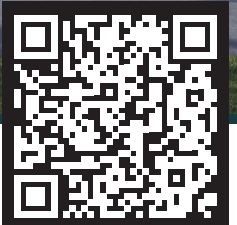


A TWO-BUILDING, 511,000 SF INDUSTRIAL DEVELOPMENT
LOCATED 5 MILES FROM DOWNTOWN DALLAS

CORE
LOGISTICS CENTER



SCAN TO SEE
PROJECT WEBSITE
AND VIDEO



PROFESSIONALLY DEVELOPED
AND OWNED BY:

**CROW
HOLDINGS**
INDUSTRIAL

CORE30

4661 & 4693 LAWNVIEW AVENUE, DALLAS, TX 75227

45,000 - 511,000 SF AVAILABLE FOR LEASE

PROFESSIONALLY
LEASED BY:

STREAM

SITE PLAN

BUILDING 1

Size: 300,347 SF

Dimensions: 420' x 692'

Office: 3,204 SF

Clear Height: 36'

Loading Configuration: Cross Dock

Dock Doors: 68 (9' x 10')

Oversized Dock Doors: 4 (12' x 14')

Column Spacing: 54'w x 50'd

Staging Bay: 60'

Trailer Parks: 57 (Expandable)

Car Parks: 187

Sprinkler System: ESFR

Truck Court: 135' - 185'

BUILDING 2

Size: 210,653 SF

Dimensions: 210' x 980'

Office: 3,142 SF

Clear Height: 36'

Loading Configuration: Front Load

Dock Doors: 50 (9' x 10')

Oversized Dock Doors: 2 (12' x 14')

Column Spacing: 54'w x 50'd

Staging Bay: 60'

Trailer Parks: 30 (Expandable)

Car Parks: 160

Sprinkler System: ESFR

Truck Court: 135' - 185'



PROFESSIONALLY DEVELOPED
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FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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Location



LOCATION HIGHLIGHTS

Population from Site:

5 Miles	377,125
10 Miles	1,322,037
20 Miles	3,399,495

- Minutes from downtown Dallas
- Direct access to I-30
- Located in a dense labor region

DRIVE TIMES

Dallas CBD	5 Miles
Dallas Love Field	10.5 Miles
DFW Airport	25 Miles
I-30	0.5 Miles
I-635	6.5 Miles
I-20	13 Miles
I-45	5.5 Miles
I-35	6 Miles



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