



PINNACLE

INNOVATION CENTER

**CLASS A LOGISTICS PARK
UP TO 519,000 SF AVAILABLE**

PINNACLE PARK BLVD & PINNACLE POINT DR, DALLAS, TX

NATHAN LAWRENCE

+1 214 402 6016

nathan.lawrence@kbcadvisors.com

KRISTA RAYMOND

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

WILL CARNEY

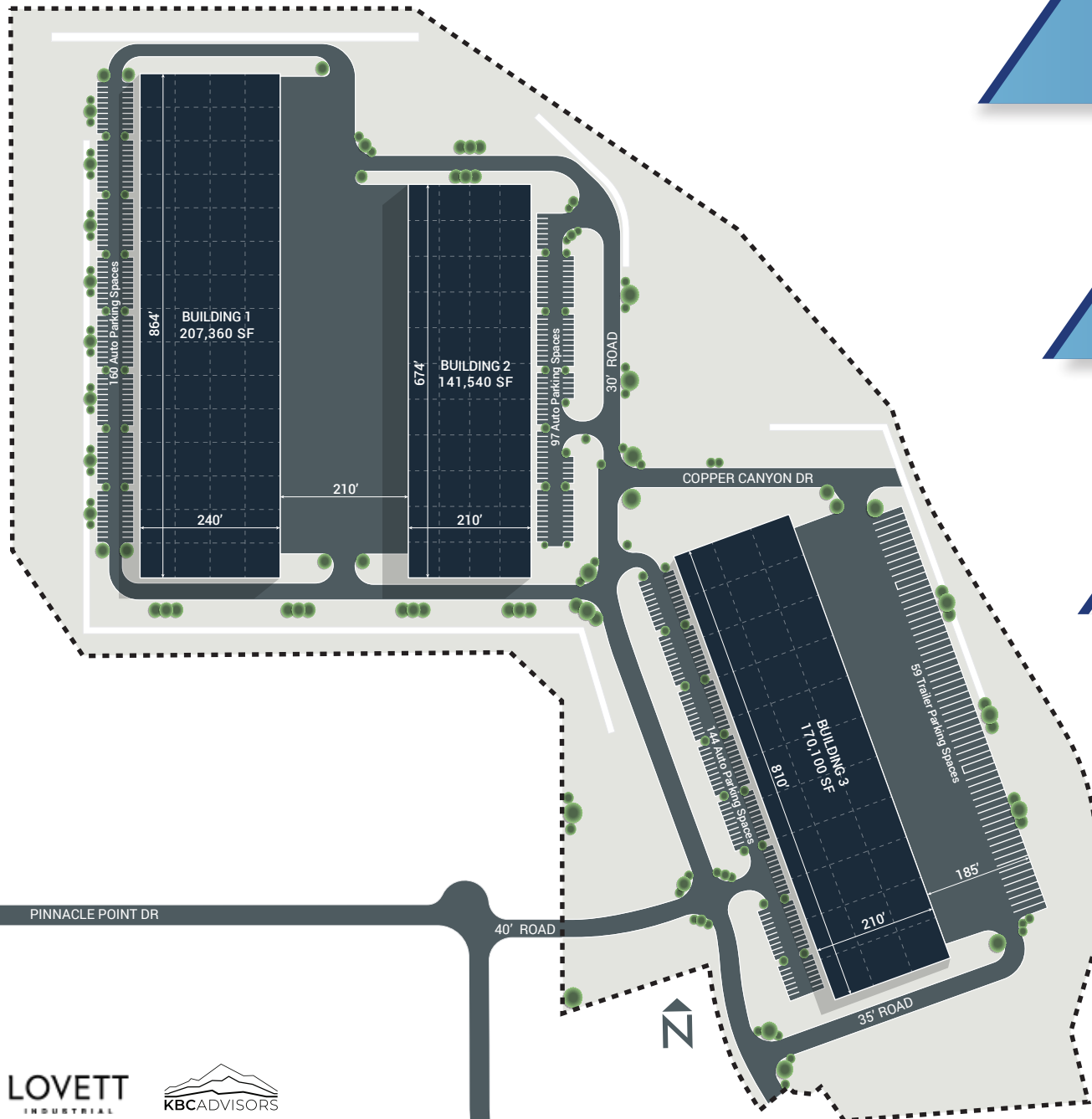
+1 214 240 0014

will.carney@kbcadvisors.com

LOVETT
INDUSTRIAL



PROPERTY HIGHLIGHTS



IMMEDIATE ACCESS TO
DIAMOND INTERCHANGE ON I-30

SUPERIOR INFILL LOCATION
WITH **EXCELLENT VISIBILITY**

ACCESS TO **DENSE
WAREHOUSE LABOR POOL**

TRIPLE-FREEPORT
TAX EXEMPT

PROPERTY SPECIFICATIONS



BUILDING 1 BUILDING 2 BUILDING 3

SIZE (SF)	207,360	141,540	170,100
DIVISIBLE SF	110,000	75,000	80,000
CLEAR HEIGHT	36'	32'	32'
DIMENSIONS	864' x 240'	674' x 210'	810' x 210'
COLUMN SPACING	54' x 50'	52' x 50'	54' x 50'
LOADING BAYS	60'	60'	60'
DOCK DOORS	48	38	45
OVERSIZED RAMP DOORS	2	2	2
TRUCK COURT	220' (shared)	220' (shared)	185'
TRAILER POSITIONS	0	0	59
AUTO PARKING	160	97	144



LOCAL ACCESS

VISIBILITY
ALONG I-30

1 MILE
TO AMPLE AMENITIES

4.9 MILES
TO I-35E

16 MILES
TO DALLAS FORT
WORTH INT'L AIRPORT

17 MILES
TO UP INTERMODAL
(MESQUITE)

INGRESS
EGRESS

CHALK HILL RD

N COCKRELL HILL RD

N WESTMORELAND RD

W DAVIS ST

DEMOGRAPHICS & LABOR



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$20.80**

DRIVE TIME	% Change in Resident Workers (2019 - 2024)	2024 Net Commuters	2024 Resident Workers
15 Min	29%	1,060	1,294



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$18.03**

DRIVE TIME	% Change in Resident Workers (2019 - 2024)	2024 Net Commuters	2024 Resident Workers
15 Min	30%	6,311	9,244



MANUFACTURING & FABRICATING

AVERAGE EARNINGS (HOURLY) **\$19.13**

DRIVE TIME	% Change in Resident Workers (2019 - 2024)	2024 Net Commuters	2024 Resident Workers
15 Min	-12%	497	1,374

2024 OCCUPATION: TRANSPORTATION/MOVING

- Very Low (1.26% - 5.61%)
- Low (5.62% - 10.91%)
- Medium Low (10.92% - 16.83%)
- Medium (16.84% - 24%)
- Medium High (24.01% - 33.35%)
- High (33.36% - 48%)
- Very High (48.01% - 57.89%)

ARLINGTON

GRAND PRAIRIE

SPRINGFIELD

IRVING

DALLAS

576,424
TOTAL POPULATION
15 MIN DRIVE TIME

SURROUNDING NEIGHBORS



1 UPS

2 HOME DEPOT

3 HOME DEPOT

4 RYDER

5 FERRARA CANDY

6 KEYSTONE AUTOMOTIVE

7 INMAR

8 WHEEL PROS

9 AMAZON

10 GEODIS

11 PETCO

12 PEPSI

13 GEODIS

14 FEDEX

15 FREEMAN

16 IRON MOUNTAIN

17 NEIMAN MARCUS

18 GEODIS

19 KUERIG DR PEPPER

20 CENTRAL GARDEN & PET

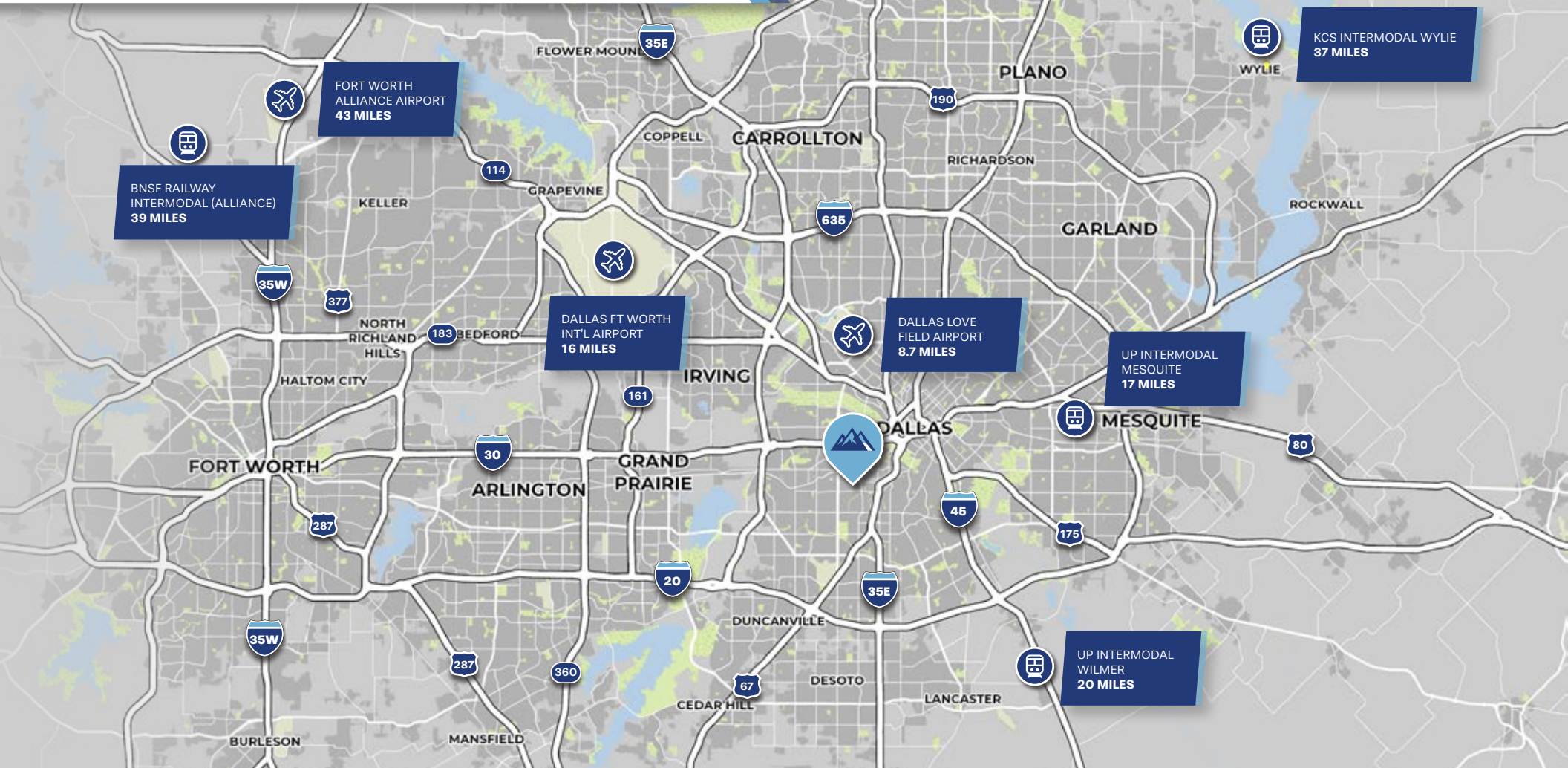
21 USPS

22 USPS

23 MCMAHAN FLOORING

24 KUERIG DR PEPPER

REGIONAL ACCESS



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