

✱ 5320-5324 PEACHTREE RD | BALCH SPRINGS, TX ✱



CROSSROADS 635/20

TWO BUILDINGS ✱ 262,322 SF ✱ CLASS A INDUSTRIAL



 **Stonelake**
CAPITAL PARTNERS

Colliers

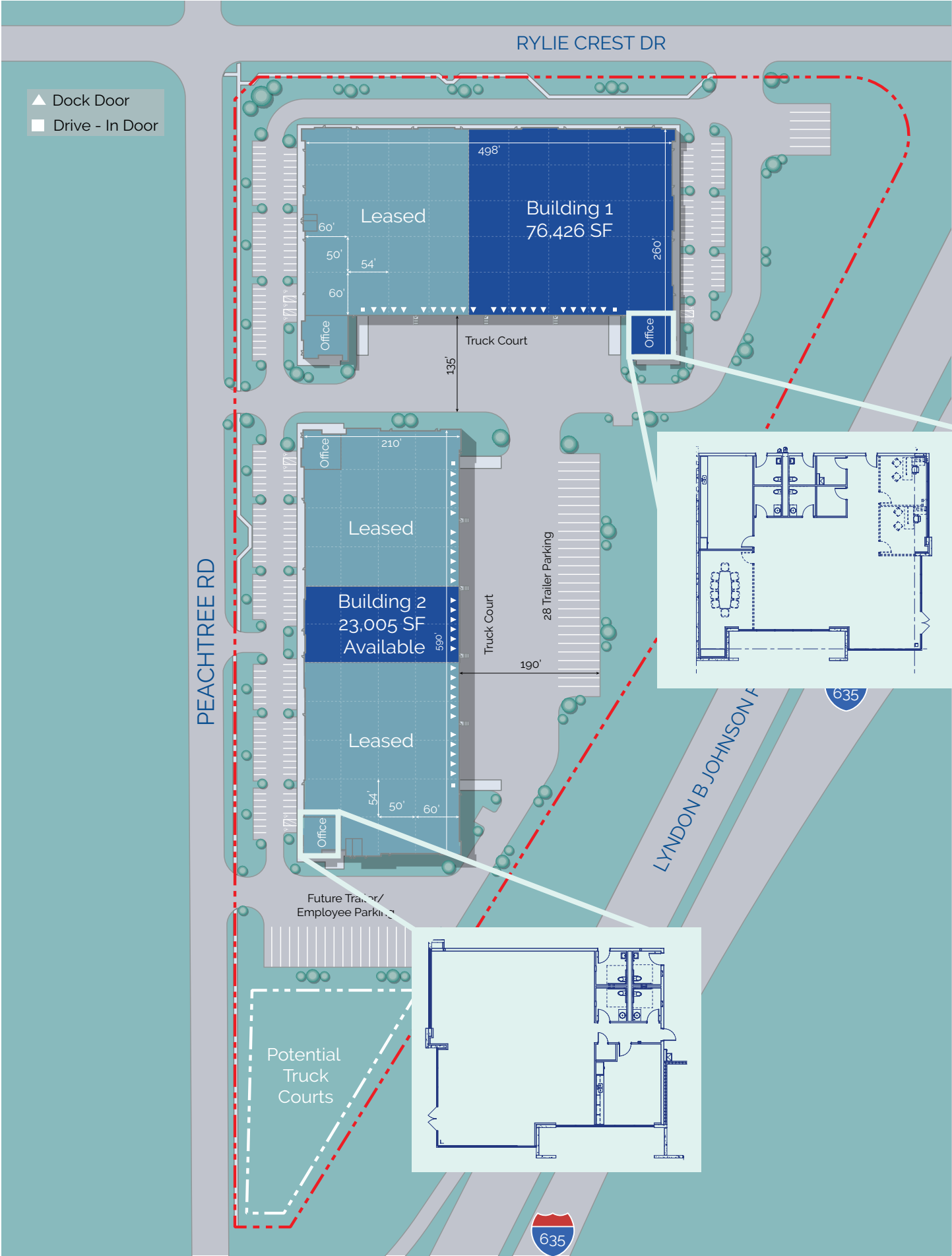


BUILDING 2
5324 Peachtree

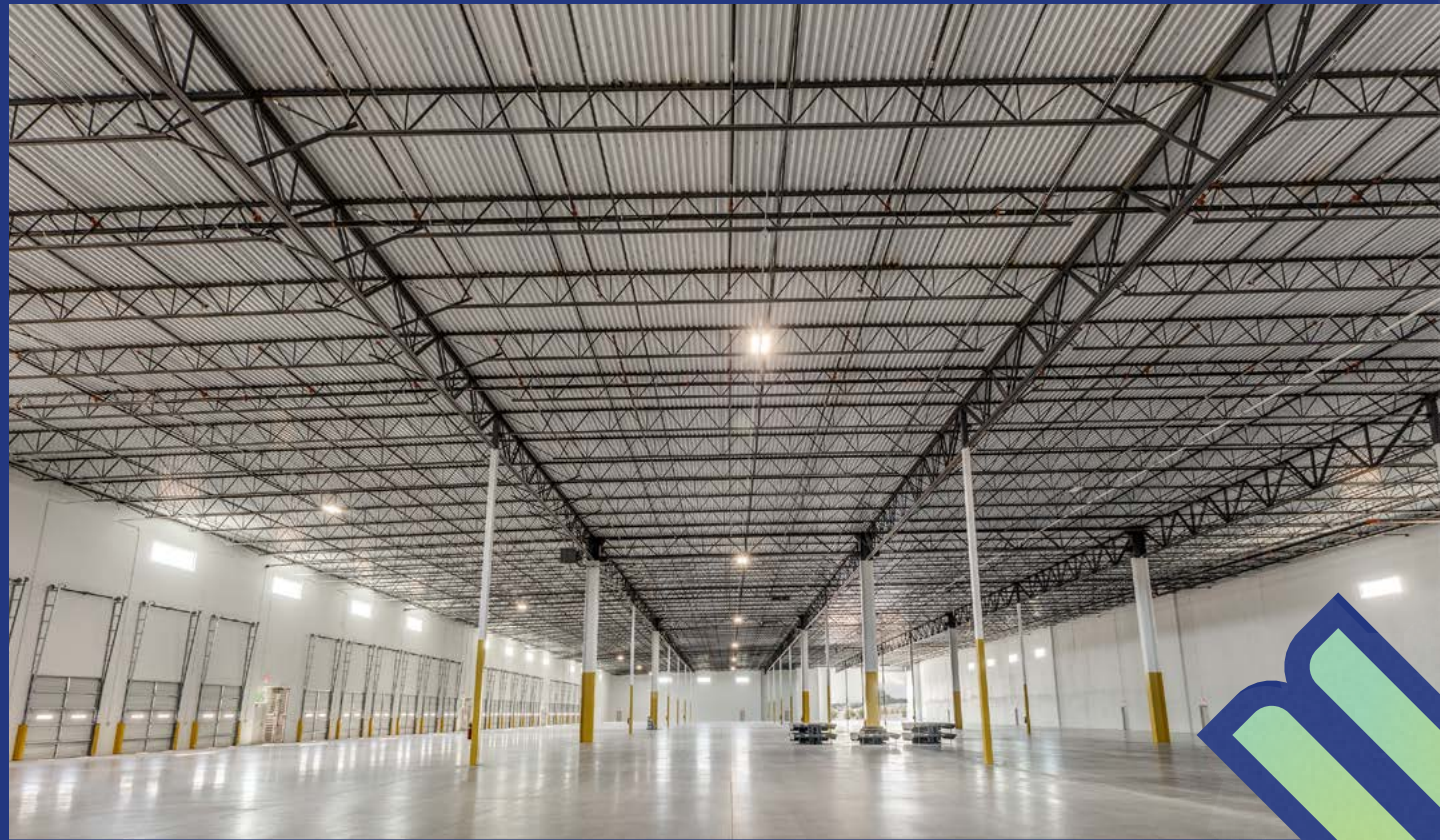
PEACHTREE RD

BUILDING 1
5320 Peachtree

RYLIE CREST



	BUILDING 1	BUILDING 2
BUILDING SIZE	137,537 SF	124,785 SF
AVAILABLE SF	76,426 SF	23,005 SF
COMPLETED SPEC OFFICE	3,184 SF	2,917 SF
BUILDING DIMENSIONS	260' x 498'	210' x 590'
BUILDING CONFIGURATION	Front Load	Rear Load
CLEAR HEIGHT	32'	32'
COLUMN SPACING	54' x 50' (60' Speed Bay)	54' x 50' (60' Speed Bay)
DOCK DOORS	21	28
DRIVE-IN DOORS	2	2
TRUCK COURT DEPTH	135'	190'
TRAILER PARKING	6	28
AUTO PARKING	100	97
FIRE PROTECTION	ESFR	ESFR
SLAB THICKNESS	6"	6"






CROSSROADS 635/20

IMMEDIATE ACCESS TO



 EGRESS
 INGRESS

SEAGOVILLE RD

EXIT FOR SEAGOVILLE

RYLIE CREST

KLEBERG

EXIT FOR KLEBERG

EXIT FOR KLEBERG

HICKORY TREE





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