



For Lease / Build-to-Suit

Wintergreen Industrial | Buildings A, C & D
600 E Wintergreen Rd
Lancaster, TX 75134

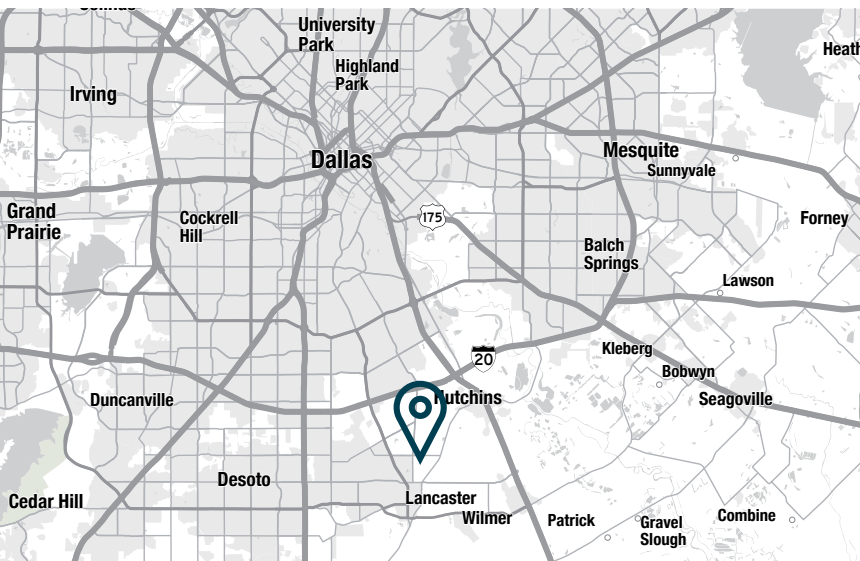
1,133,861 SF Available

Site Strengths

- 138.8 acre site
- Access from E Wintergreen Road
- Centrally located between I-35E, I-20 and I-45
- Proximity to abundant labor and area amenities
- Direct rail access availability
- Corporate campus setting

Excellent Access

- 5 miles to I-35E
- 2.7 miles to I-20
- 4.4 miles to UP Dallas Intermodal
- 3.1 miles to I-45
- 18.9 miles to Dallas Love Field
- 34 miles to DFW Airport



A Property Of:

CROW HOLDINGS
INDUSTRIAL



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Property Highlights



Site Features: Building A	
Land Area	17.3 Acres
Floors	1
Office Area	Build-To-Suit
Total Building Area	197,060 sf
Building Dimensions	756' x 260'
Column Spacing	50' x 54'
Parking Provided	167
Parking Required	118
Truck Court Depth	130'-0"
9' x 10' Dock High Doors	35
12' x 14' Dock High Doors	2
Trailer Parking Spaces	37
Box Truck Parking Spaces	0
Clear Height Warehouse	36'-0"
Finish	Painted Concrete Tiltwall
Fire Protection System	E.S.F.R.

Site Features: Building C	
Land Area	41.4 Acres
Floors	1
Office Area	29,602 sf
Total Building Area	678,081 sf
Building Dimensions	1,232' x 530'
Column Spacing	50' x 56'
Parking Provided	424
Parking Required	400
Truck Court Depth	145'-0"
9' x 10' Dock High Doors	128
12' x 14' Dock High Doors	8
Trailer Parking Spaces	247
Box Truck Parking Spaces	0
Clear Height Warehouse	40'-0"
Finish	Painted Concrete Tiltwall
Fire Protection System	E.S.F.R.

Site Features: Building D	
Land Area	23.9 Acres
Floors	1
Office Area	Build-To-Suit
Total Building Area	258,720 sf
Building Dimensions	616' x 420'
Total Building Area	50' x 56'
Parking Provided	315
Parking Required	190
Truck Court Depth	130'-0"
9' x 10' Dock High Doors	56
12' x 14' Dock High Doors	4
Trailer Parking Spaces	65
Box Truck Parking Spaces	0
Clear Height Warehouse	40'-0"
Finish	Painted Concrete Tiltwall
Fire Protection System	E.S.F.R.



Rail Option

Conceptual plans for review/discussion



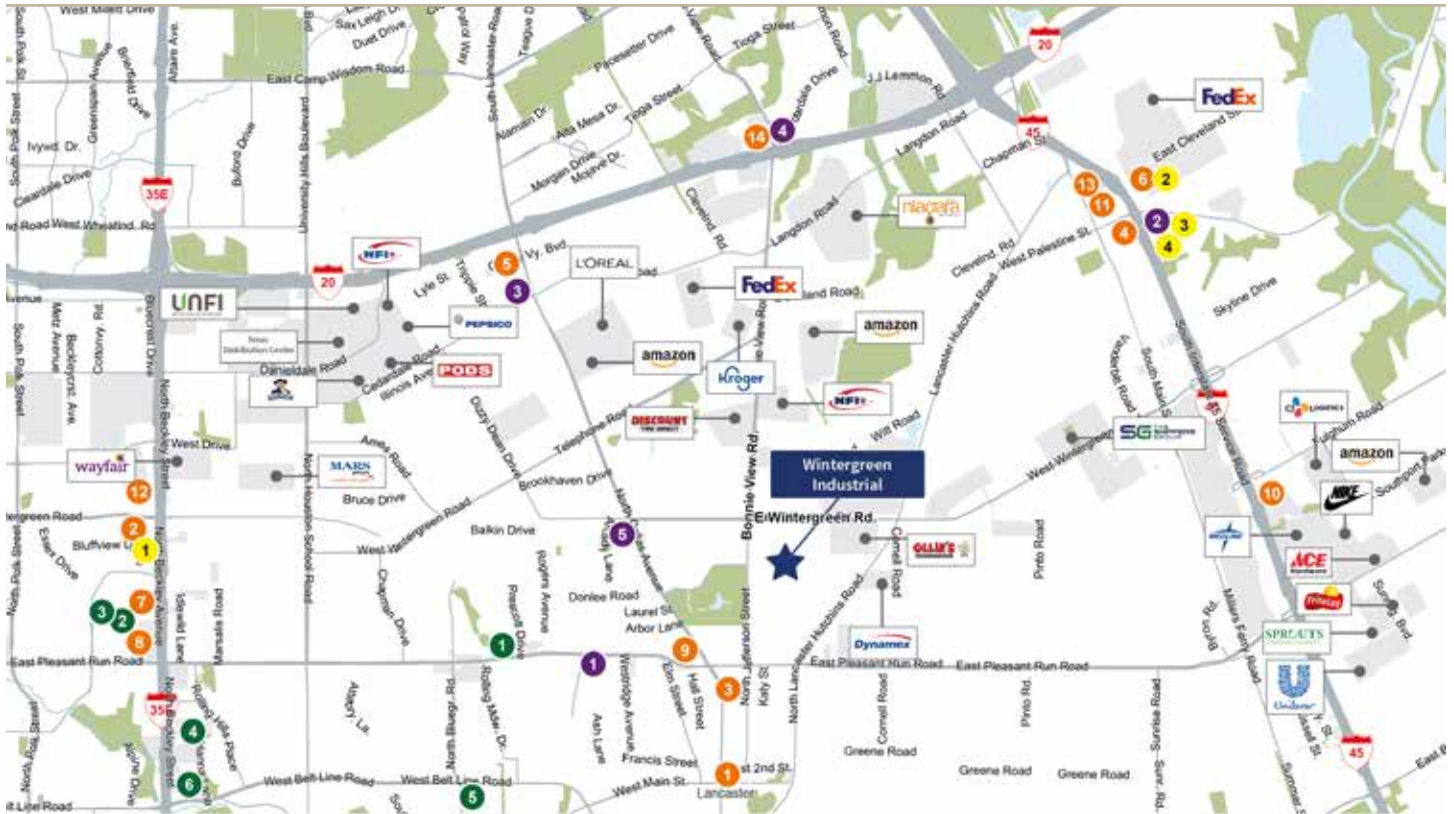


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Nearby Amenities



Restaurants	Gas Stations	Stores	Hotels
1 Casserole Soul Cafe	1 7-Eleven	1 AutoZone Auto Parts	1 Days Inn & Suites by Wyndham DeSoto
2 Cracker Barrel Old Country Store	2 Exxon	2 Firestone Complete Auto Care	2 Gold Inn
3 Hickory House	3 Pilot Travel Center	3 Kroger	3 La Quinta Inn & Suites by Wyndham Dallas
4 Jack in the Box	4 Shell	4 The Home Depot	4 Motel 6 Hutchins
5 Kelg Kitchen	5 Vp Racing Fuels	5 Walmart Neighborhood Market	
6 McDonald's		6 Walmart Supercenter	
7 Outback Steakhouse			
8 On The Border Mexican Grill & Cantina			
9 Roma Italian Restaurant			
10 Texas Rose Restaurant & Club			
11 The Grill			
12 Waffle House			
13 Whataburger			
14 Popeyes			

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