



## BUILDING DETAILS

- 264,416 SF
- 2,501 SF of office space with additional 544 SF for warehouse restrooms
- 600 linear feet of I-30 freeway frontage & visibility
- Freestanding single tenant
- 420' cross dock
- 52' x 50' column spacing
- 32' clear height
- ESFR
- 130' truck courts (west)
- 185' truck courts (east)
- 114 spaces for car parking
- Sixty (60) 9' x 10' O.H. doors
- Two (2) 16' x 16' O.H. doors with ramp
- 61 spaces for trailer parking in eastern truck court
- 14.6 acres (+/-)
- 1.3 acre adjacent parking lot for 115 cars.

INTERSTATE 30

# TURNPIKE WEST

4495 DFW Turnpike  
Dallas, Texas 75212

## SITE PLAN



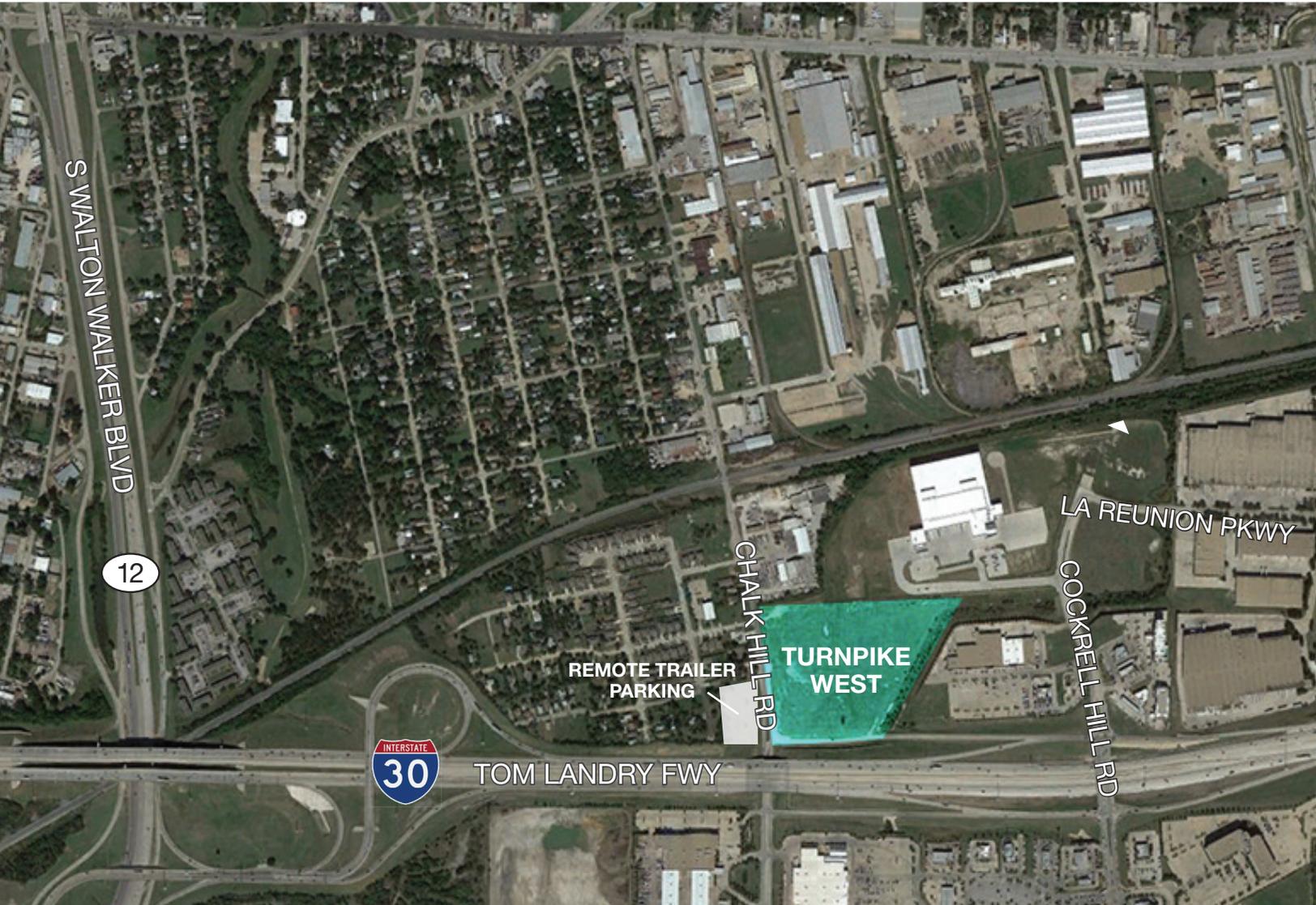
TURNPIKE WEST DATA TABLE	
SITE AREA	636,750 S.F. / 14.6 ACRES(+/-)
<b>BUILDING AREA</b>	
OFFICE (Assumed)	3,006 s.f.
WAREHOUSE	261,407 s.f.
<b>TOTAL</b>	<b>264,413 s.f.</b>
<b>BUILDING DETAILS</b>	
9'x10' O.H. DOORS	60 Doors
25' O.H. DOORS	2 Doors
<b>PARKING ANALYSIS</b>	
CAR PARKING	114 Spaces
TRAILER PARKING	61 Spaces

**1 OVERALL SITE PLAN**  
Scale: 1" = 40'-0"

INTERSTATE  
**30**

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