



# BEAR CREEK CROSSING

---

902 W Shady Grove  
Grand Prairie, TX

Delivering Q1 2026



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

Conceptual Rendering





Conceptual Rendering



**BEAR CREEK**  
CROSSING

Bear Creek Crossing offers 245,557 SF of Class A industrial space in a newly constructed facility, featuring the advantage of a Triple Freeport Tax Exemption. With prime freeway frontage and visibility on SH 161, this property provides an ideal location for businesses seeking a modern, high-quality industrial solution.

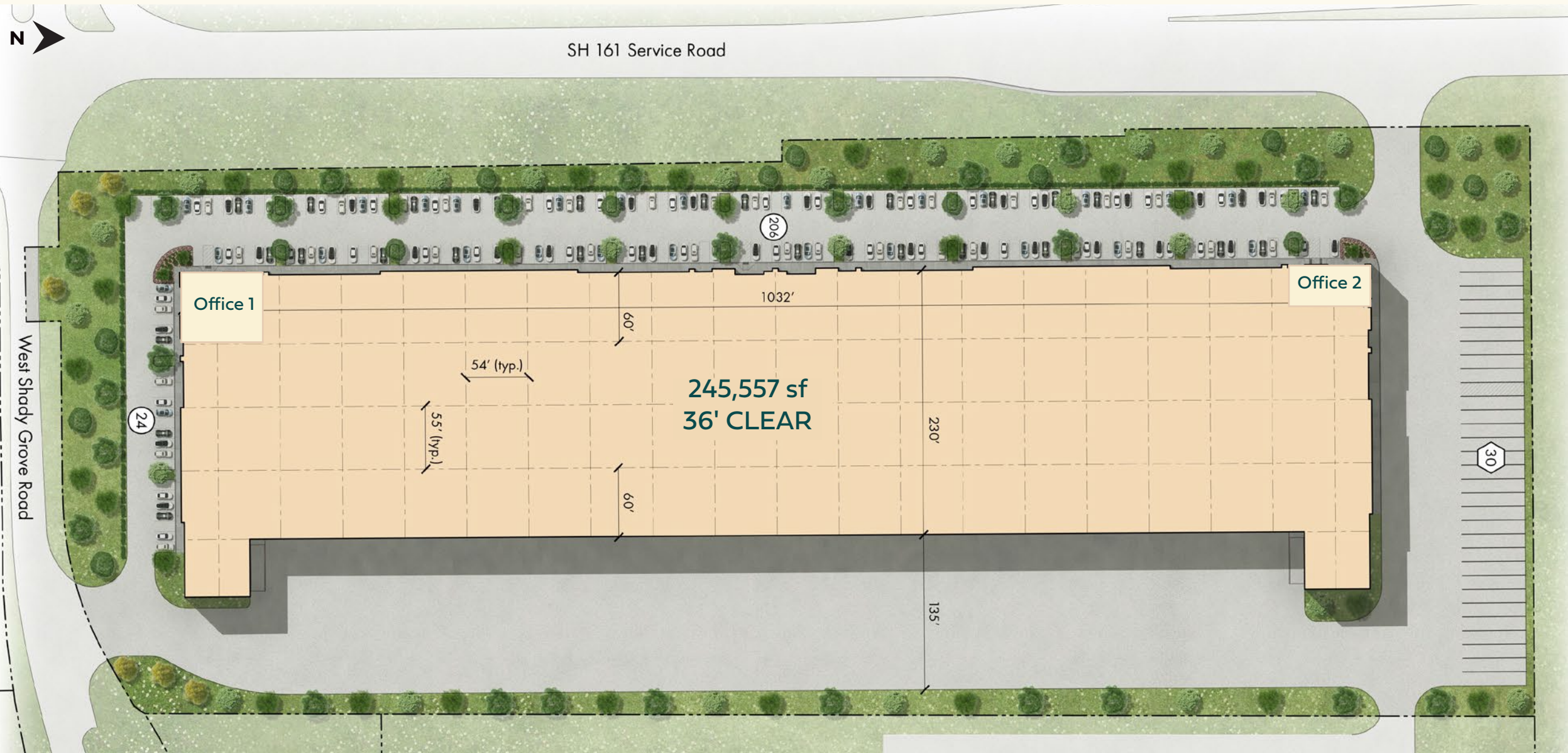


# PROPERTY HIGHLIGHTS

- SH 161 Frontage
- Spec Offices
- Rear Load Configuration
- 30 Trailer Storage Stalls
- 230 Auto Parks
- 36' Clear
- ESFR Sprinkler System
- R-25 Roof Insulation
- 135' Truck Court Depth
- 230' Building Depth
- 55' X 54' Column
- Spacing
- 60' Speed Bays
- 30 FC Warehouse Lighting



BEAR CREEK  
CROSSING



# SPEC OFFICES BUILDOUT

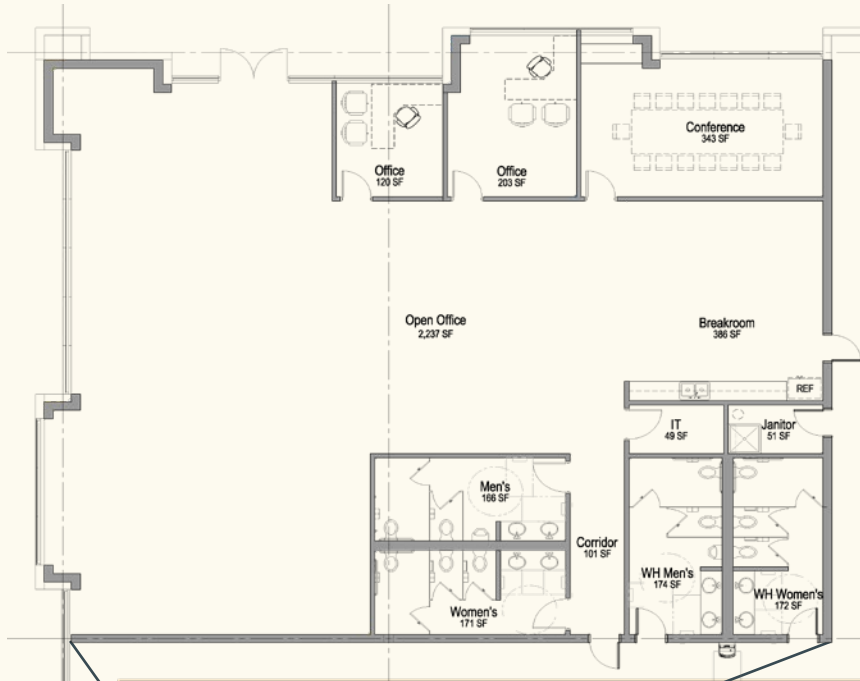
- 2 Spec Offices
  - Spec Office 1: 4,172 SF
  - Spec Office 2: 2,414 SF
- Each office is equipped with:

  - Private offices
  - Open Office Spaces
  - Conference Rooms
  - Breakrooms
- IT Rooms
  - Janitorial Facilities
  - Men's and Women's restrooms

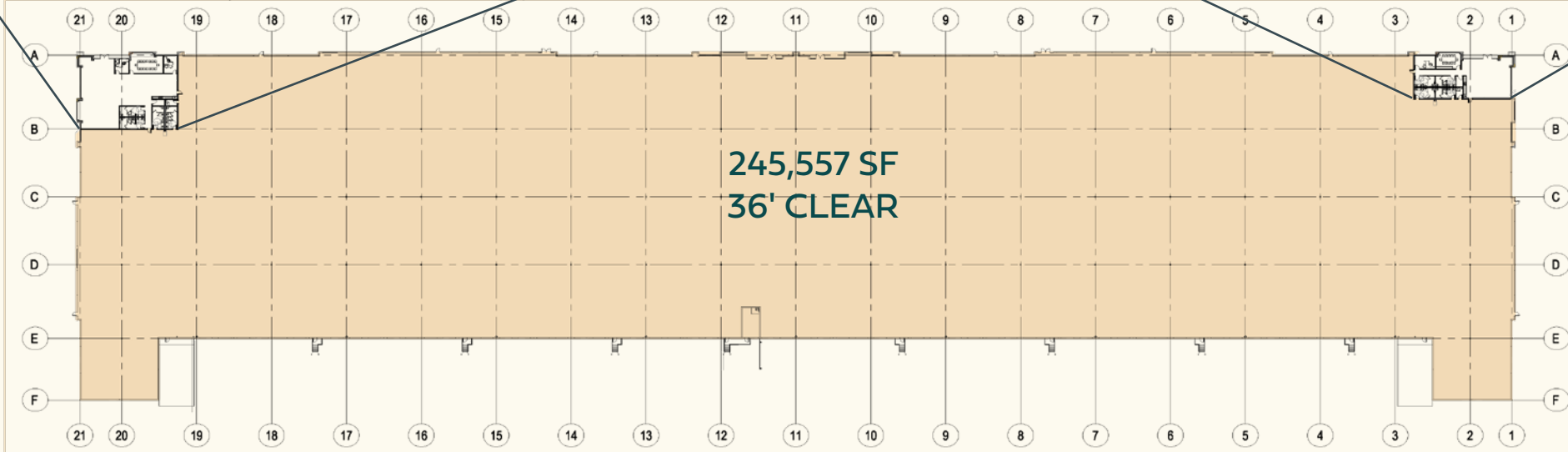
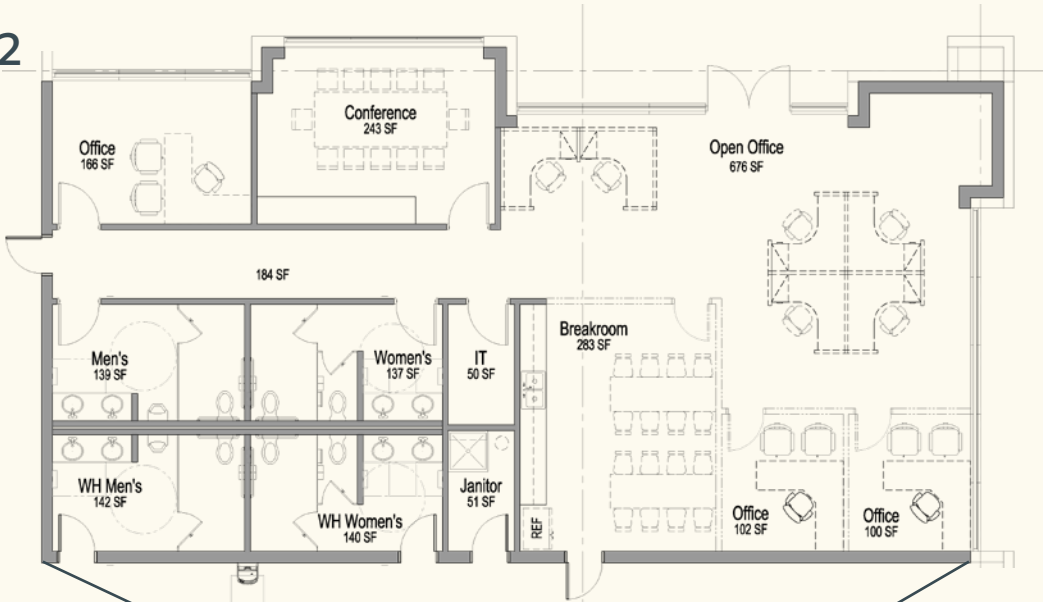


BEAR CREEK  
CROSSING

OFFICE 1

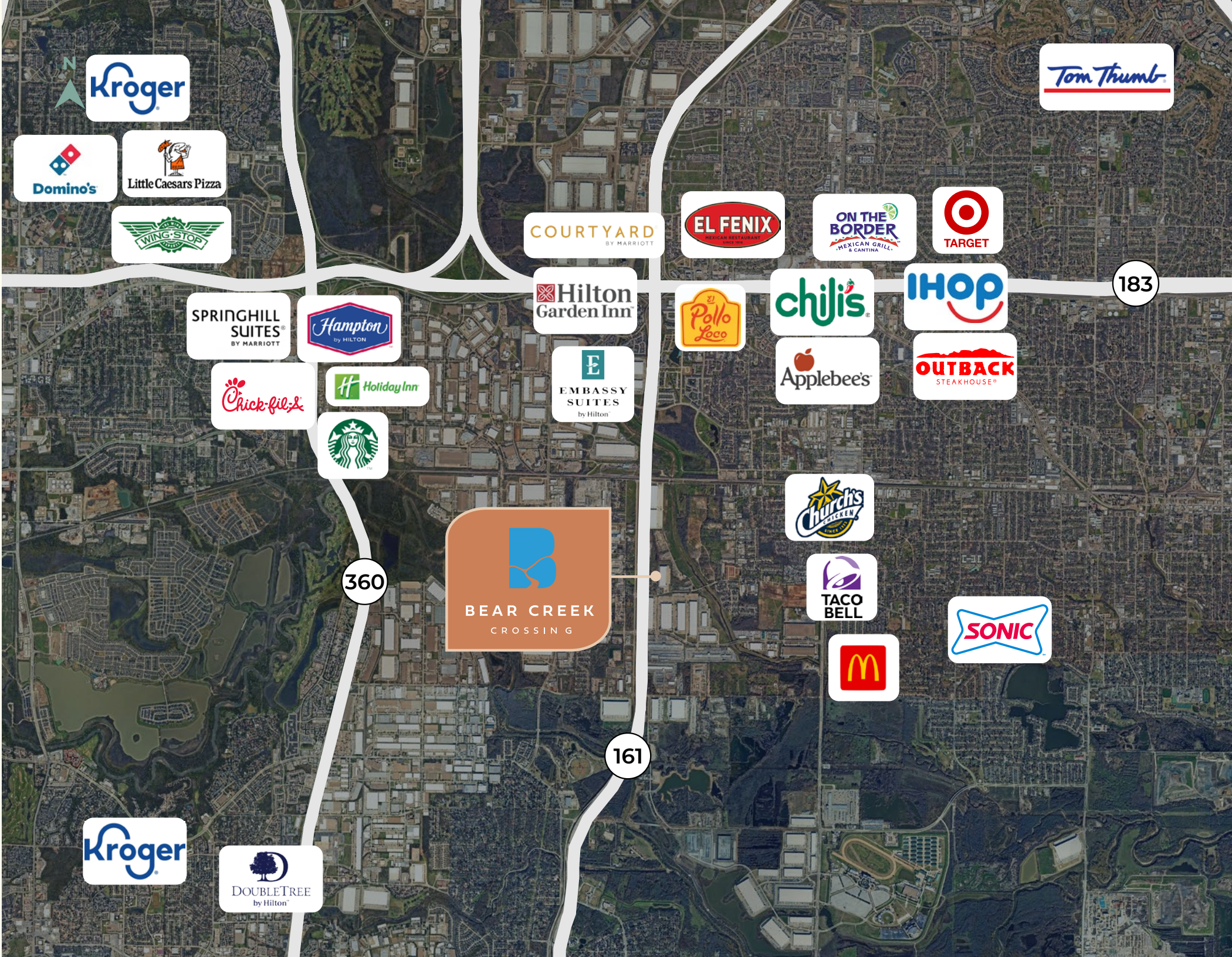


OFFICE 2



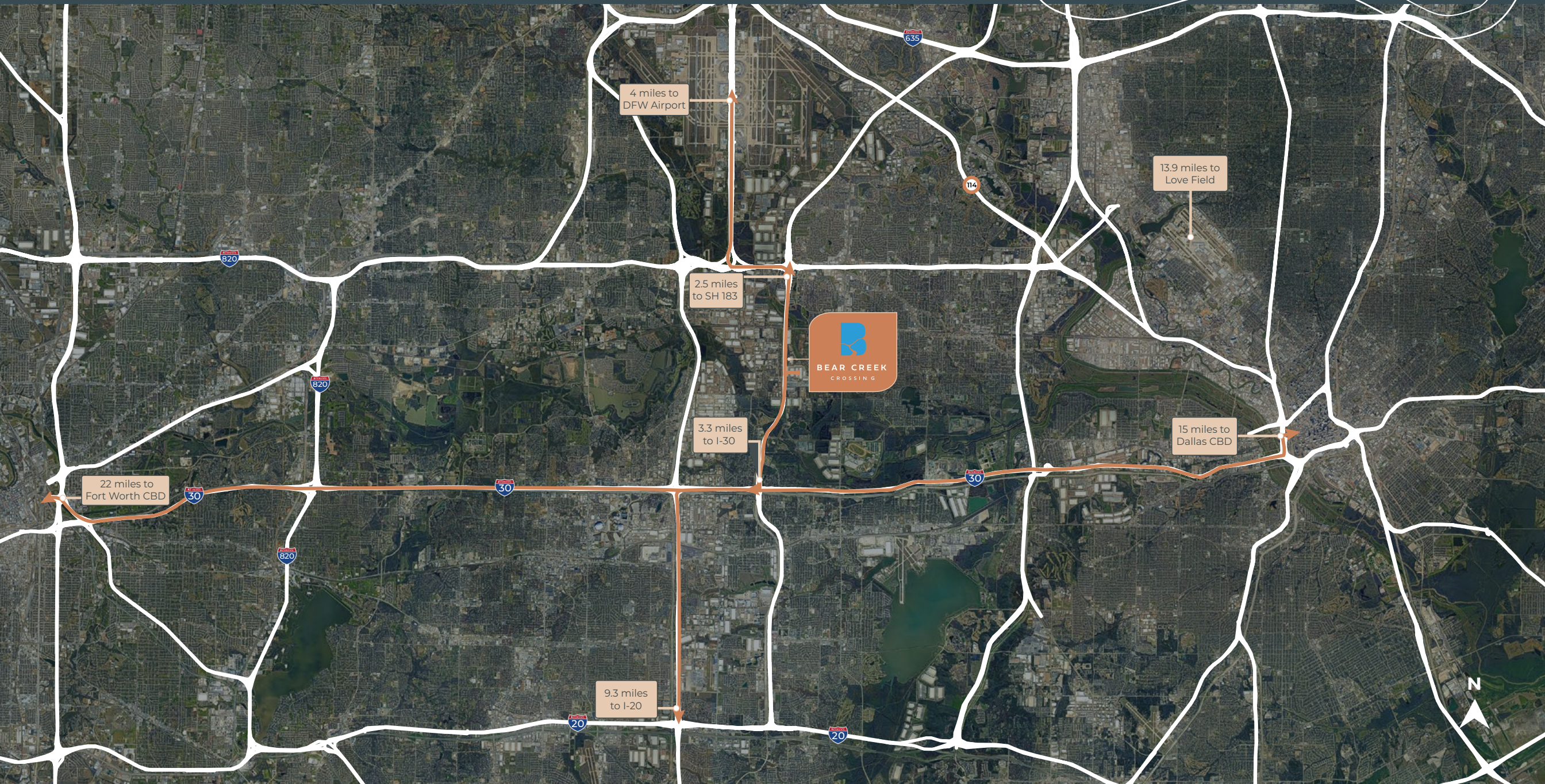


# AREA AMENITIES





# SITE ACCESS







## BEAR CREEK CROSSING

Conceptual Rendering

## CONTACT

**Kurt Griffin**  
Senior Managing Director  
+1 214 438 6372  
[kurt.griffin@jll.com](mailto:kurt.griffin@jll.com)

**Nathan Orbin**  
Senior Managing Director  
+1 214 438 1649  
[nathan.orbin@jll.com](mailto:nathan.orbin@jll.com)

**Dalton Knipe**  
Senior Associate  
+1 214 438 6195  
[dalton.knipe@jll.com](mailto:dalton.knipe@jll.com)

**Weston King**  
Associate  
+1 214 438 6193  
[weston.king@jll.com](mailto:weston.king@jll.com)



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.

