



601 W. PLEASANT RUN ROAD | WILMER, TX 75172

DELIVERED & READY FOR OCCUPANCY



200,000 - 420,643 SF AVAILABLE FOR LEASE

CLASS AA DEVELOPMENT TOTALING 420,643 SF LOCATED IN THE HEART OF THE DALLAS INLAND PORT WITH QUICK ACCESS TO INTERSTATE 45, INTERSTATE 20, LOOP 9, AND THE UNION PACIFIC DALLAS INTERMODAL TERMINAL.

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RIDLEY CULP

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DEVELOPED BY

Hines

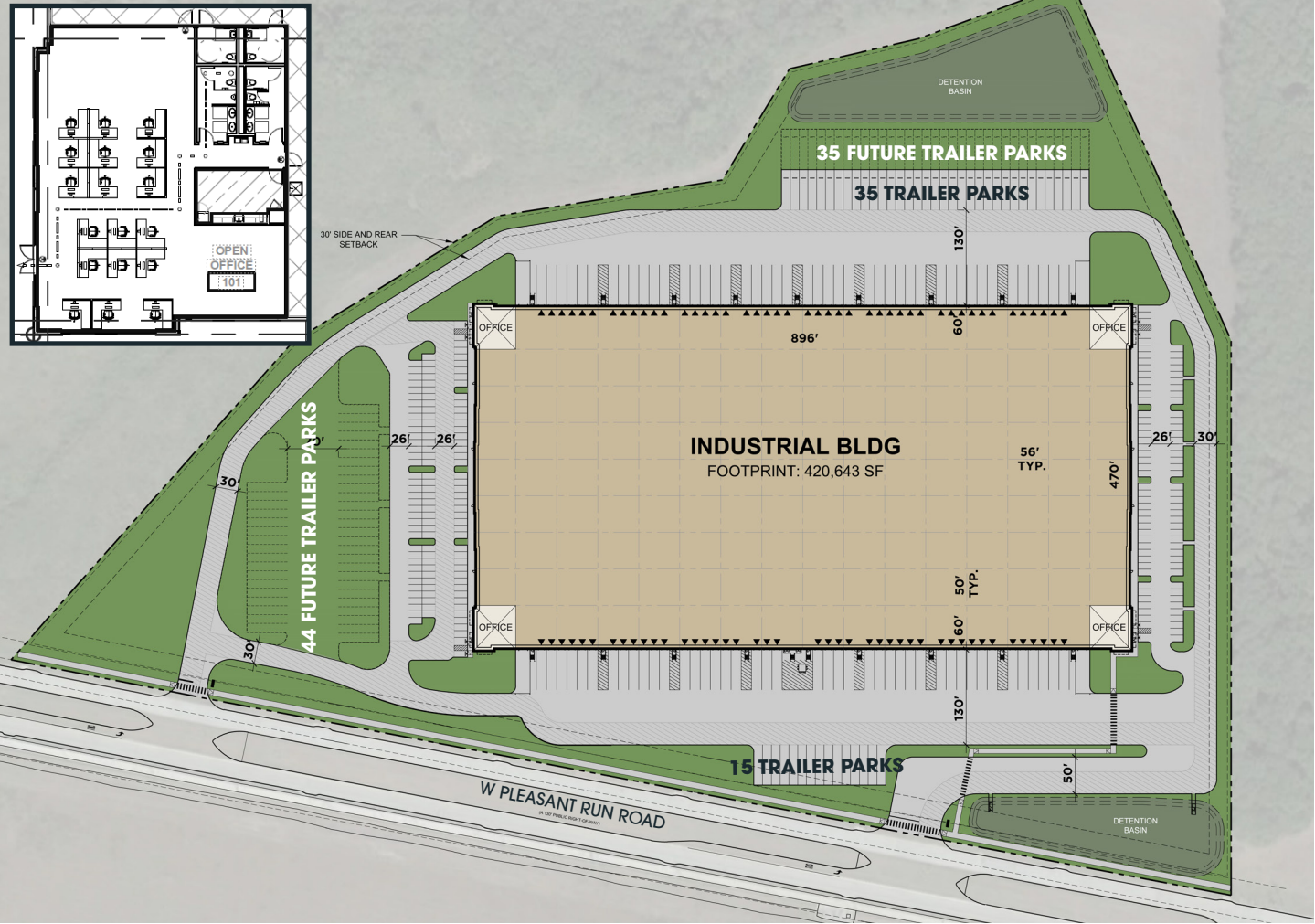
LEASED BY

STREAM

BUILDING SPECS

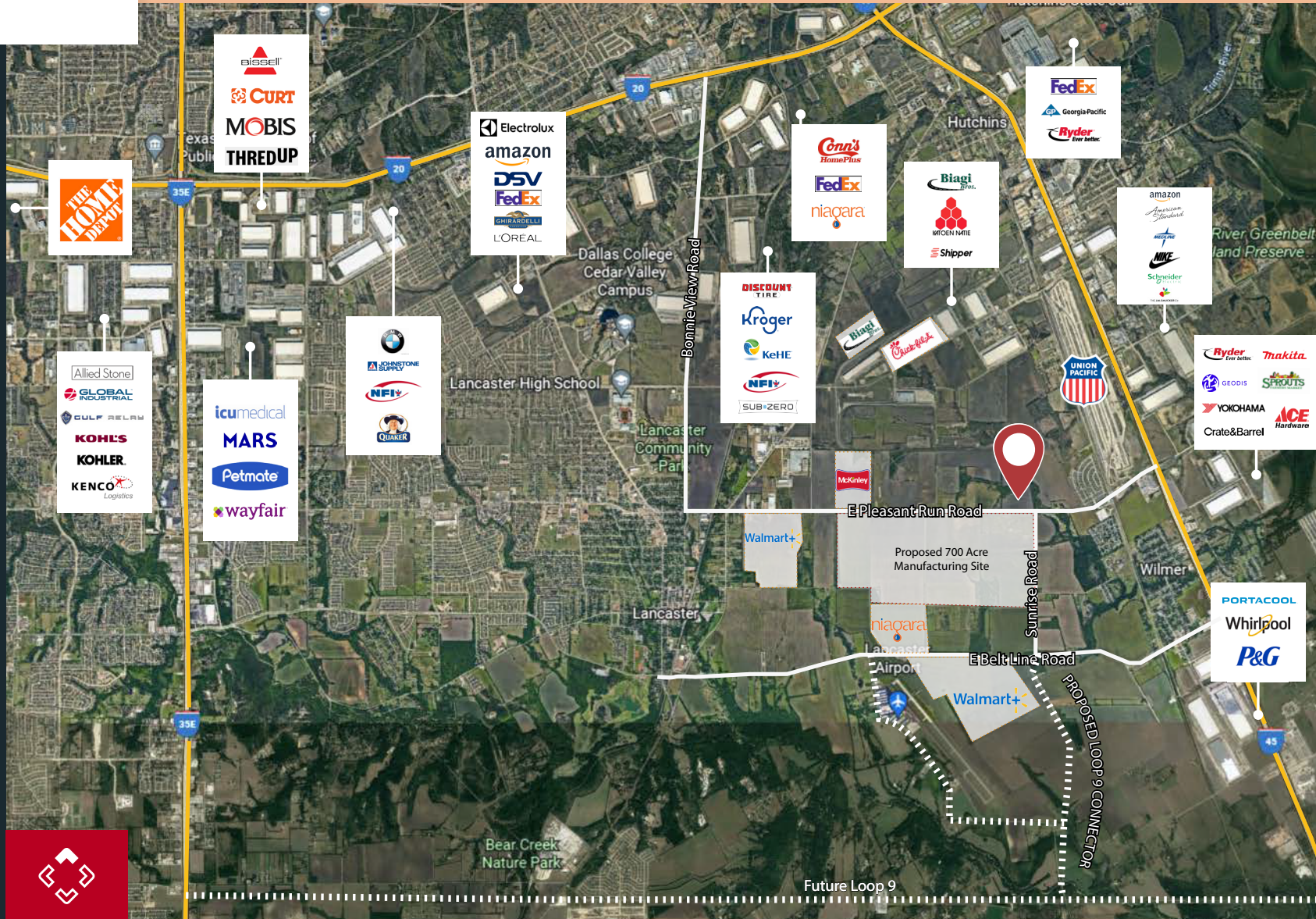
Size:	420,643 SF (divisible)
Loading Configuration:	Cross Dock
Building Depth:	470'
Office:	3,192 SF
Clear Height:	36'
Truck Court:	130' - 185'
Dock Doors:	88 (9' x 10')
Drive-In Doors:	4 (10' x 12')
Column Spacing:	56'w x 50'd
Staging Bay:	60'
Trailer Parks:	50 (expandable by 79)
Car Parks:	210 (expandable by 180)
Sprinkler System:	ESFR
Spec Work:	LEDs throughout, whitebox, painted columns, and warehouse restrooms

SPEC OFFICE PLAN



PROPERTY HIGHLIGHTS

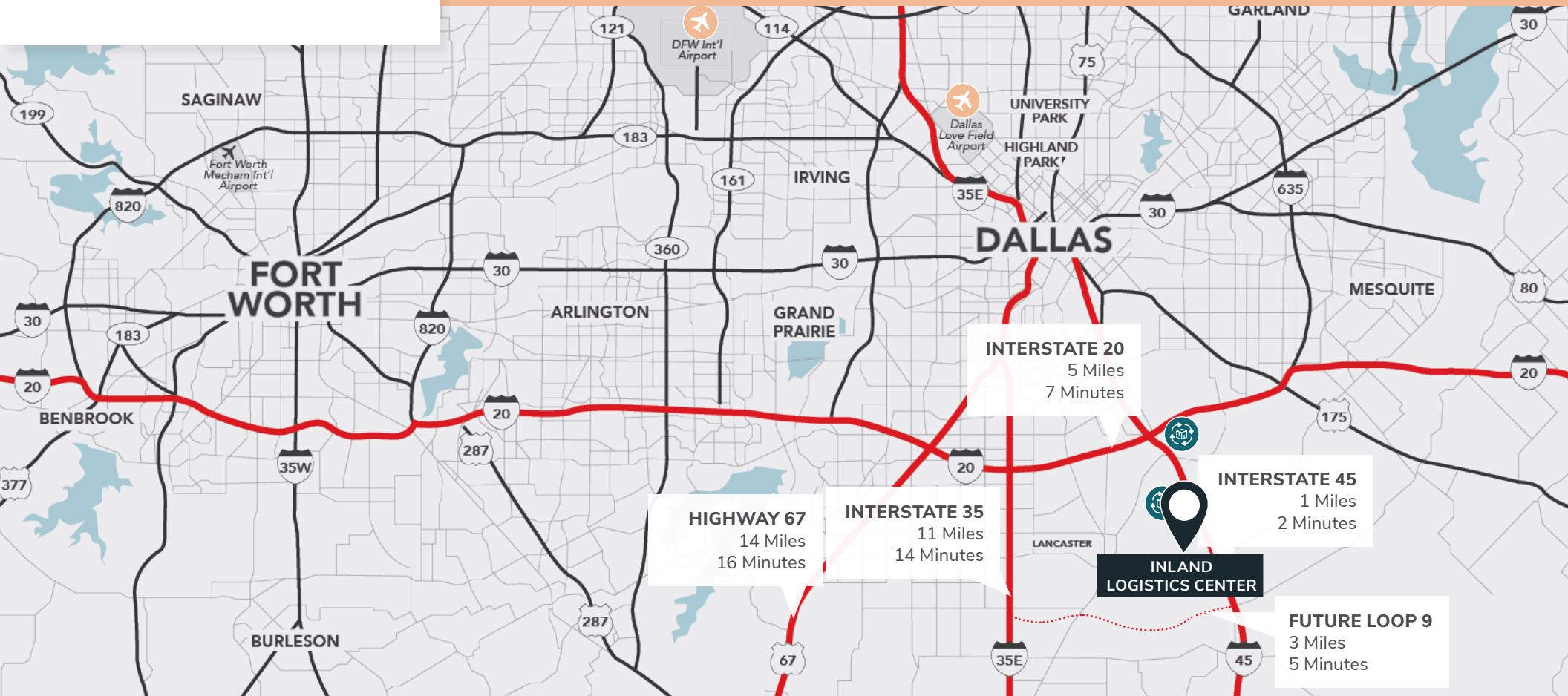
- Strategically located within the heart of Southern Dallas Inland Port
- Minutes away from the Union Pacific Intermodal
- Located minutes away from Loop 9 for quick access to I-35
- Direct access to I-45 for quick access to I-20 and I-35
- Recently improved E Pleasant Run Rd
- Ability to secure premise and truck courts





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MAJOR CITIES

DOWNTOWN DALLAS DOWNTOWN FORT WORTH

16 Miles
20 Minutes

45 Miles
45 Minutes

MAJOR AIRPORTS

DALLAS LOVE FIELD AIRPORT DFW INTERNATIONAL AIRPORT

21 Miles
32 Minutes

34 Miles
34 Minutes

LOGISTICS HUBS

UNION PACIFIC DALLAS FEDEX SHIPPING HUB

2 Miles
5 Minutes

5 Miles
8 Minutes

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