

### **NATHAN LAWRENCE**

+1 214 402 6016

nathan.lawrence@kbcadvisors.com

#### **KRISTA RAYMOND**

+1 972 971 2785

krista.raymond@kbcadvisors.com

#### WHIT MADDOX

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

#### **WILL CARNEY**

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







## **BUILDING 4 - Q4 2024**

±937,000 SF Available 90 dock doors expandable to 168

Approximately 70 Acres 4 - 12'x14' Ramp Doors

Cross Dock 585 Car Parks

620' x 1512' Building Dimensions 246 Trailer Positions

40' Clear Height ESFR Sprinklers

Rail Service Available Through Union Pacific

## **BUILDING 3 - Q4 2024**

±462,000 SF Available

Approximately 25.3 Acres

Cross Dock

570' x 810' Building Dimensions

36' Clear Height

45 dock doors expandable to 90

4 - 12'x14' Ramp Doors

340 Car Parks

106 Trailer Positions

ESFR Sprinklers

**NATHAN LAWRENCE** 

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

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

WILL CARNEY

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







# **PROPERTY ADVANTAGES**

CLASS A
LOGISTICS FACILITIES

**1.5 MILES** TO 1-30

2 MILES SH 161

5 MILES LOOP 12

**7 MILES** TO 1-20

11 MILES

TO DFW INTERNATIONAL AIRPORT

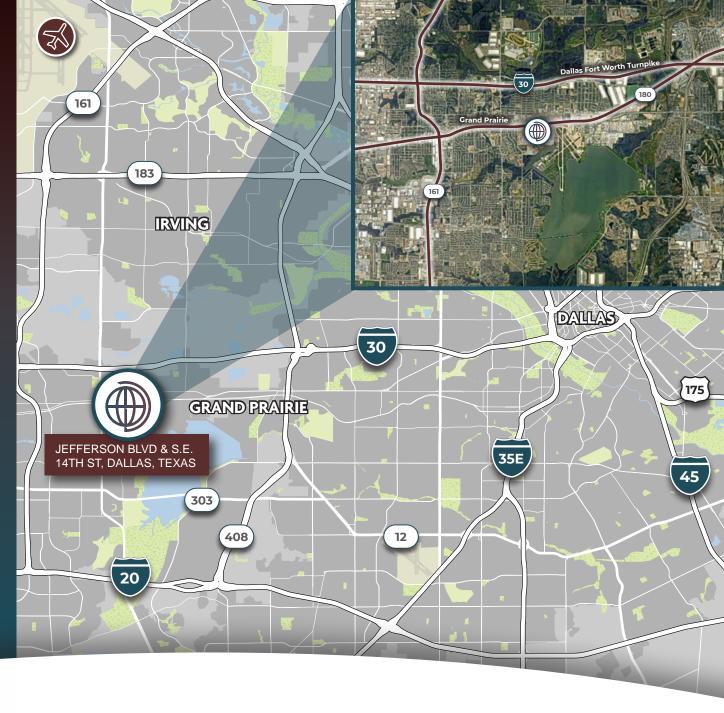
**12 MILES**TO DALLAS CBD

STRONG LABOR BASE

PROVEN INDUSTRIAL DISTRICT

TRIPLE FREEPORT TAX EXEMPTIO

QUALIFIED OPPORTUNITY ZONE



**NATHAN LAWRENCE** 

nathan.lawrence@kbcadvisors.com

**KRISTA RAYMOND** 

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

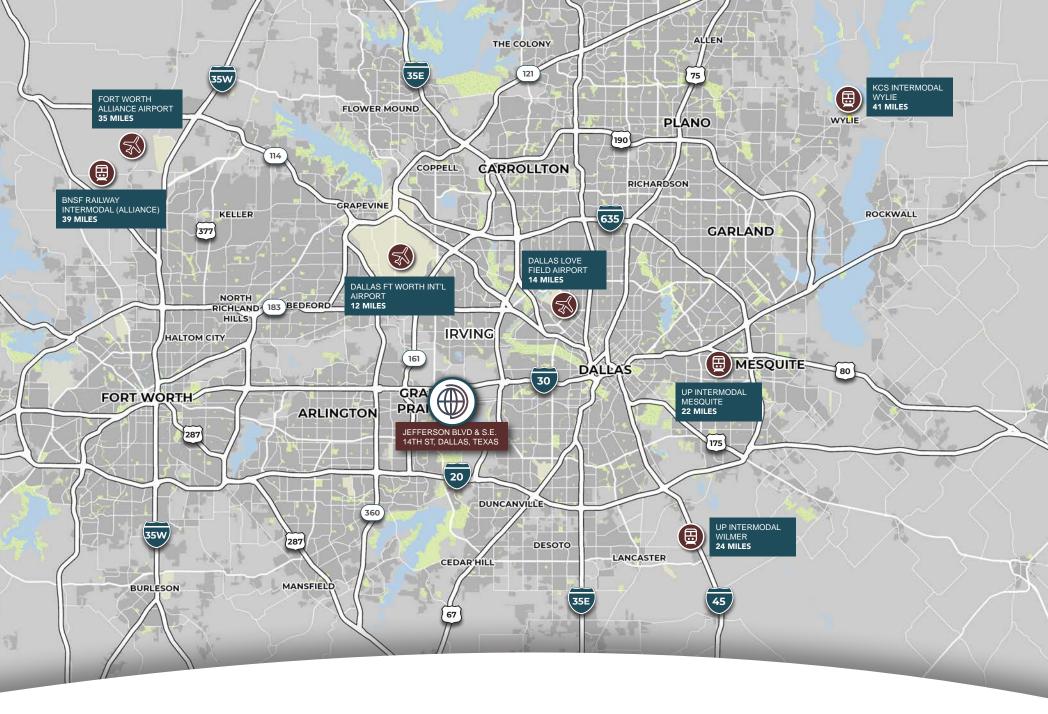
**WILL CARNEY** 

+1 214 240 0014

will.carney@kbcadvisors.com







**NATHAN LAWRENCE** 

+1 214 402 6016

nathan.lawrence@kbcadvisors.com

**KRISTA RAYMOND** 

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708

whit.maddox@kbcadvisors.com

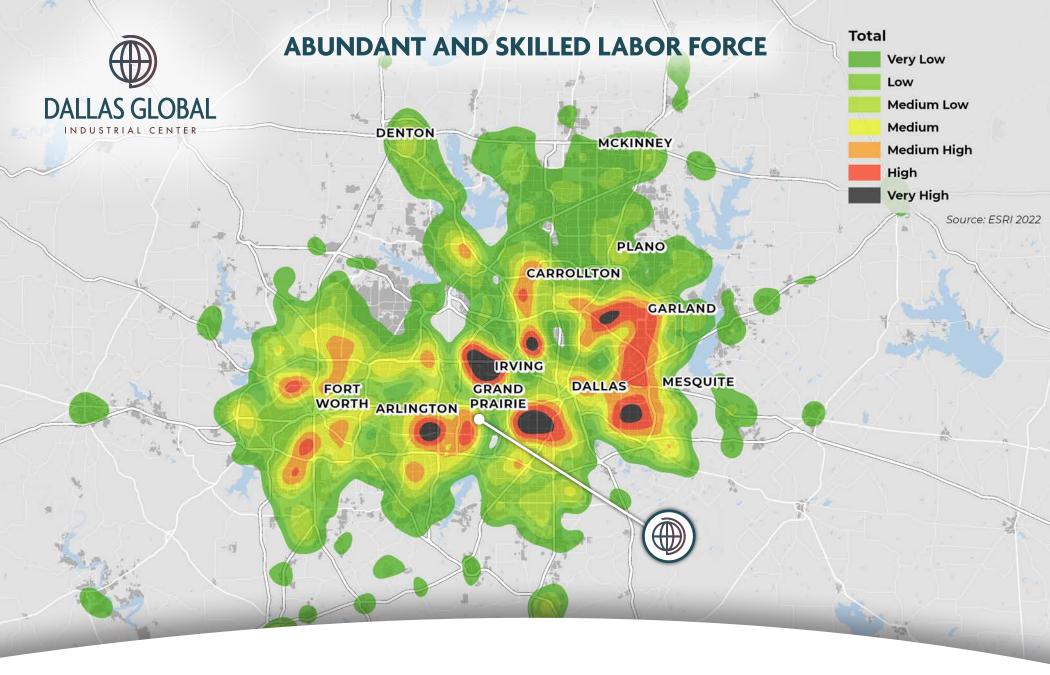
**WILL CARNEY** 

+1 214 240 0014

will.carney@kbcadvisors.com







**NATHAN LAWRENCE** 

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

+1 972 971 2785

krista.raymond@kbcadvisors.com

WHIT MADDOX

+1 817 437 5708 whit.maddox@kbcadvisors.com **WILL CARNEY** 

+1 214 240 0014

will.carney@kbcadvisors.com





© 2024 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.