



# CROSSROADS

LOGISTICS PARK

1211 NORTH WARD ROAD  
MIDLOTHIAN, TX 76065

**±1,009,367 SF AVAILABLE**



CLICK OR SCAN TO VIEW  
THE DRONE VIDEO



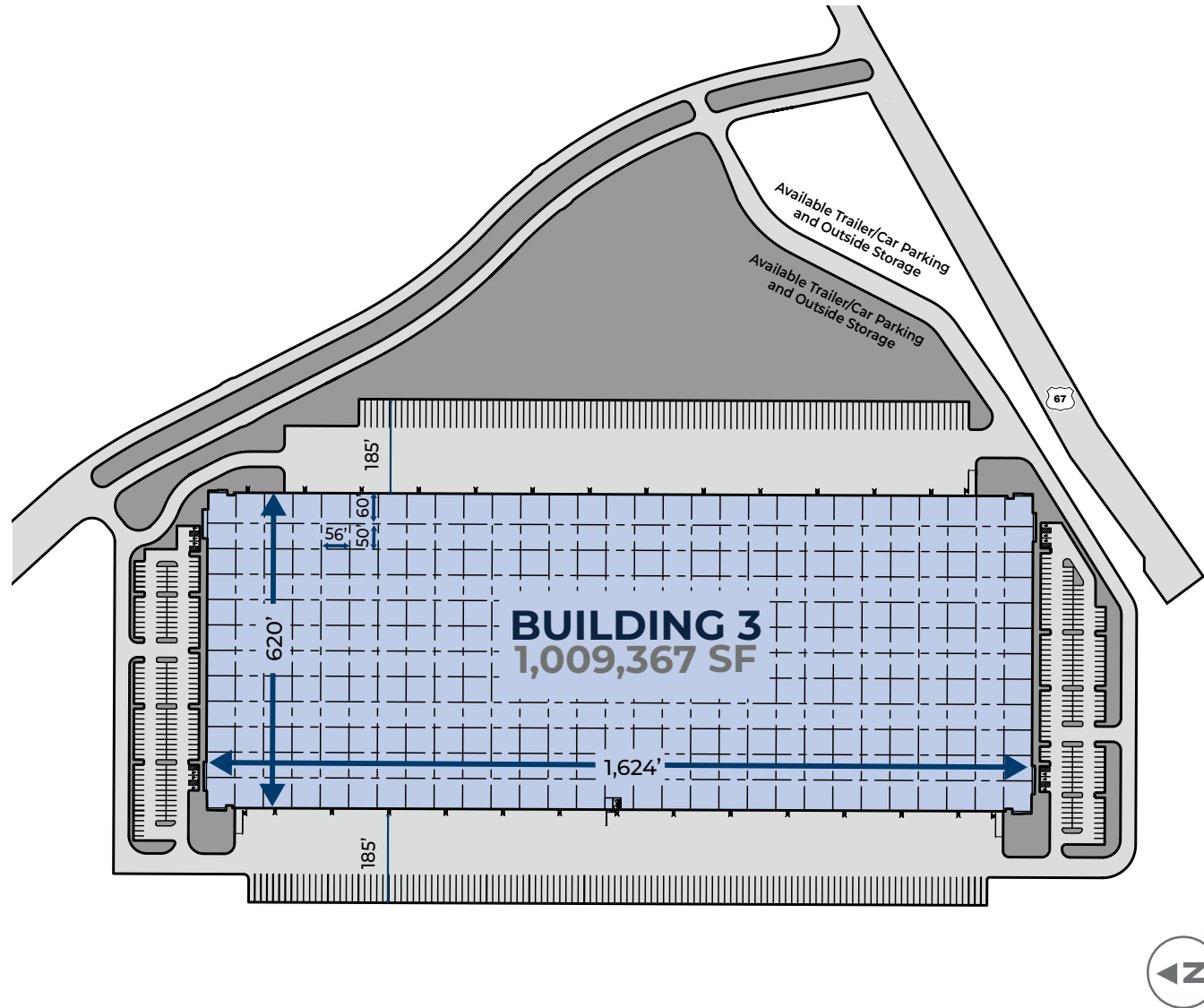
## **BUILDING 3**

Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Building 3 boasts state-of-the-art features including 40' clear height, cross dock 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 3

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# PROPERTY OVERVIEW



**Development**  
**HILLWOOD**  
A PEROT COMPANY\*

**MATT WALKER**  
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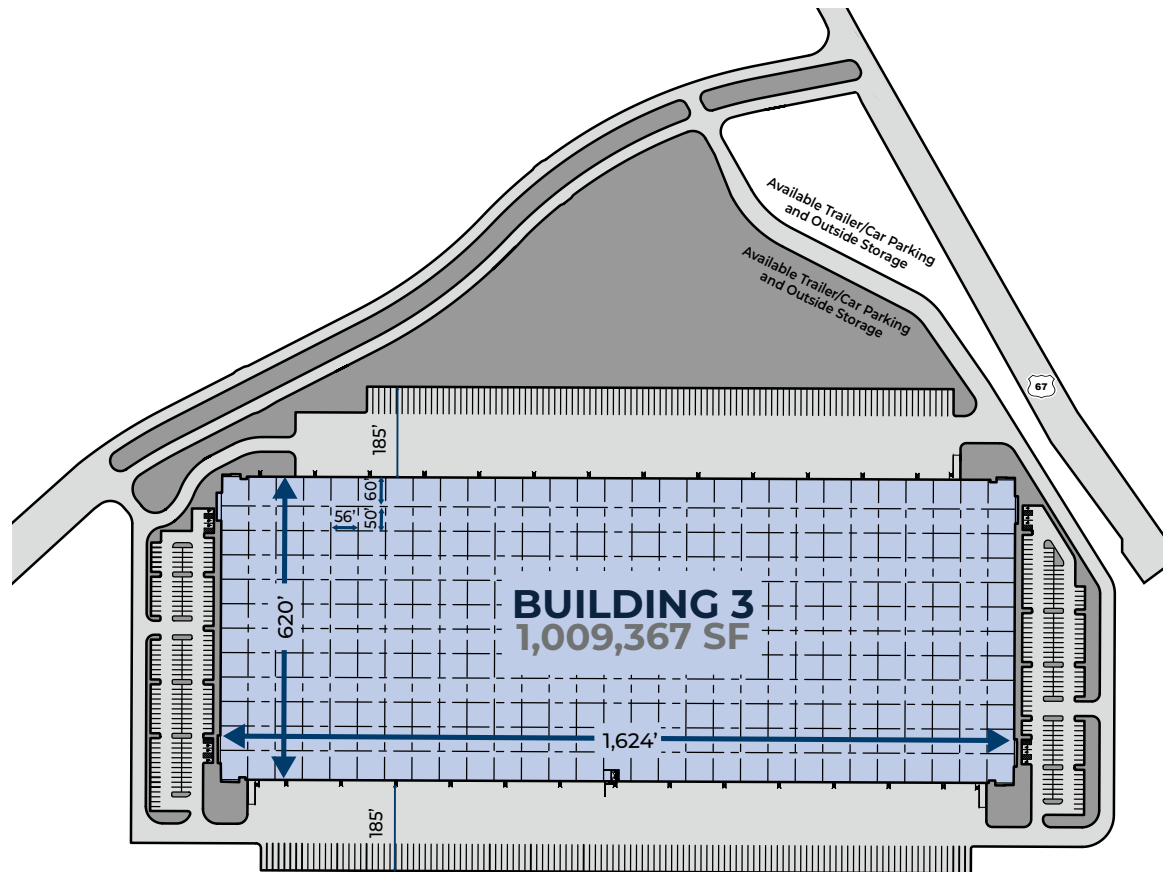
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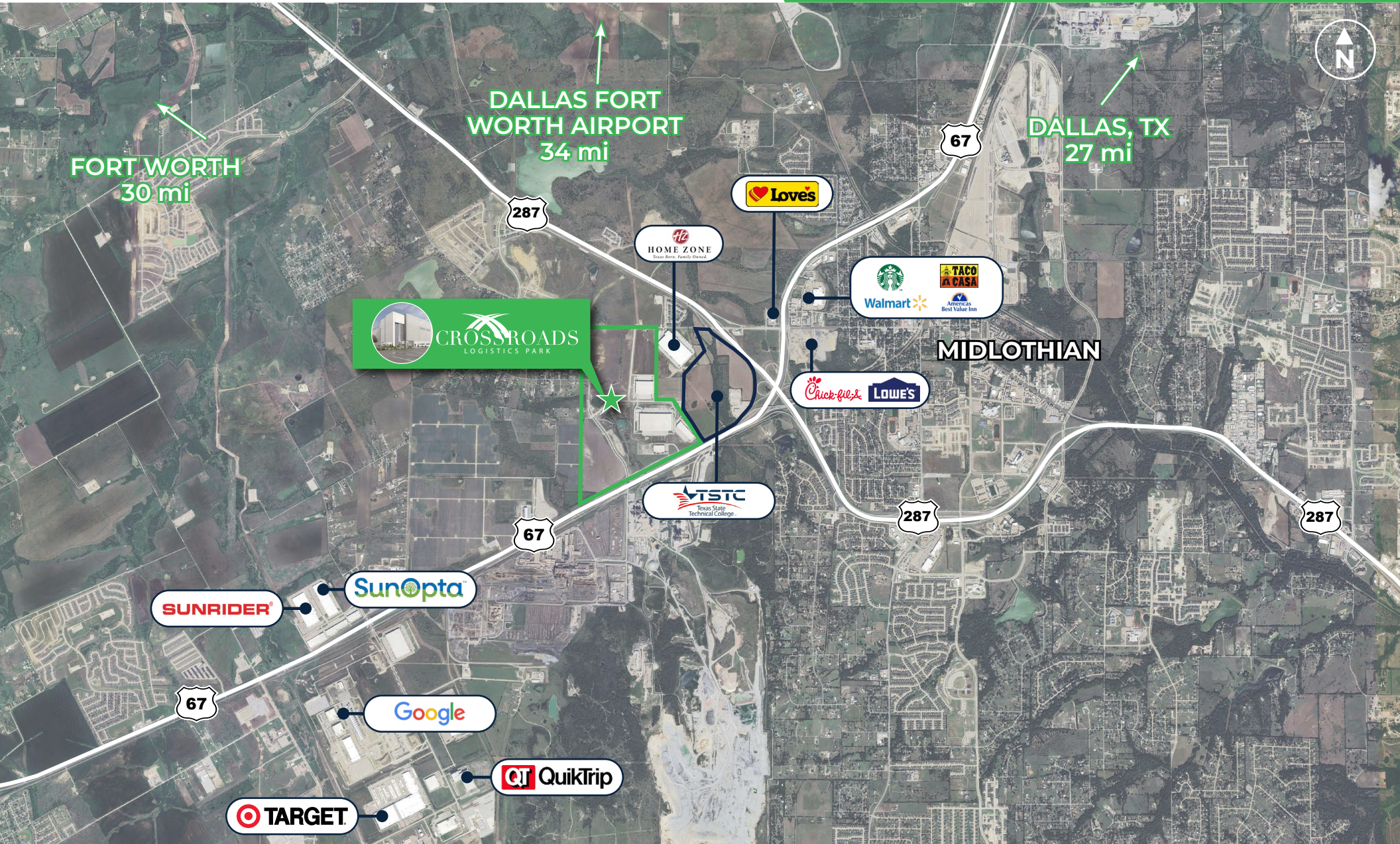
**BUILDING DETAILS**

<b>Available SF</b>	± 1,009,367 SF	<b>Column Spacing</b>	56' wide x 50' deep	<b>Truck Court</b>	185' deep
<b>Site Acreage</b>	± 62.61 acres	<b>Staging Bays</b>	56' wide x 60' deep	<b>Auto Parking</b>	± 490 spaces
<b>Configuration</b>	Cross-dock	<b>Dock Doors</b>	± 171 - 9' x 10' dock high doors	<b>Trailer Parking</b>	± 299 spaces
<b>Space Dimensions</b>	1,624' x 620'	<b>Drive-In Ramp Doors</b>	3 - 12' x 14' drive-in doors	<b>Fire Protection</b>	ESFR, K-25
<b>Clear Height</b>	40'	<b>Floor Slab</b>	7" thick	<b>Electrical</b>	4,000 amp service with a 200 amp house panel

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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.

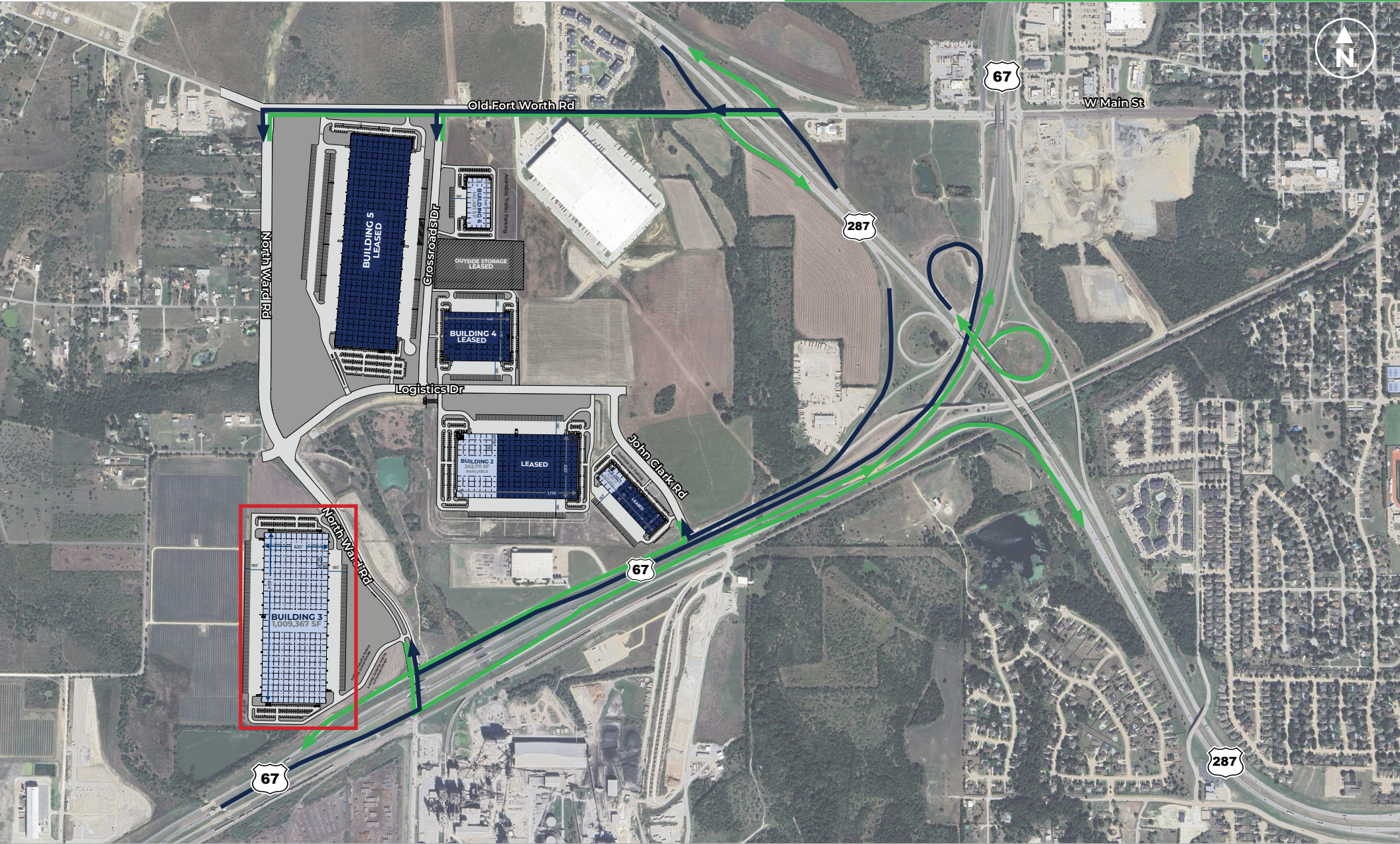
Dallas-Fort Worth Int'l Airport

34 mi. 39 min.

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# ACCESS



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# PHOTOGRAPHY



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## DEVELOPMENT



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## LEASING



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