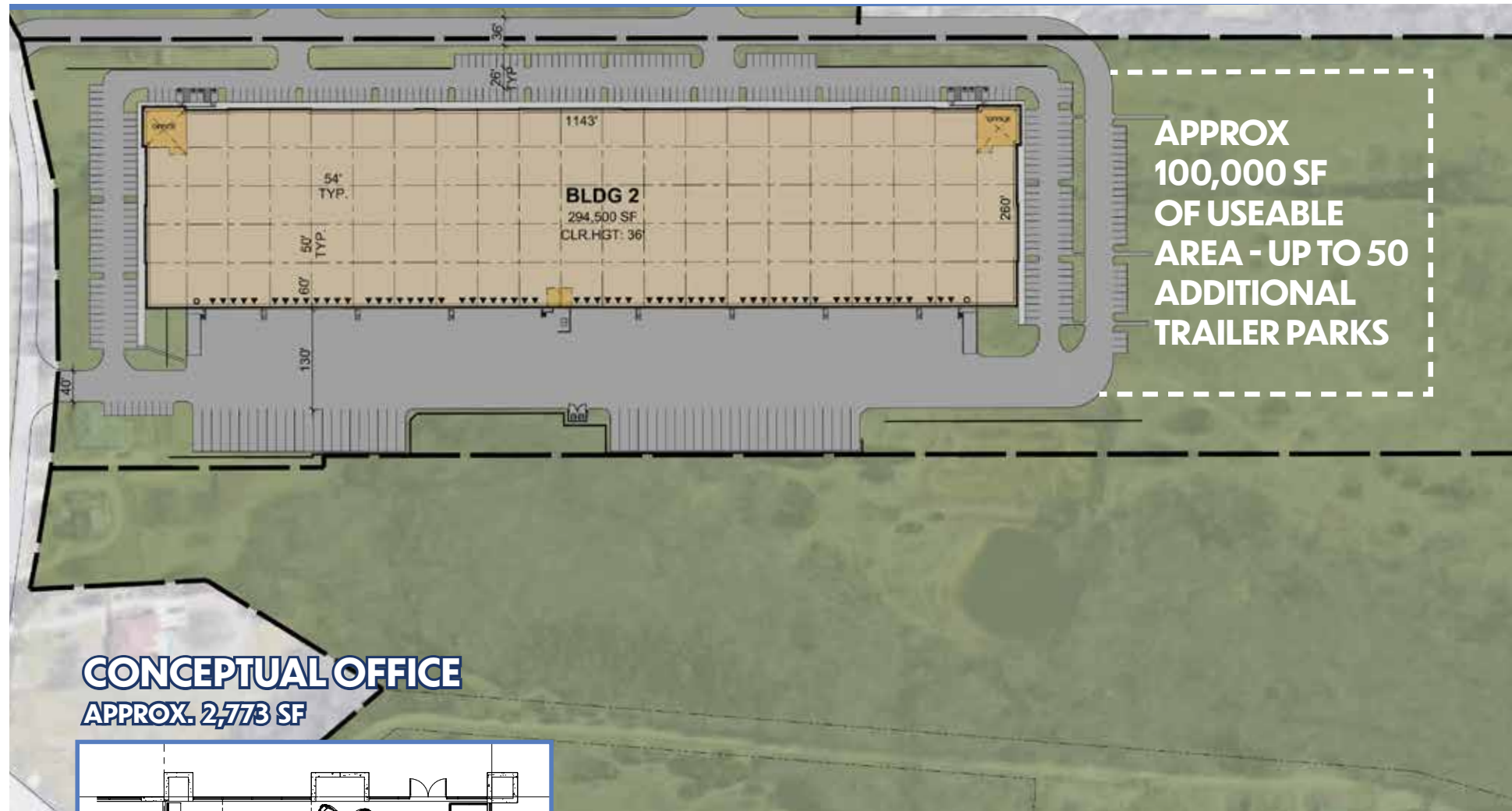
	BUILDING 1	BUILDING 2	BUILDING 3
TOTAL SIZE	184,000 SF	294,500 SF	157,057 SF
MINIMUM DIVISIBLE	56,160 SF	56,160 SF	40,560 SF
OFFICE AREA	3,205 SF (Spec)	2,773 SF (Spec)	2,531 SF (Spec)
BUILDING DEPTH	260'	260'	260'
BUILDING DIMENSIONS	663'W x 260'D	1131'W x 260'D	624'W x 260'D
TYPICAL BAY SIZE	54'W x 50'D	54'W x 50'D	54'W x 50'D
STAGING BAY	60'	60'	60'
CLEAR HEIGHT	32'	32'	32'
LOADING	36 Dock High Doors	62 Dock High Doors	29 Dock High Doors
RAMPS	2 Ramped Doors	2 Ramped Door	1 Ramped Door
TRUCK COURT	130' (ability to secure)	130' (ability to secure)	130' (ability to secure)
CAR PARKS	263	292	203
TRAILER PARKS	37	50	Potential to Add
POWER	2,000A	2,400A	1,600A
CITY	Sunnyvale	Mesquite	Mesquite



**CONCEPTUAL OFFICE**  
APPROX. 3,205 SF



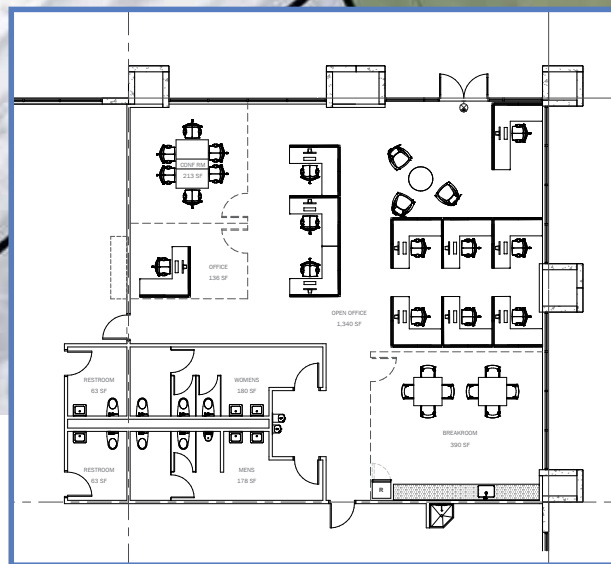
	<b>AVAILABLE</b>	184,000 SF
	<b>DIVISIBLE</b>	+/- 56,160 SF
	<b>OFFICE AREA</b>	3,205 SF (Spec)
	<b>BUILDING DIMENSIONS</b>	663'W x 260'D
	<b>TYPICAL BAY SIZE</b>	54'W x 50'D
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	36 Dock Doors Rear Load Configuration
	<b>RAMPS</b>	2 Ramped Doors
	<b>POWER</b>	480V, 3 Phase electrical service
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	130'
	<b>PARKING</b>	263 Car Parks 37 Trailer Parks Potential additional parking, trailer parking & outside storage available



	<b>AVAILABLE</b>	294,500 SF
	<b>DIVISIBLE</b>	+/- 56,160 SF
	<b>OFFICE AREA</b>	2,773 SF (Spec)
	<b>BUILDING DIMENSIONS</b>	1131'W x 260'D
	<b>TYPICAL BAY SIZE</b>	54'W x 50'D
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	62 Dock Doors Rear Load Configuration
	<b>RAMPS</b>	2 Ramped Door
	<b>POWER</b>	480V, 3 Phase electrical service
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	130'
	<b>PARKING</b>	292 Car Parks 50 Trailer Parks Potential additional parking, trailer parking & outside storage available

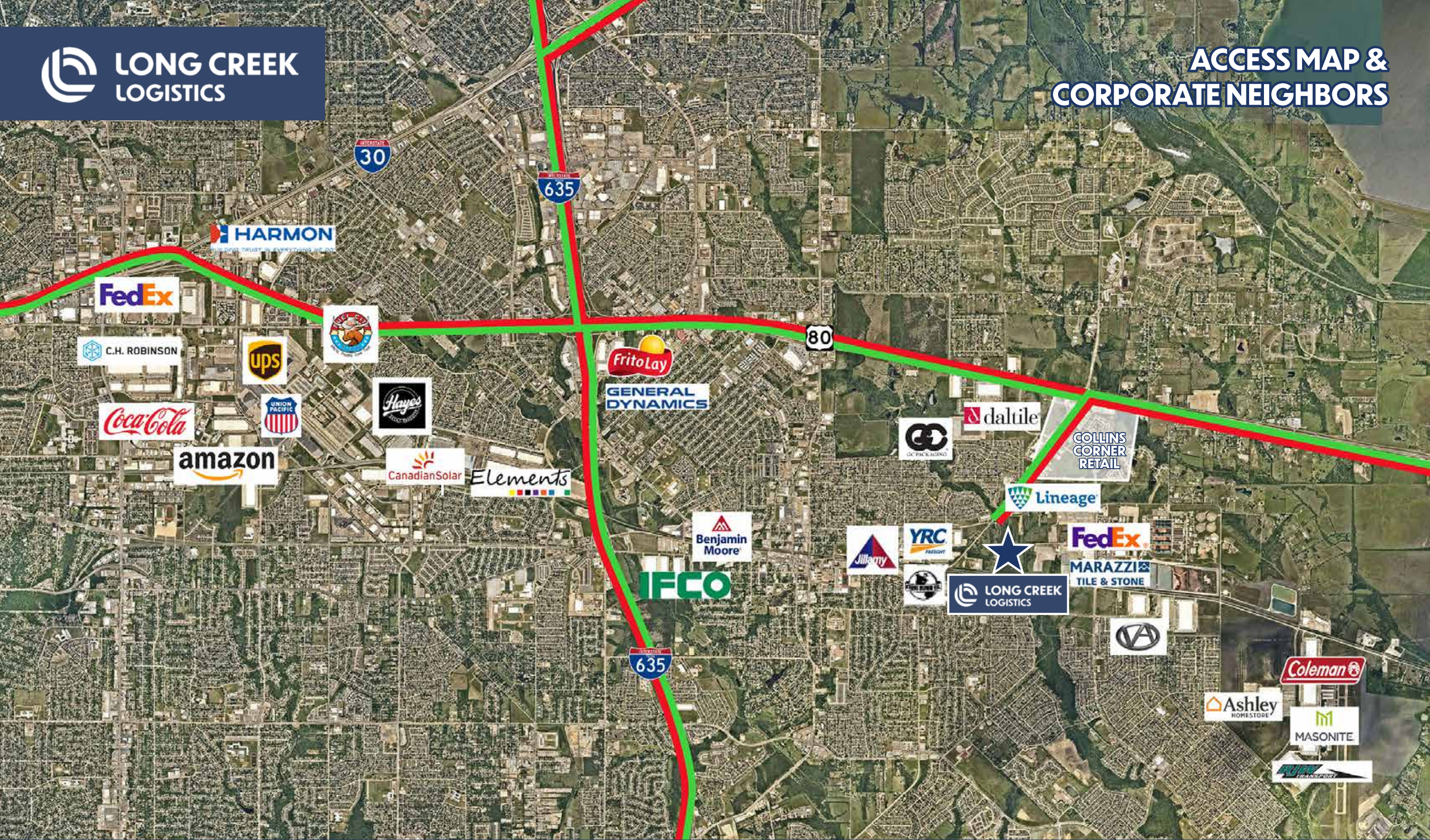


**CONCEPTUAL OFFICE**  
APPROX. 2,531 SF



**APPROX 35,000 SF OF USEABLE AREA - UP TO 34 ADDITIONAL TRAILER PARKS**

	<b>AVAILABLE</b>	157,057 SF
	<b>DIVISIBLE</b>	+/- 40,560 SF
	<b>OFFICE AREA</b>	2,531 SF (Spec)
	<b>BUILDING DIMENSIONS</b>	624'W x 260'D
	<b>TYPICAL BAY SIZE</b>	54'W x 50'D
	<b>STAGING BAY</b>	60'
	<b>CLEAR HEIGHT</b>	32'
	<b>LOADING</b>	29 Dock Doors Rear Load Configuration
	<b>RAMPS</b>	1 Ramped Door
	<b>POWER</b>	480V, 3 Phase electrical service
	<b>SPRINKLER SYSTEM</b>	ESFR
	<b>TRUCK COURT DEPTH</b>	130'
	<b>PARKING</b>	203 Car Parks Frontage along Highway 352 Potential additional parking, trailer parking & outside storage available



DRIVING DISTANCES	
HIGHWAY 80	1.1 miles
I-635	3.1 miles
I-20	5.7 miles
UNION PACIFIC DALLAS INTERMODAL TERMINAL	5.8 miles
I-30	6.6 miles
DALLAS	14 miles
I-35	15.9 miles
DALLAS LOVE FIELD AIRPORT	22.8 miles
DFW INTERNATIONAL AIRPORT	32.9 miles

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