



DALPARC 5 LOGISTICS CENTER

3500 N Dallas Avenue, Lancaster, TX

**CLASS A 245,904 SF INDUSTRIAL BUILDING
AVAILABLE FOR SALE/LEASE**

NATHAN LAWRENCE

+1 214 402 6016
nathan.lawrence@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708
whit.maddox@kbcadvisors.com

TYLER CHAPMAN

214.729.9594
tyler.chapman@vantrustre.com

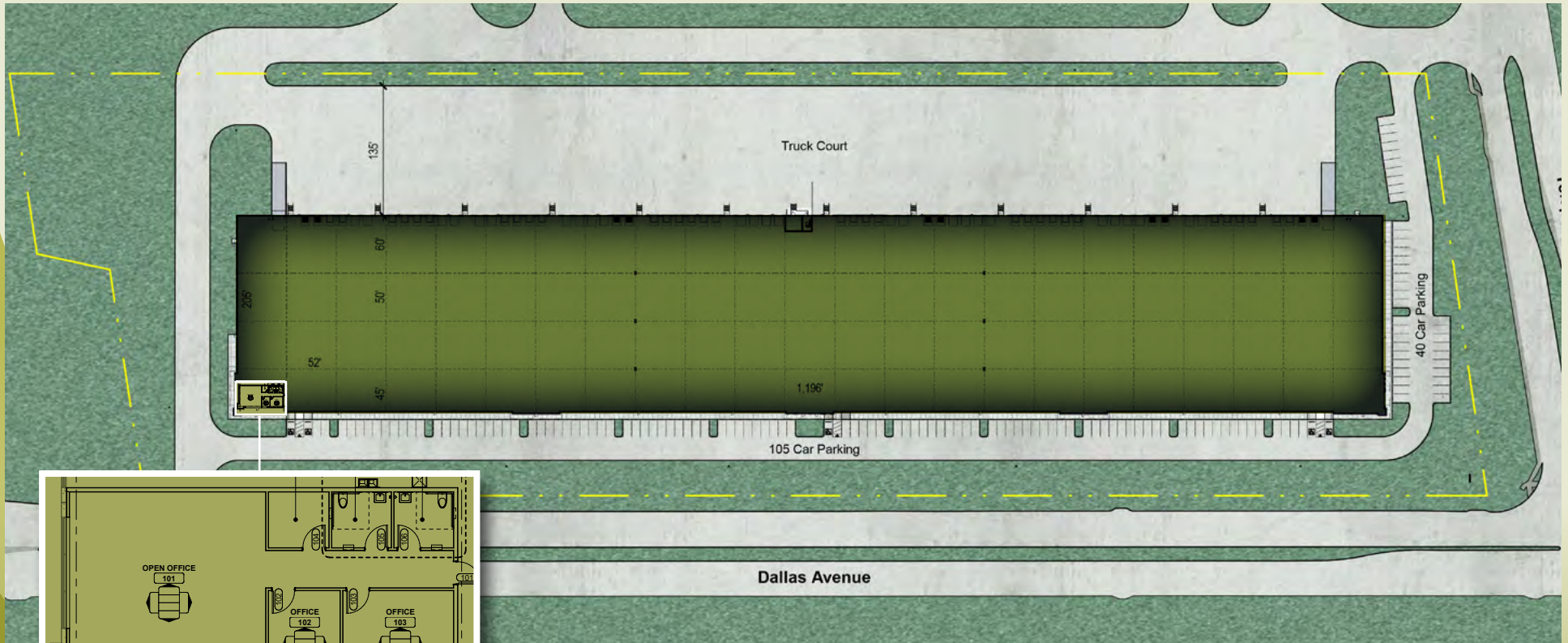
KRISTA RAYMOND

+1 972 971 2785
krista.raymond@kbcadvisors.com

WILL CARNEY

+1 214 240 0014
will.carney@kbcadvisors.com





BUILDING SPECS

245,904 SF Available
14.50 Acres
Rear Load
1,196' x 205' Building Dimensions
52'w x 45'-50'd Column Spacing (Typical)

60'd Staging Bay
32' Clear Height
68 - 9'x10' Dock Doors
2 - 12'x14' Ramp Doors

42 Dock Levelers
145 Car Parks
ESFR - K-17 Heads
Warehouse Lighting - Two LED Fixtures per bay

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DALLAS

PROPERTY ADVANTAGES

Class A LOGISTICS FACILITY 1 Mile TO I-20

4 Miles TO I-35E 5 Miles TO I-45E

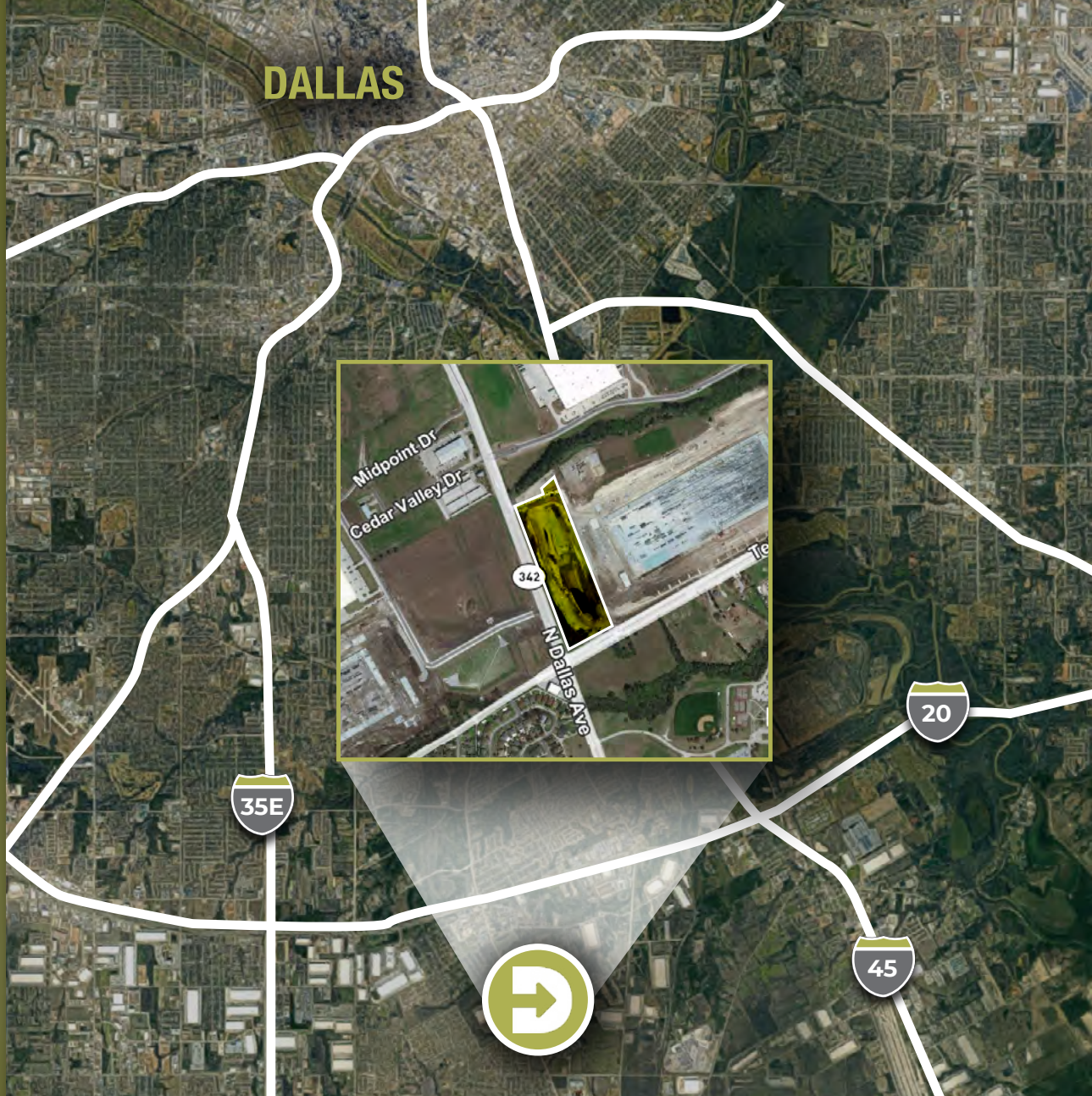
5 Miles TO UP INTERMODAL 6 Miles TO FEDEX GROUND HUB

15 Miles TO DALLAS CBD

PROVEN INDUSTRIAL DISTRICT

SUPERIOR HIGHWAY ACCESS

TRIPLE FREEPORT TAX EXEMPTION



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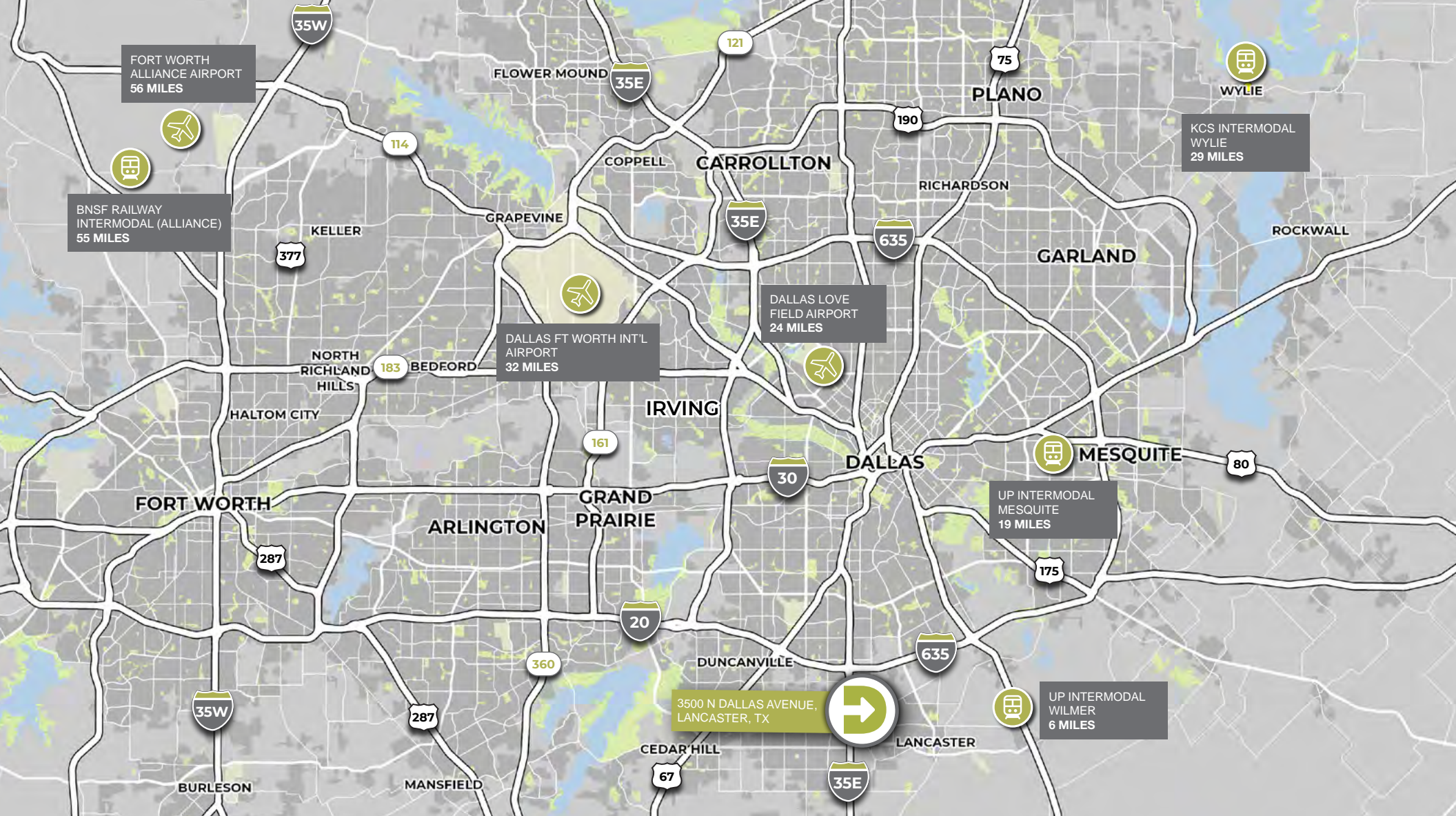
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