



PARK SIX35

AVAILABLE FOR LEASE OR SALE



CLASS A NEW CONSTRUCTION

35,000 - 146,065 SF

Class A Industrial Development

**2645 Lyndon B Johnson Freeway
Dallas, Texas 75234**

DEVELOPED BY



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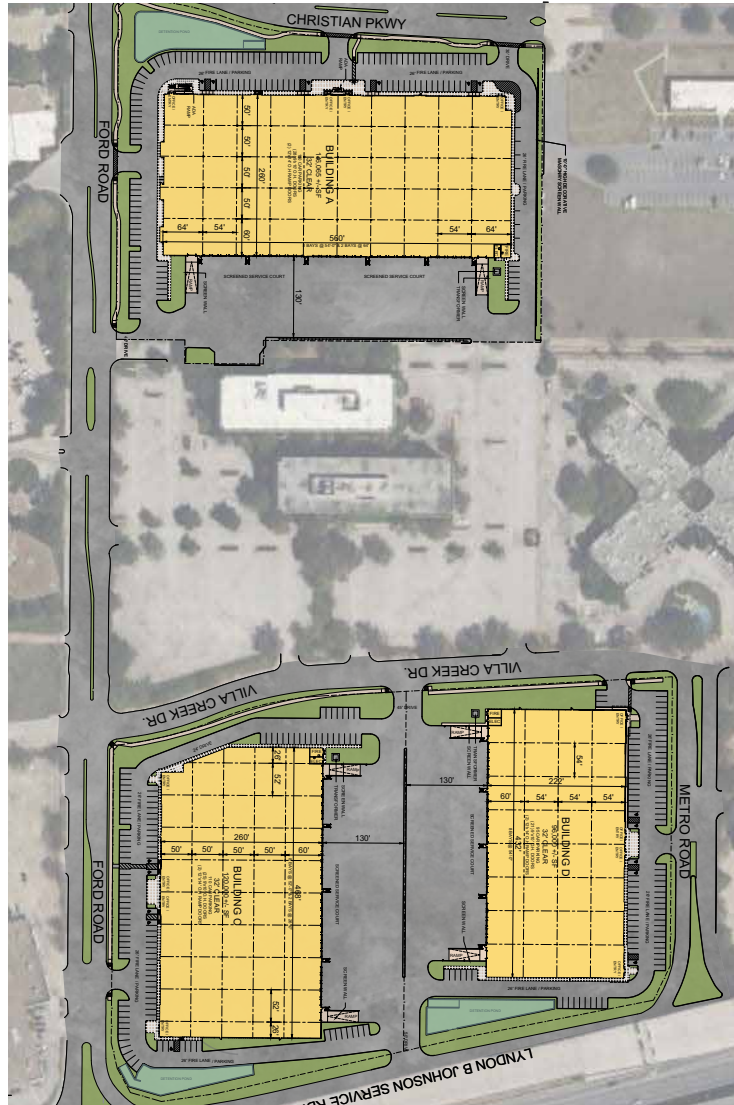


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PARK SIX35

MASTER SITE PLAN



HIGHLIGHTS

- Class A brand new construction
- Three building project: 362,065 SF
- 32' clear heights
- Offering rear load configurations
- Highway frontage facing LBJ freeway
- Strong parking count
- Move-in ready (spec office, LED lighting, dock packages)

LOCATION STRENGTHS

- Direct access to I-635 and I-35
- 309,000 daily vehicle count on I-635
- Strong labor pool
- Central location within DFW metroplex
- Strong Corporate Neighbors
- Prestigious Valwood submarket
- Great access, demographics, and surrounding amenities

BUILDING A SPECS

Available SF	146,065 SF
Clear Height	32'
Car Parks	150

BUILDING C SPECS

Available SF	120,000 SF
Clear Height	32'
Car Parks	110

BUILDING D SPECS

Available SF	96,000 SF
Clear Height	32'
Car Parks	95

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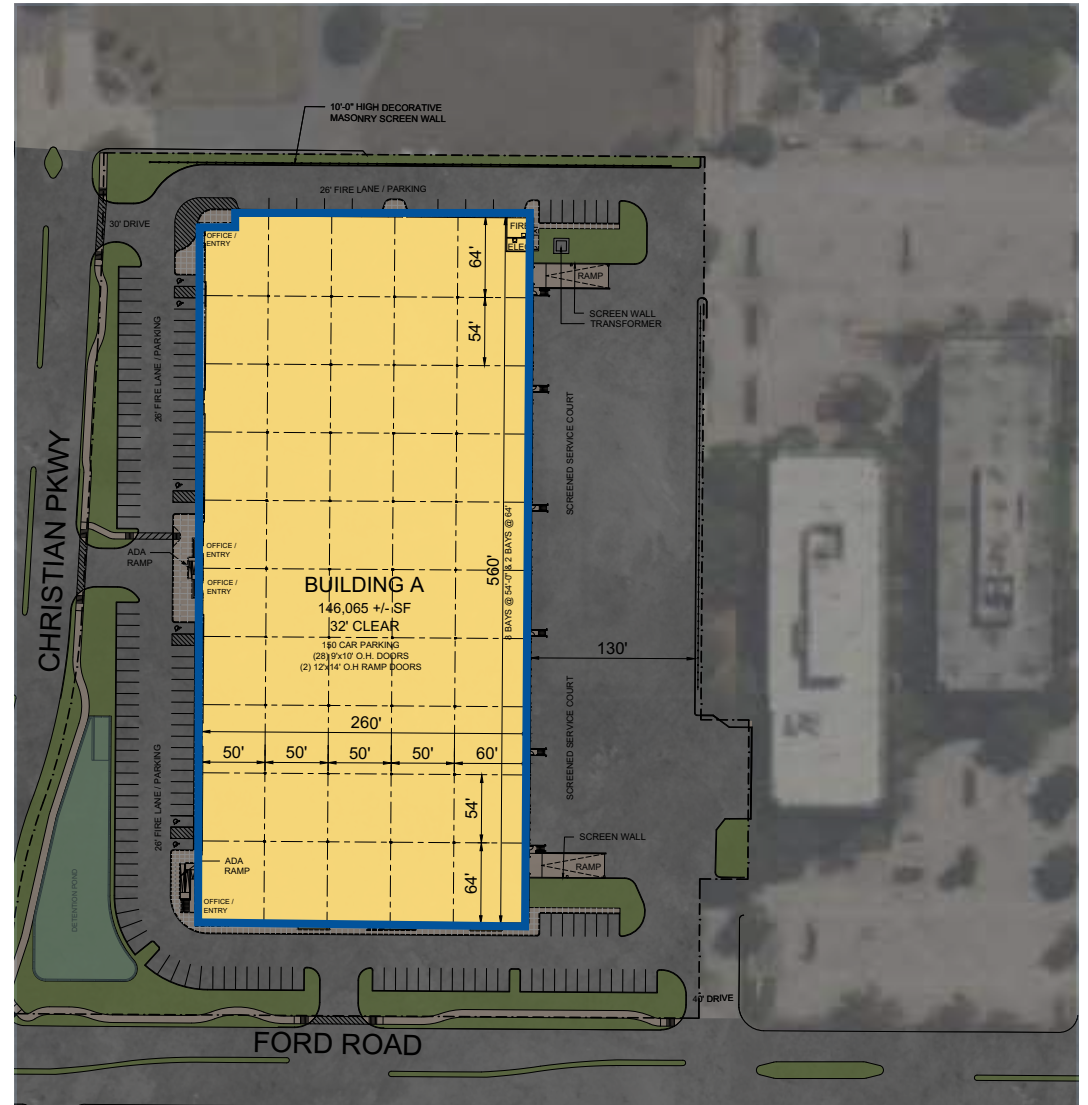
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SITE PLAN

BUILDING A | 2645 Lyndon B Johnson Freeway

	TOTAL SIZE	146,065 SF
	DIVISIBLE TO	42,120 SF
	OFFICE	BTS
	BUILDING DEPTH	260'
	TYPICAL BAY SIZE	50' x 54'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear Load
	DOCK DOORS	28
	OVERSIZED RAMPED DOORS	2
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	150
	LIGHTING	LED



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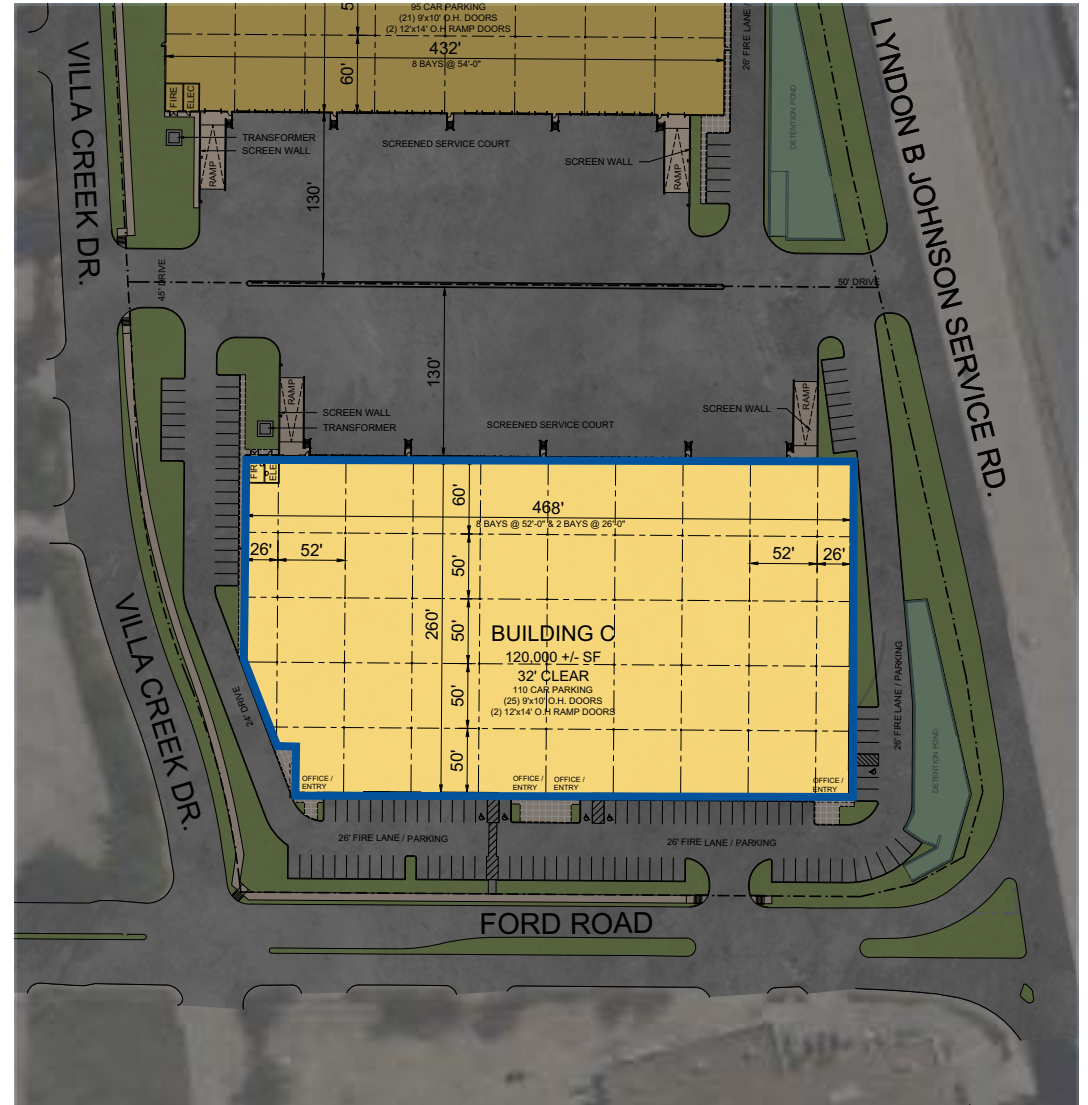
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SITE PLAN

BUILDING C | 2645 Lyndon B Johnson Freeway

	TOTAL SIZE	120,000 SF
	DIVISIBLE TO	40,560 SF
	OFFICE	BTS
	BUILDING DEPTH	260'
	TYPICAL BAY SIZE	50' x 52'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear Load
	DOCK DOORS	25
	OVERSIZED RAMPED DOORS	2
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	110
	LIGHTING	LED



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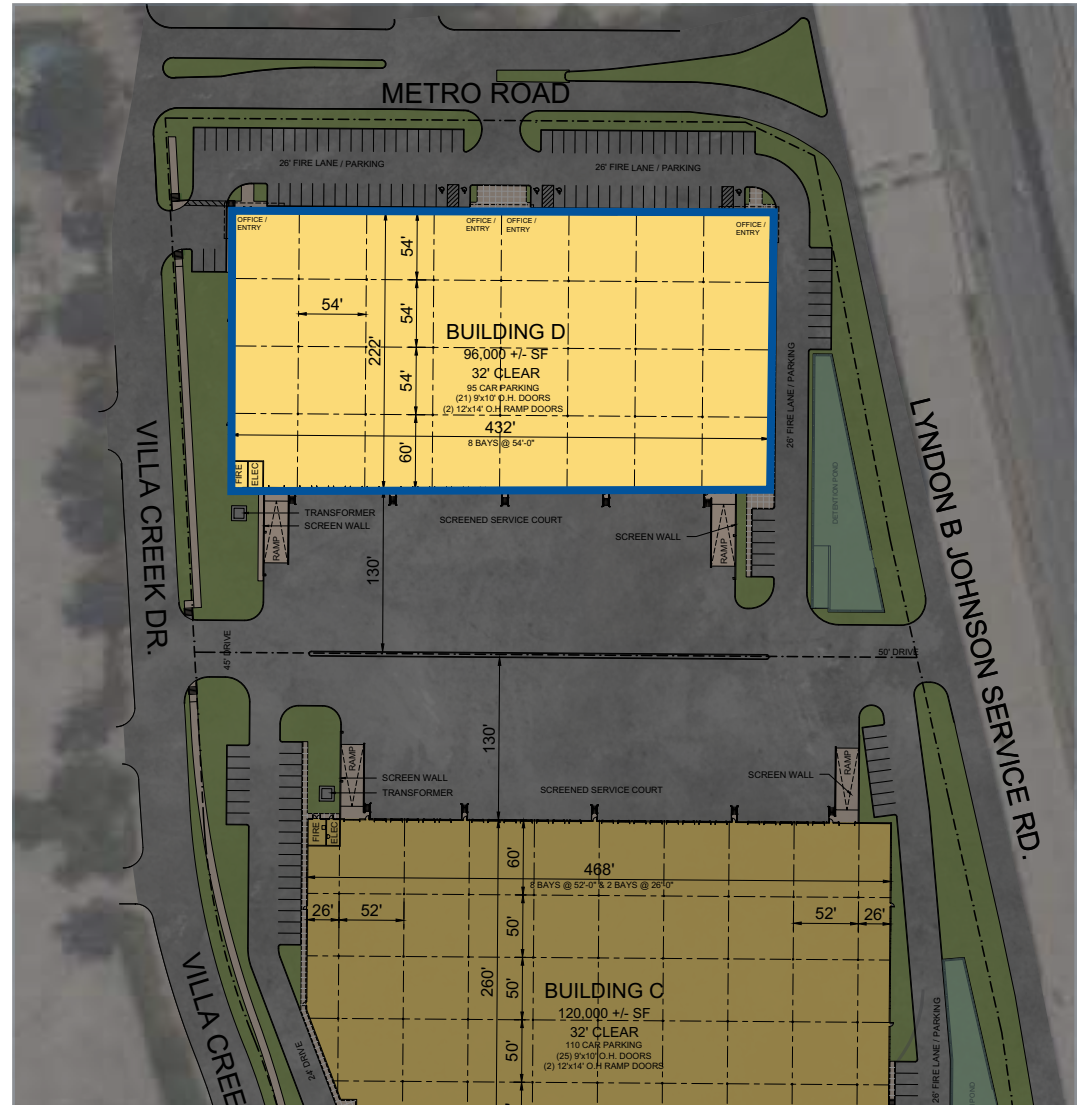
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SITE PLAN

BUILDING D | 2645 Lyndon B Johnson Freeway

	TOTAL SIZE	96,000 SF
	DIVISIBLE TO	35,964 SF
	OFFICE	BTS
	BUILDING DEPTH	222'
	TYPICAL BAY SIZE	54' x 54'
	STAGING BAY	60'
	CLEAR HEIGHT	32'
	LOADING	Rear Load
	DOCK DOORS	21
	OVERSIZED RAMPED DOORS	2
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	95
	LIGHTING	LED



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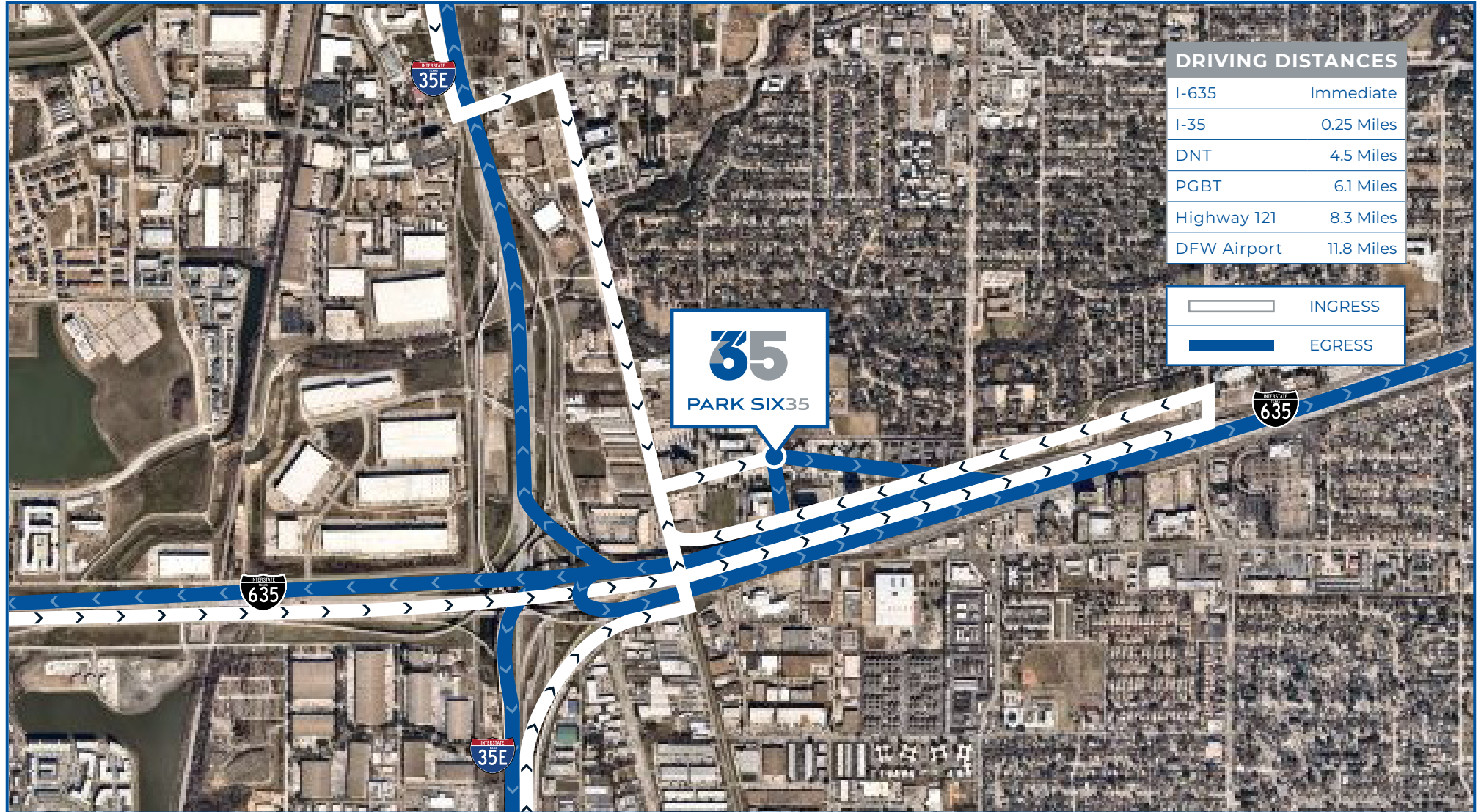




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MAP

INGRESS / EGRESS



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FOR LEASING INFORMATION

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