



CROSSROADS

LOGISTICS PARK

270 CROSSROADS DRIVE
MIDLOTHIAN, TX 76065

±141,491 SF AVAILABLE



CLICK OR SCAN TO VIEW
THE DRONE VIDEO



HILLWOOD
A PEROT COMPANY®

BUILDING 6

Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Building 6 boasts state-of-the-art features including 36' clear height, front 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 user accessibility.

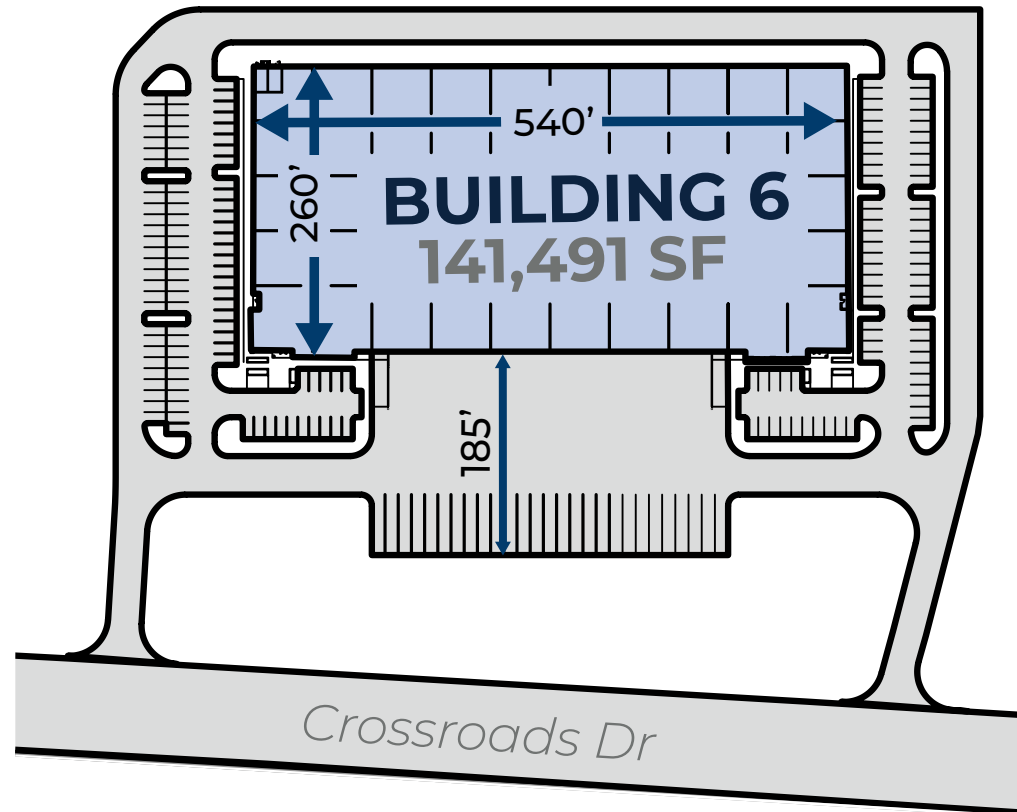
CROSSROADS LOGISTICS PARK | BUILDING 6

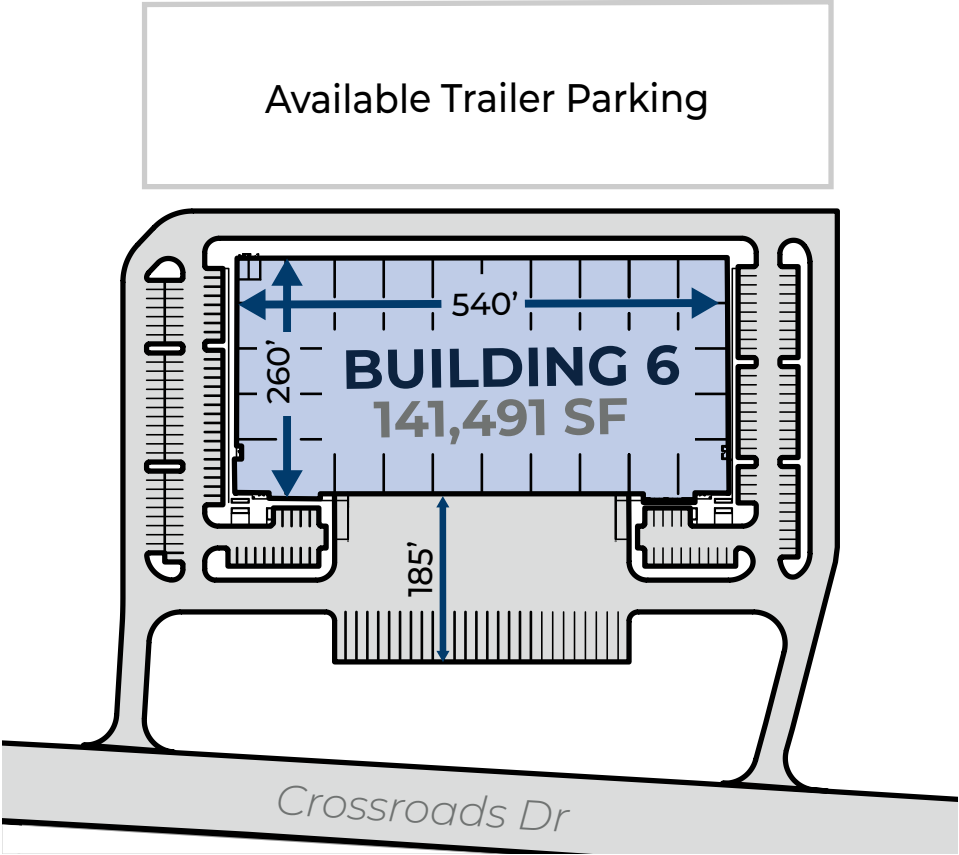
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PROPERTY OVERVIEW

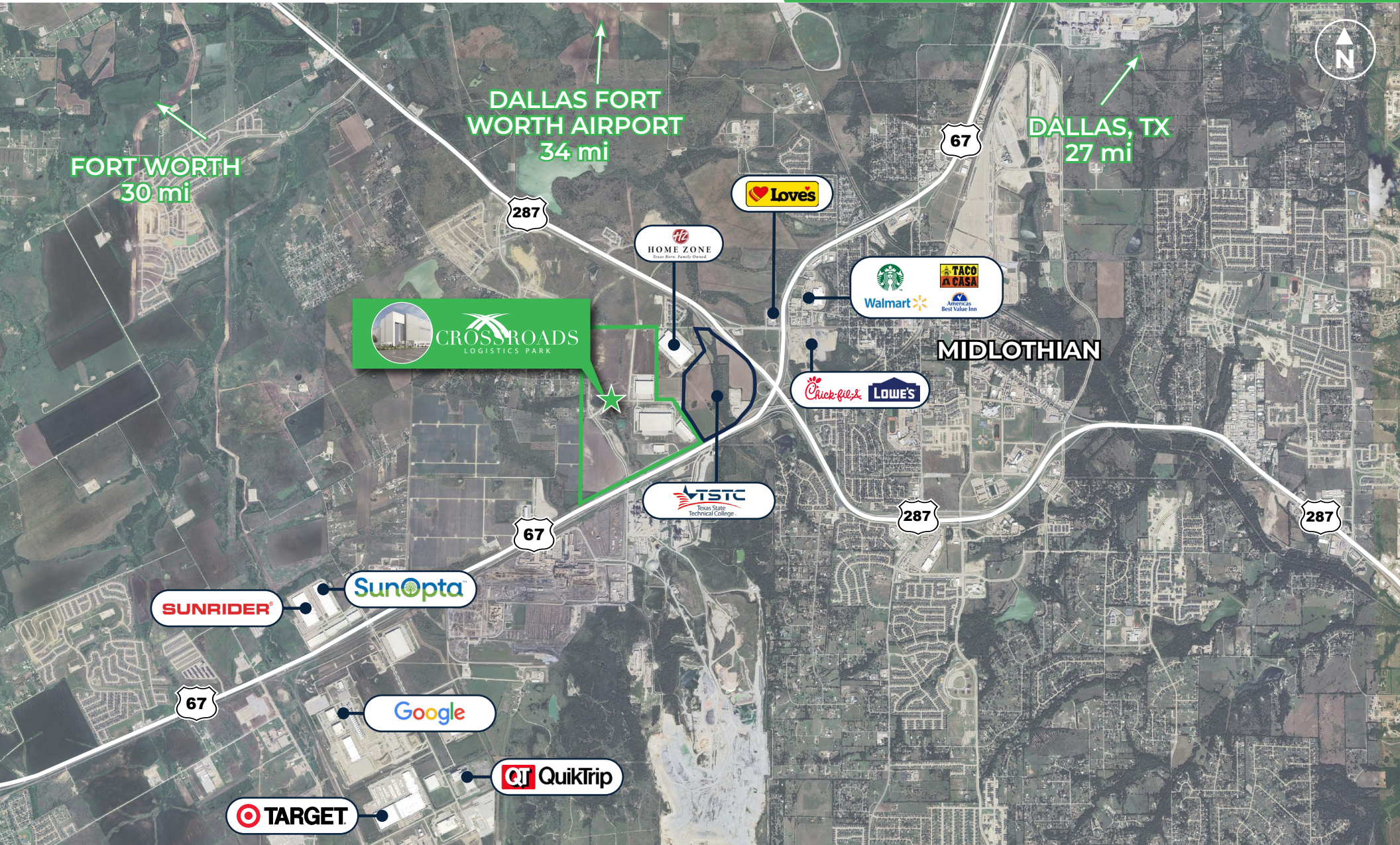


Available Trailer Parking





BUILDING DETAILS					
Available SF	± 141,491 SF	Column Spacing	54' wide x 50' deep	Truck Court	185' deep
Site Acreage	± 18.21 acres	Staging Bays	54' wide x 60' deep	Auto Parking	± 160 spaces
Configuration	Front load	Dock Doors	± 20 - 9' x 10' dock high doors	Trailer Parking	± 27 spaces
Space Dimensions	540' x 260'	Drive-In Ramp Doors	2 - 12' x 14' drive-in doors	Fire Protection	ESFR, K-22
Clear Height	36'	Floor Slab	7" thick	Electrical	2,500 amp service with a 100 amp house panel



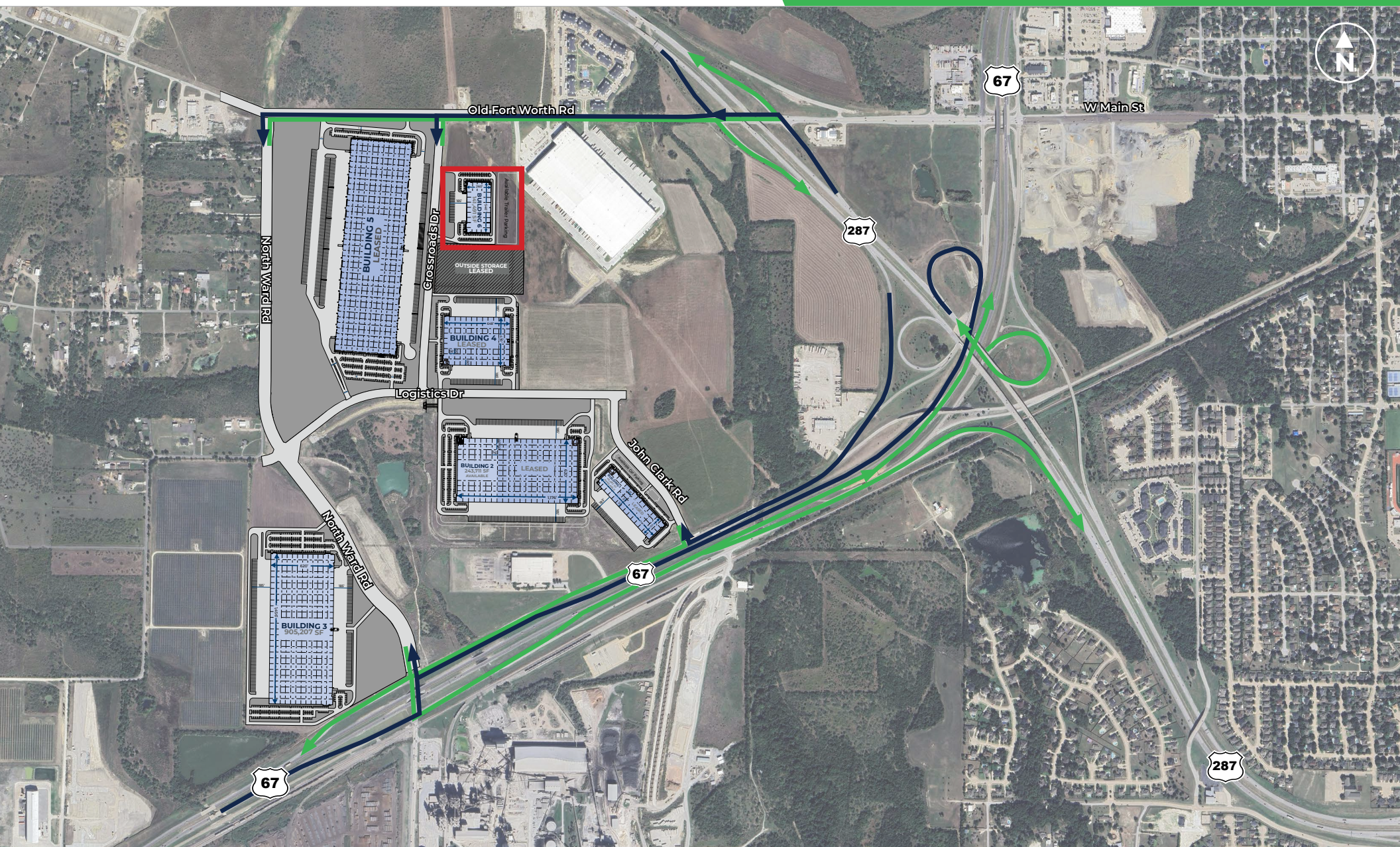
DRIVE
TIMES

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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