

# CEDAR HILL LOGISTICS PARK



3 Building Class A Industrial Park  
Totaling 867,157 SF

**1300-1400 S. J ELMER FWY**  
CEDAR HILL, TX 75104

**Building 1:** 321,135 SF | **Building 2:** 308,333 SF | **Building 3:** 237,689 SF

**LUKE DAVIS**

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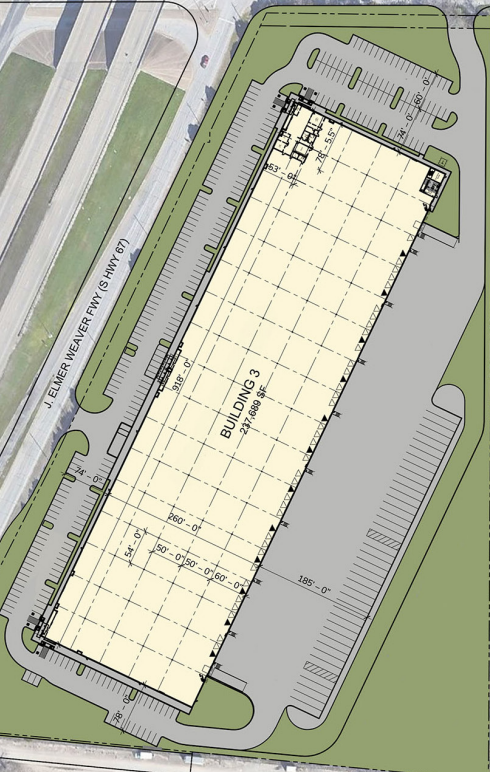
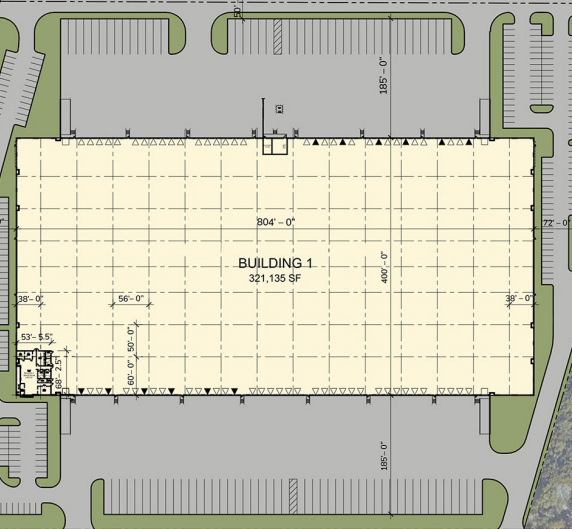
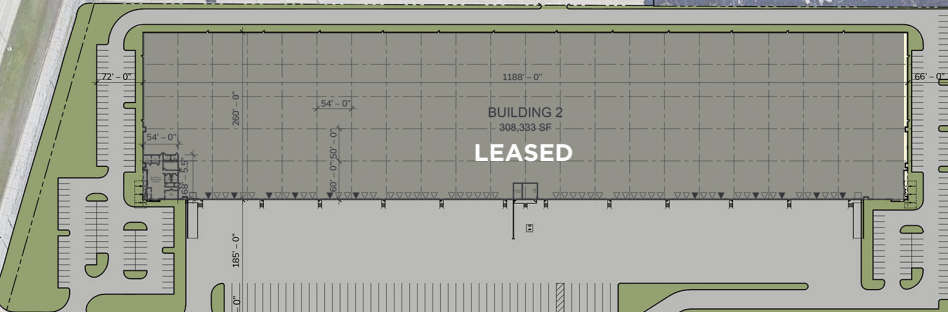
 **CLARION PARTNERS**





J. ELMER WEAVER FWY (S HWY 67)

MT LEBANON ROAD



## PROPERTY HIGHLIGHTS

- Immediate access to Hwy 67
- Strategically located
- Highway frontage at all 3 buildings
- Originating labor pool
- Ability to secure truck courts
- Triple Freeport Tax Exemption

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## BUILDING 2 - 1300 S. J ELMER FWY

### FULLY LEASED

<b>Size</b>	308,333 SF
<b>Dimensions</b>	260' x 594'
<b>Office</b>	3,512 SF
<b>Clear Height</b>	36'
<b>Loading Configuration</b>	Front Load
<b>Dock Doors</b>	30 (9' x 10')
<b>Dock Levelers</b>	6 40K LB.

<b>Drive-In Doors</b>	1 (12' x 14')
<b>Column Spacing</b>	54'w x 50'd
<b>Staging Bay</b>	60'
<b>Trailer Parks</b>	11
<b>Car Parks</b>	94
<b>Sprinkler System</b>	ESFR
<b>Truck Court</b>	185'
<b>Spec Work</b>	LEDs throughout warehouse at 25' candles, whitebox warehouse, and painted columns.

## BUILDING 1 - 1350 S. J ELMER FWY

<b>Size</b>	321,135 SF
<b>Divisible To</b>	146,400 SF
<b>Dimensions</b>	400' x 804'
<b>Office</b>	3,508 SF
<b>Clear Height</b>	36'
<b>Loading Configuration</b>	Cross Dock
<b>Dock Doors</b>	72 (9' x 10')
<b>Dock Levelers</b>	12 40K LB.

<b>Drive-In Doors</b>	4 (12' x 14')
<b>Column Spacing</b>	56'w x 46'd
<b>Staging Bay</b>	60'
<b>Trailer Parks</b>	90
<b>Car Parks</b>	307
<b>Sprinkler System</b>	ESFR
<b>Truck Court</b>	185'
<b>Spec Work</b>	LEDs throughout warehouse at 25' candles, whitebox warehouse, and painted columns.

## BUILDING 3 - 1400 S. J ELMER FWY

<b>Size</b>	237,689 SF
<b>Divisible To</b>	43,680 SF
<b>Dimensions</b>	260' x 918'
<b>Office</b>	3,508 SF
<b>Clear Height</b>	36'
<b>Loading Configuration</b>	Rear Load
<b>Dock Doors</b>	46 (9' x 10')
<b>Dock Levelers</b>	12 40K LB.

<b>Drive-In Doors</b>	2 (12' x 14')
<b>Column Spacing</b>	54'w x 50'd
<b>Staging Bay</b>	60'
<b>Trailer Parks</b>	41
<b>Car Parks</b>	305
<b>Sprinkler System</b>	ESFR
<b>Truck Court</b>	185'
<b>Spec Work</b>	LEDs throughout warehouse at 25' candles, whitebox warehouse, and painted columns.

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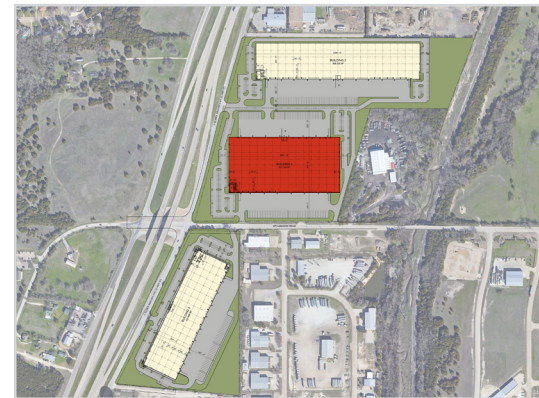
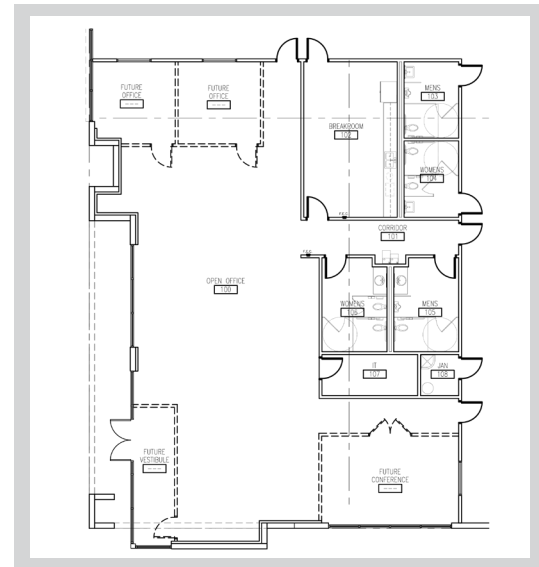
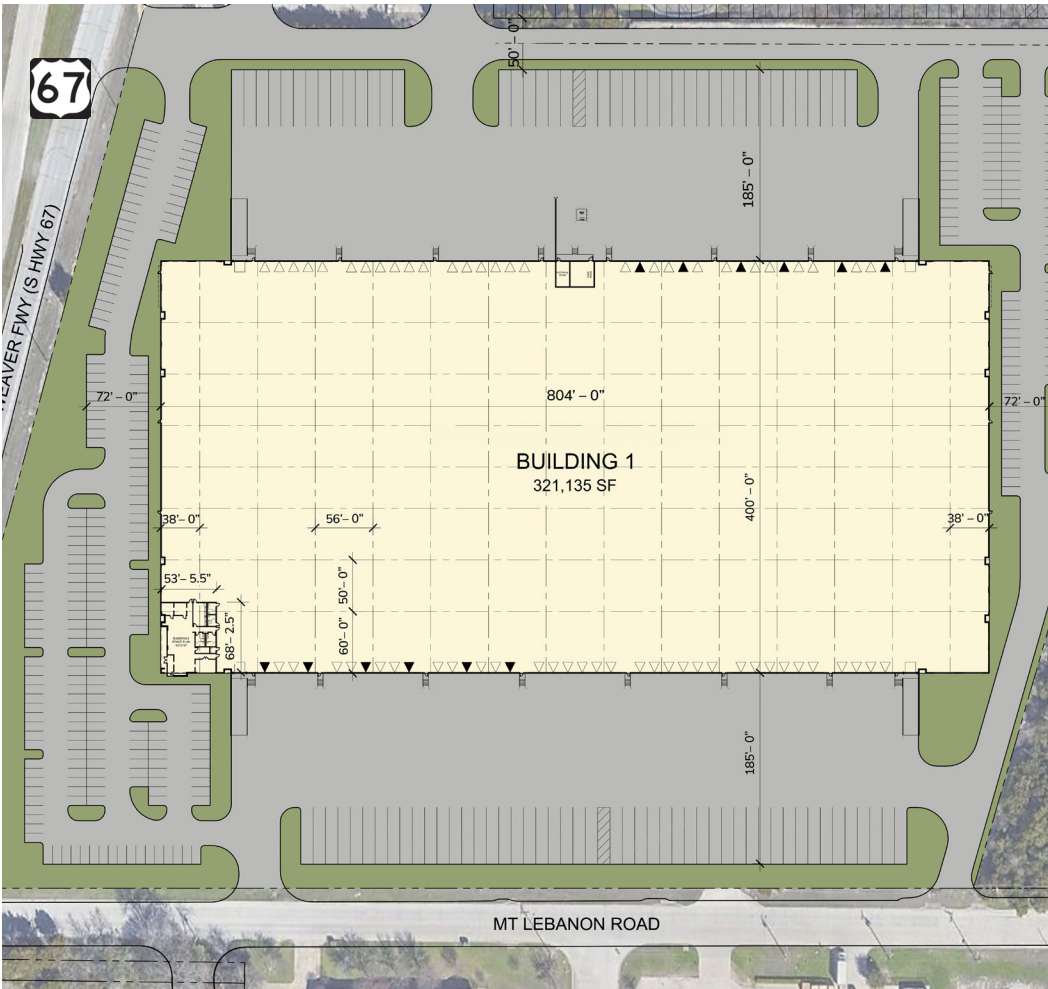
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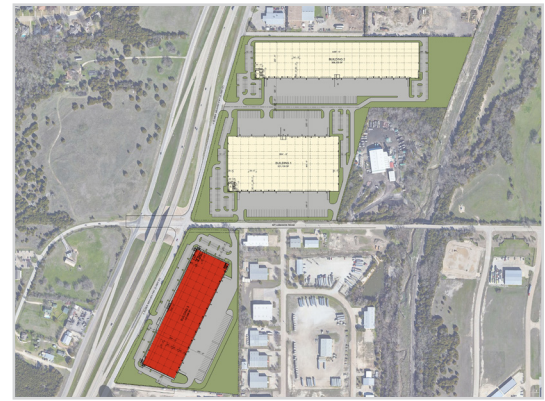
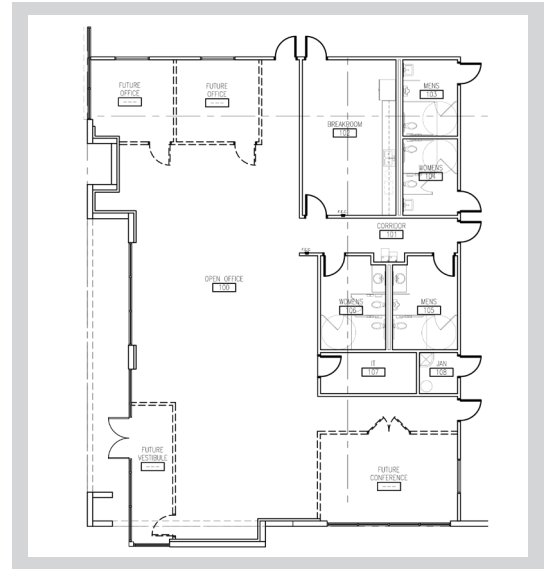
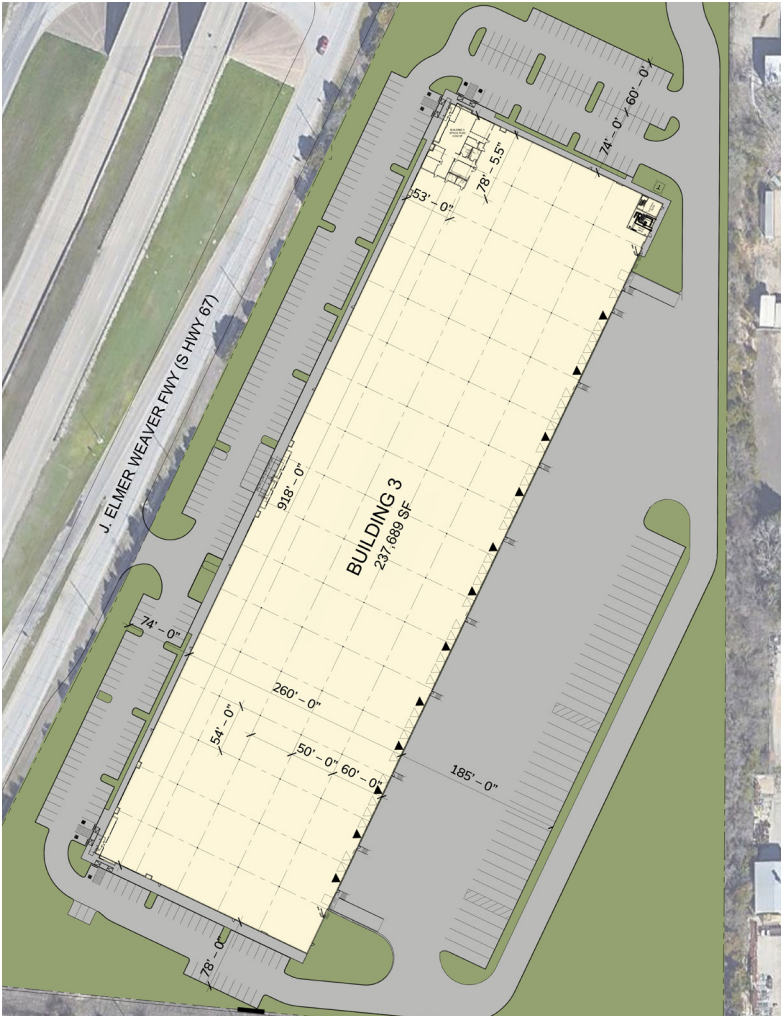
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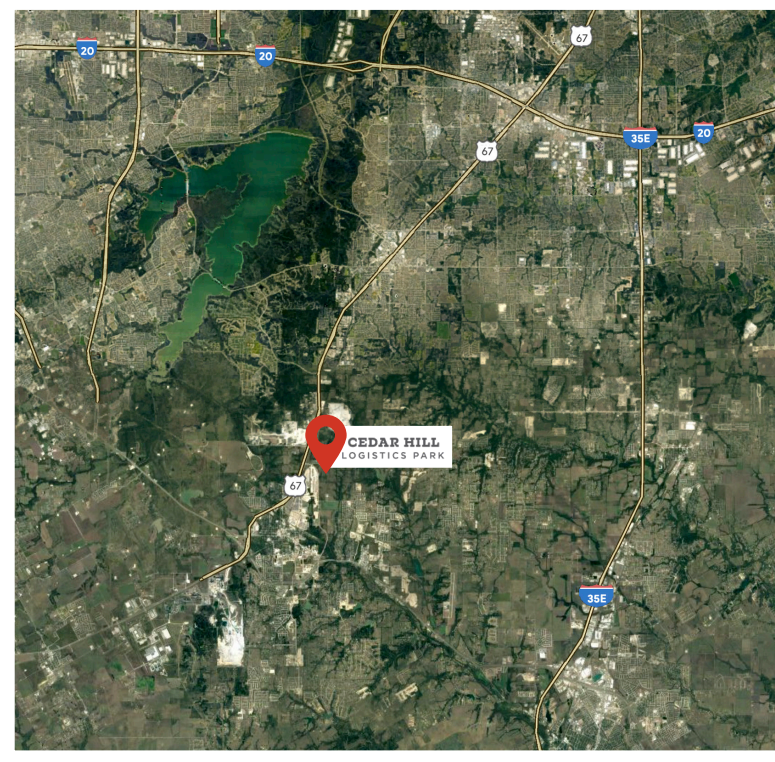
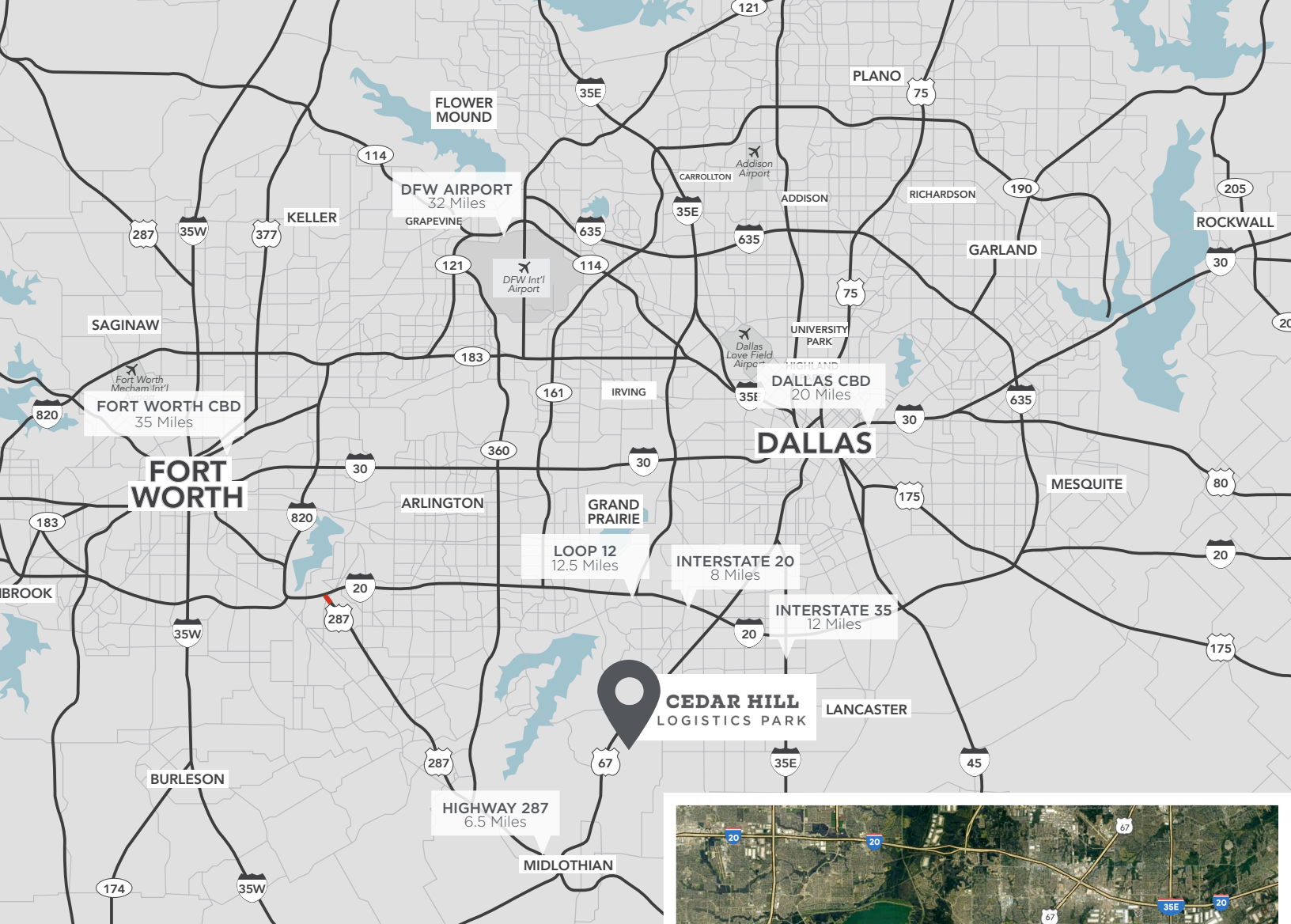
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## LOCATION + PROXIMITY

- I-20: 8 Miles
- I-35: 12 Miles
- Loop 12: 12.5
- HWY 287: 6.5 Miles
- DFW Airport: 32 Miles
- Dallas CBD: 20 Miles
- Fort Worth CBD: 35 Miles

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