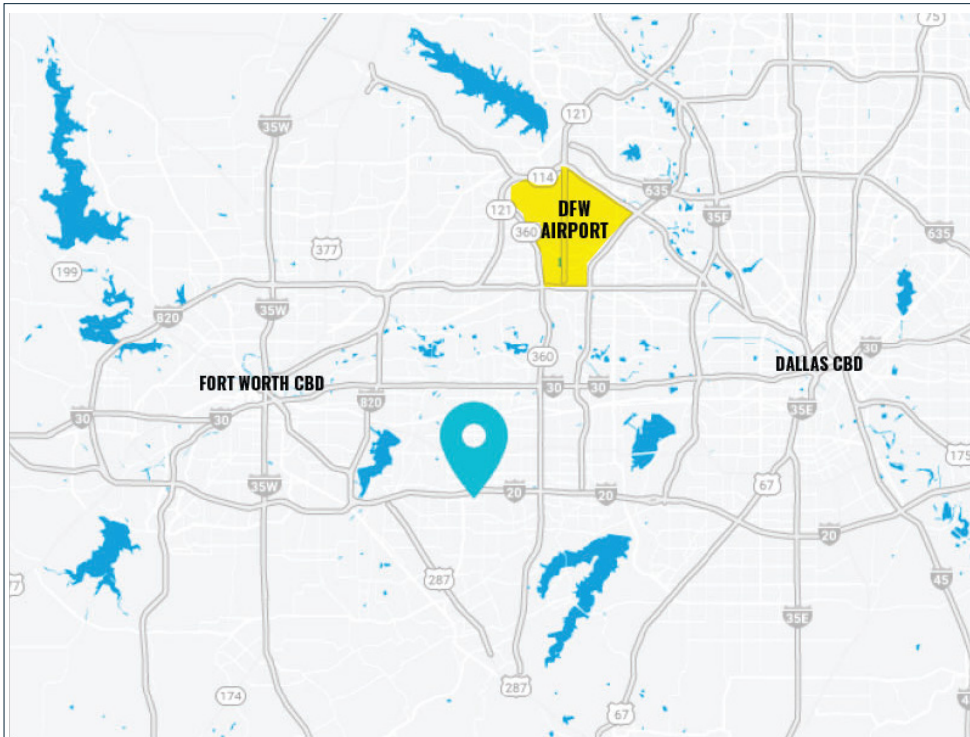


TOTAL AVAILABILITY
166,941 ^{SF}

OFFICE AREA
7,339 ^{SF}

WAREHOUSE
159,602 ^{SF}

CLEAR HEIGHT
36 Feet



DISTANCES

0.2 mile to I-20

Fort Worth CBD
18 Miles

Dallas CBD
25 Miles

DFW Airport
19 Miles

LOCATION

Central location
Close proximity to I-20
Deep pool of quality labor

FEATURES / AMENITIES

ZONING Industrial

TRUCK DOCKS 35 Dock High Doors (16 levelers)

LOADING Cross Dock

FEATURES

- Class A Construction
- Triple Freeport Tax Exemption
- 420' building depth
- 130 car parks
- 2 ramps
- Built in 2016
- ESFR
- LED Lighting
- 16 Hydraulic levelers, lights and fans

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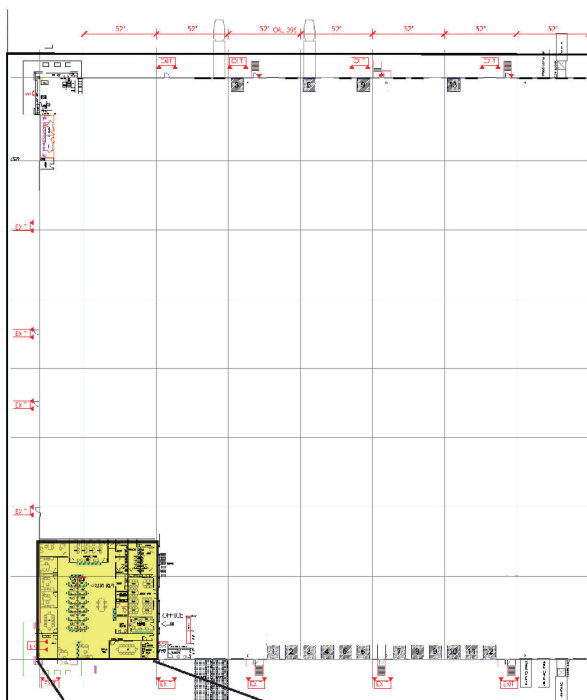
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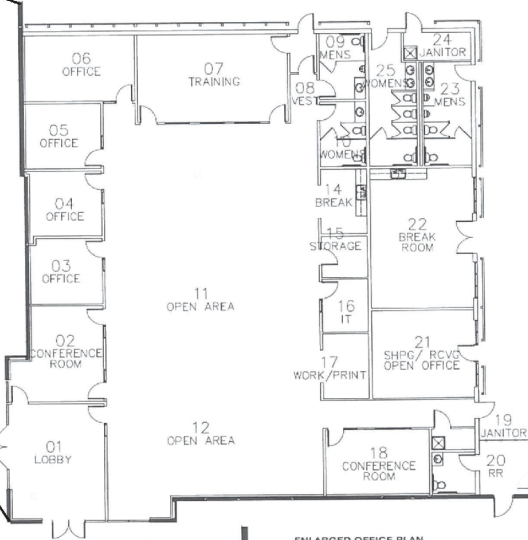
SITE PLAN

166,941SF

PREMISES PLAN



OFFICE FOOTPRINT | 7,339 RSF



ENLARGED OFFICE PLAN
SCALE: NTS SUITE SF: 7,339