

# For Lease

## 744,452 SF Available

Southport Logistics Center | Building 2  
1701 E Pleasant Run Rd., Wilmer, Texas 75141

### Site Strengths

Master planned class A park  
Direct access to I-45  
Triple freeport tax exemption

Full circulation lanes  
Ability to secure truck courts

### Excellent Access

2 miles to UP  
Intermodal Terminal  
5 miles to FedEx ground facility  
6 miles to I-20

15 miles to Dallas CBD  
35 miles to DFW Airport



[www.southportlogisticscenter.com](http://www.southportlogisticscenter.com)



Jones Lang LaSalle Brokerage, Inc.

A Property Of:





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### Property Highlights

- |                                  |                                   |  |
|----------------------------------|-----------------------------------|--|
| 744,452 SF Available (Divisible) | 123 Dock Doors                    | Cross Dock Configuration                   |
| 4,647 SF Spec Office             | 3 Drive-In Doors                  | Queuing lane with guard shack capabilities |
| 40' Clear Height                 | 185' Truck Courts                 | 620' Building Depth                        |
| 56' x 50' Columns                | 338 Car Parks (Expandable to 470) | Fully Secured Truck Court                  |
| 60' Loading Bay                  | 171 Trailer Parks (85 Future)     |  |



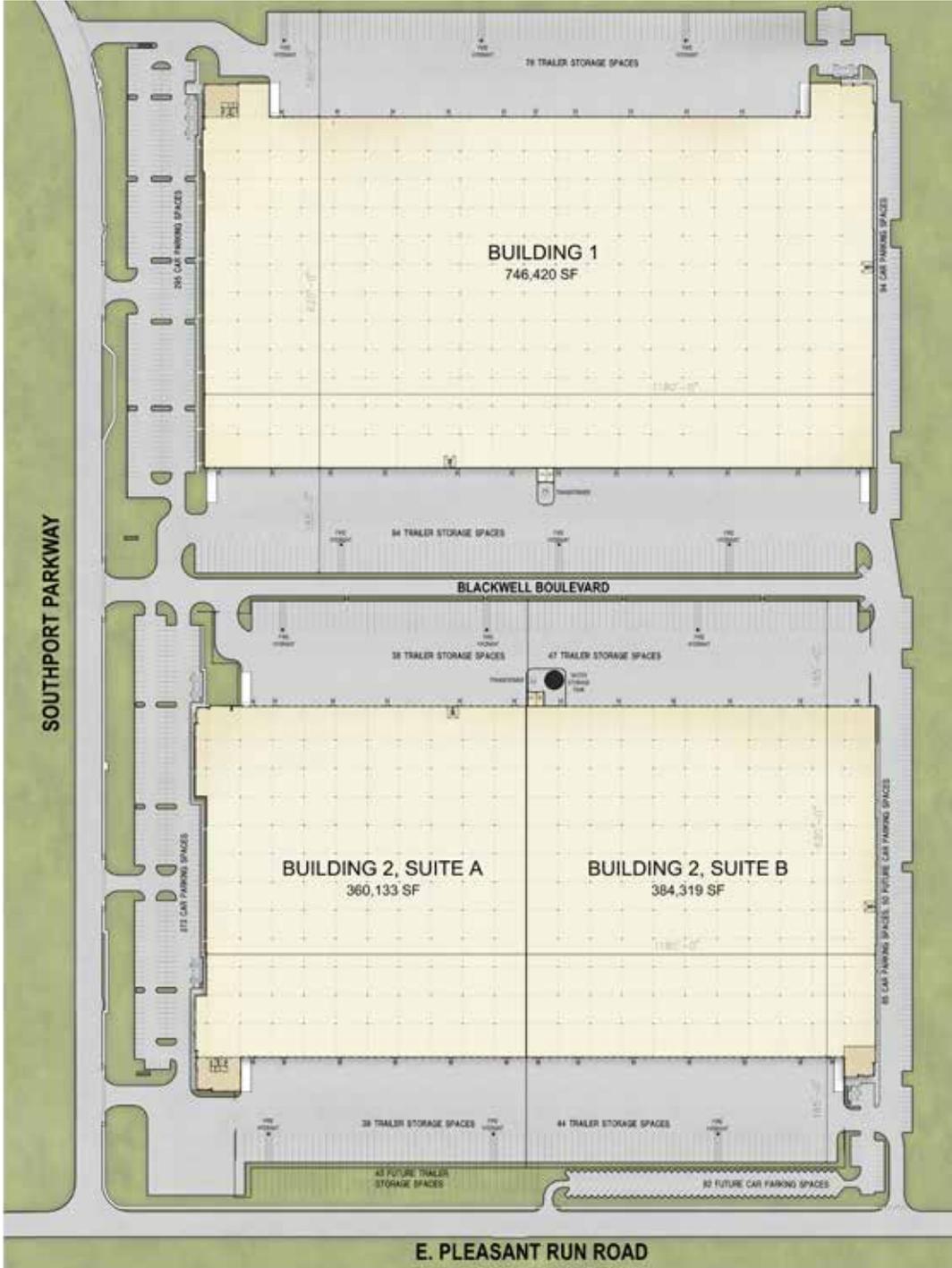


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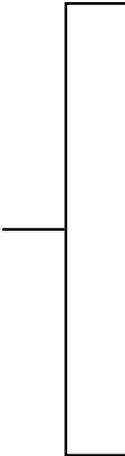
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### Site Plan



Potential Demising Plan





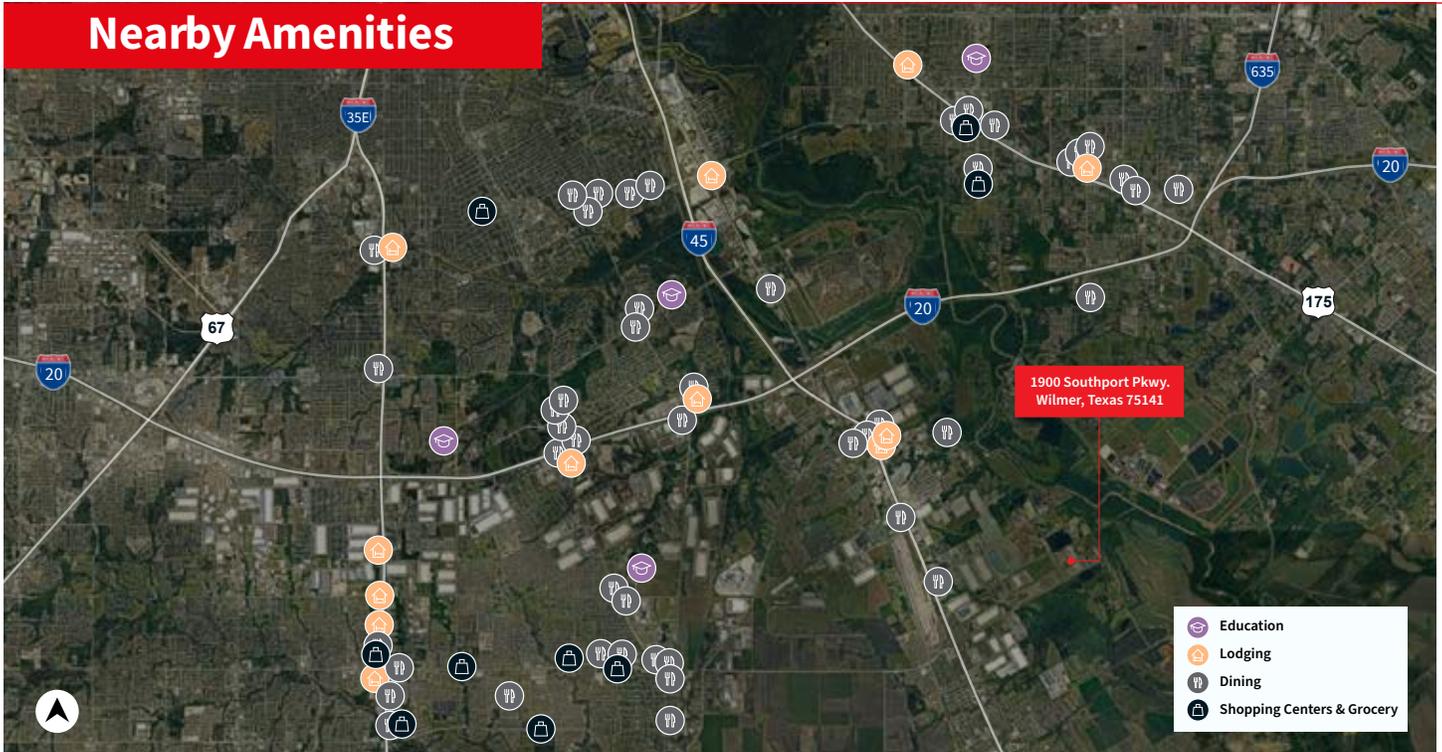
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### Nearby Amenities



#### Education

- Dallas College Cedar Valley Campus
- Dallas College Pleasant Grove Center
- Gateway Charter Academy
- Paul Quinn College

#### Lodging

- Days Inn & Suites
- Days Inn
- Express Inn
- Best Western
- Hampton Inn & Suites
- La Quinta Inn & Suites
- La Quinta Inn & Suites
- Luxury Inn Motel
- Motel 6
- Red Crown Inn
- Romantic Inn & Suites

#### Shopping Centers & Grocery

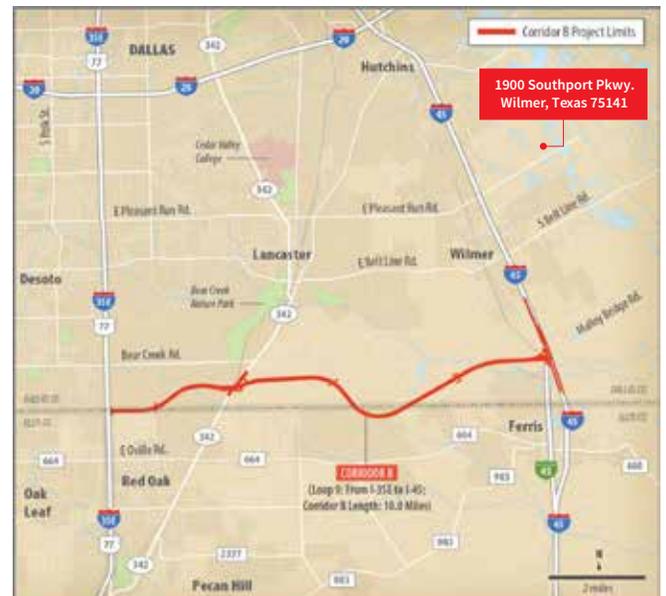
- Hilda's Grocery
- Hunt's Food Store/Price Busters
- Lancaster Plaza
- Midway Centre
- Pleasant Run Shopping Center
- Save Way Food Store
- The Crossing Shopping Center
- Walmart Neighborhood Market
- Walmart Supercenter

#### Dining

- Asaderos
- Barbacoa Agave Hidalguense Restaurant
- Burger King
- Camaron
- Casserole Soul Cafe
- China Wok
- Church's Texas Chicken
- Cicis Pizza
- Crazy Brothers Breakfast
- D'Veatures Restaurant & Club
- Dairy Queen
- Dinos Billiards
- El Dorado Cafe
- GatorPit BarBQ
- Good Luck Drive In
- Gorditas Estilo Durango
- Hickory House
- Hutchins Donuts
- IHOP
- In-N-Out Burger
- J & S Catfish
- Jack in the Box
- Jamaica Mi Hungry
- KFC
- Kikk
- Louisiana Catfish
- McDonald's
- Motor Lay
- Mr T's Real Catfish & Burgers
- Neon Cowboy
- On The Border Mexican Grill & Cantina
- Outback Steakhouse
- Phat Matt's
- Popeyes Louisiana Kitchen
- PT'S Fried Chicken & Fish
- Roma's Italian Lancaster
- Sonic Drive-In
- Soulmans Bar-B-Que
- Sweet Georgia Brown
- Taco Bell
- Taqueria El Abuelito
- Taqueria El Arquito
- Taqueria Lancaster
- Texas Rose Restaurant & Club
- Texas Tacos
- The Grill
- Whataburger
- Williams Chicken

### Loop 9 Under Construction

Estimated Completion Q3 2024



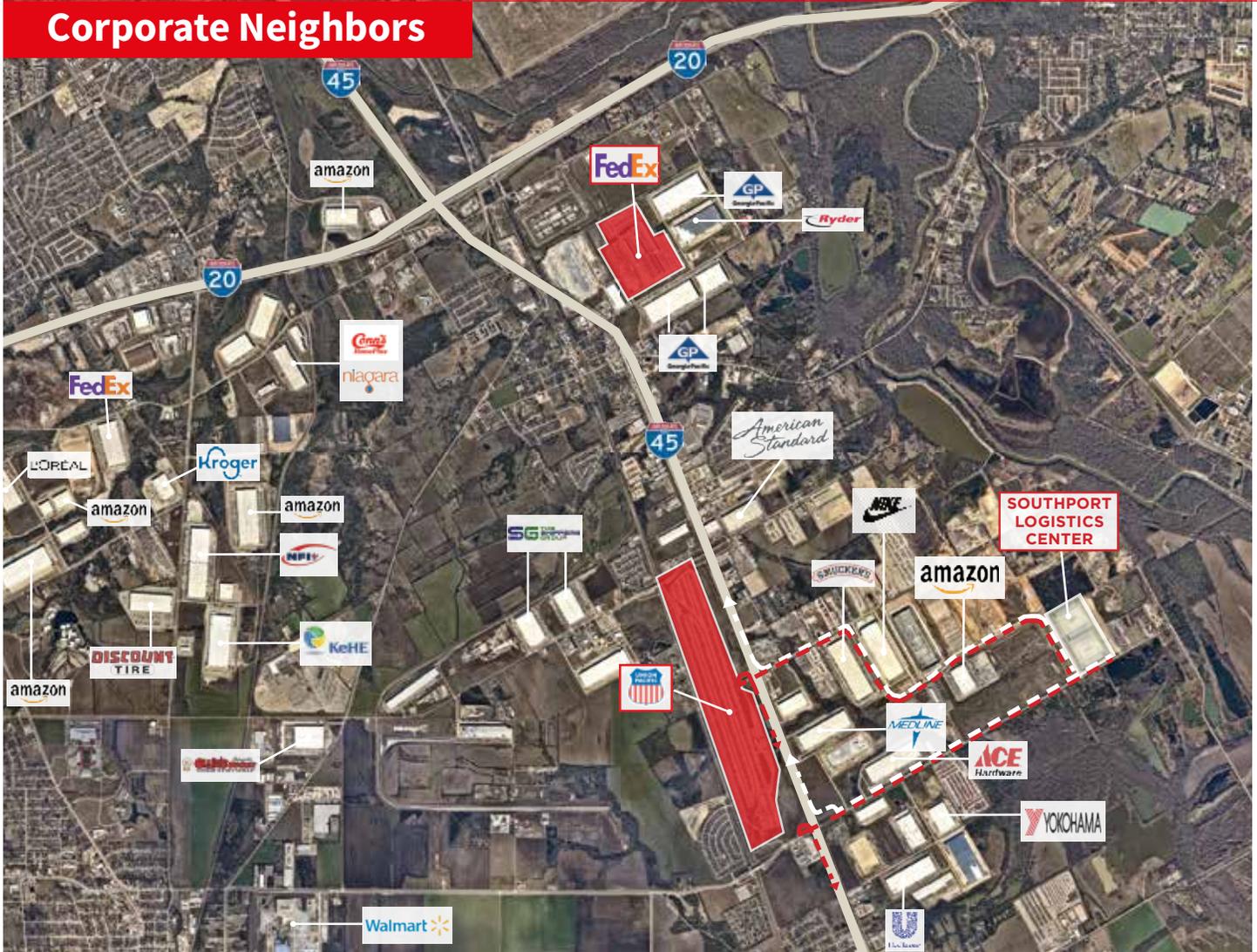


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### Corporate Neighbors



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#### Nathan Orbin

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