

The logo features a large green stylized 'D' with a white arrow pointing right, followed by the text 'DALPARC 3' in a bold, sans-serif font. Below this, 'LOGISTICS CENTER' is written in a smaller, spaced-out font. A horizontal line is positioned below the text.

DALPARC 3

LOGISTICS CENTER

3700 N Dallas Avenue, Lancaster, TX

A 3D architectural rendering of a modern industrial building. The building is a two-story structure with a mix of light grey and dark grey panels. It features large windows on the upper level and a glass-fronted entrance on the ground floor. The building is surrounded by a parking lot with several cars and a landscaped area with green plants and shrubs. The sky is blue with some clouds.

**CLASS A 116,994 SF INDUSTRIAL BUILDING
AVAILABLE FOR LAND SALE OR BTS FOR SALE/LEASE**

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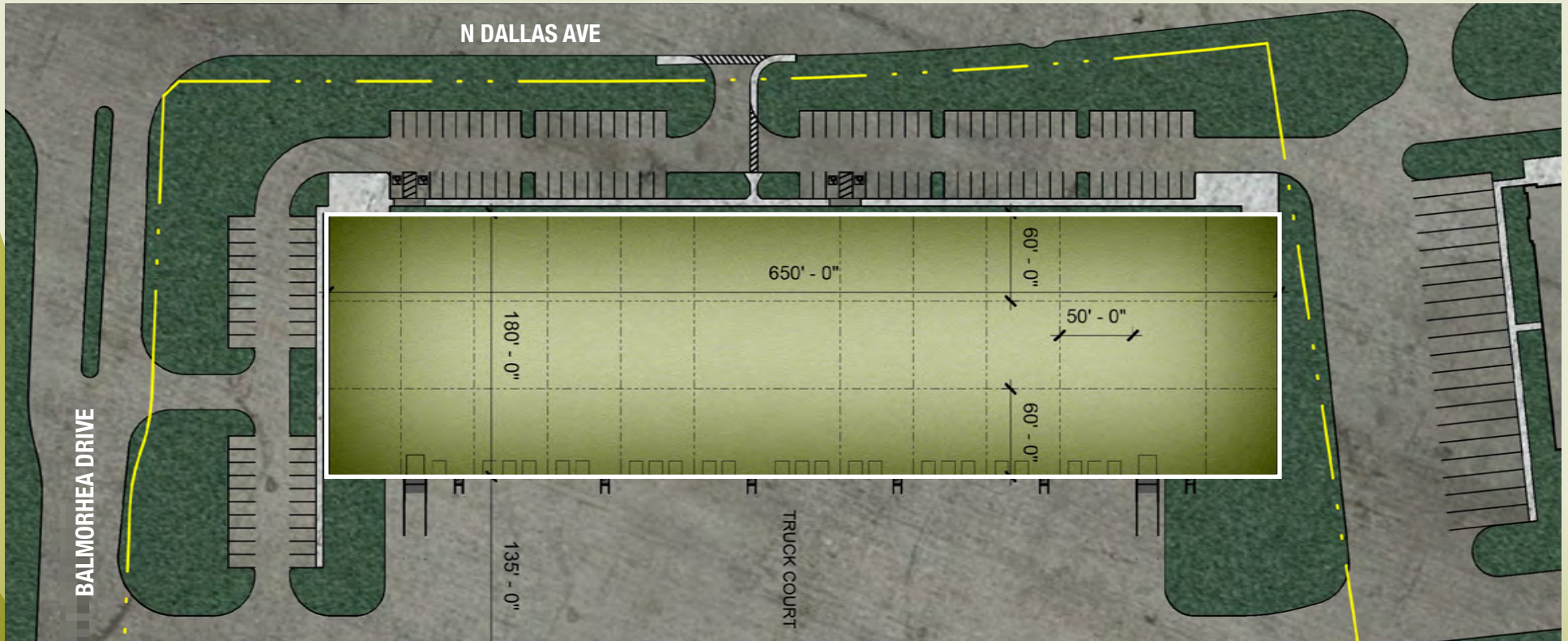
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BUILDING SPECS

116,994 SF

8.10 Acres

24 - 9x10 Dock High Doors

2 - 12x14 Ramps

154 Auto Parks

Rear Load

180'x650' Building Dimensions

135' Truck Court

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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

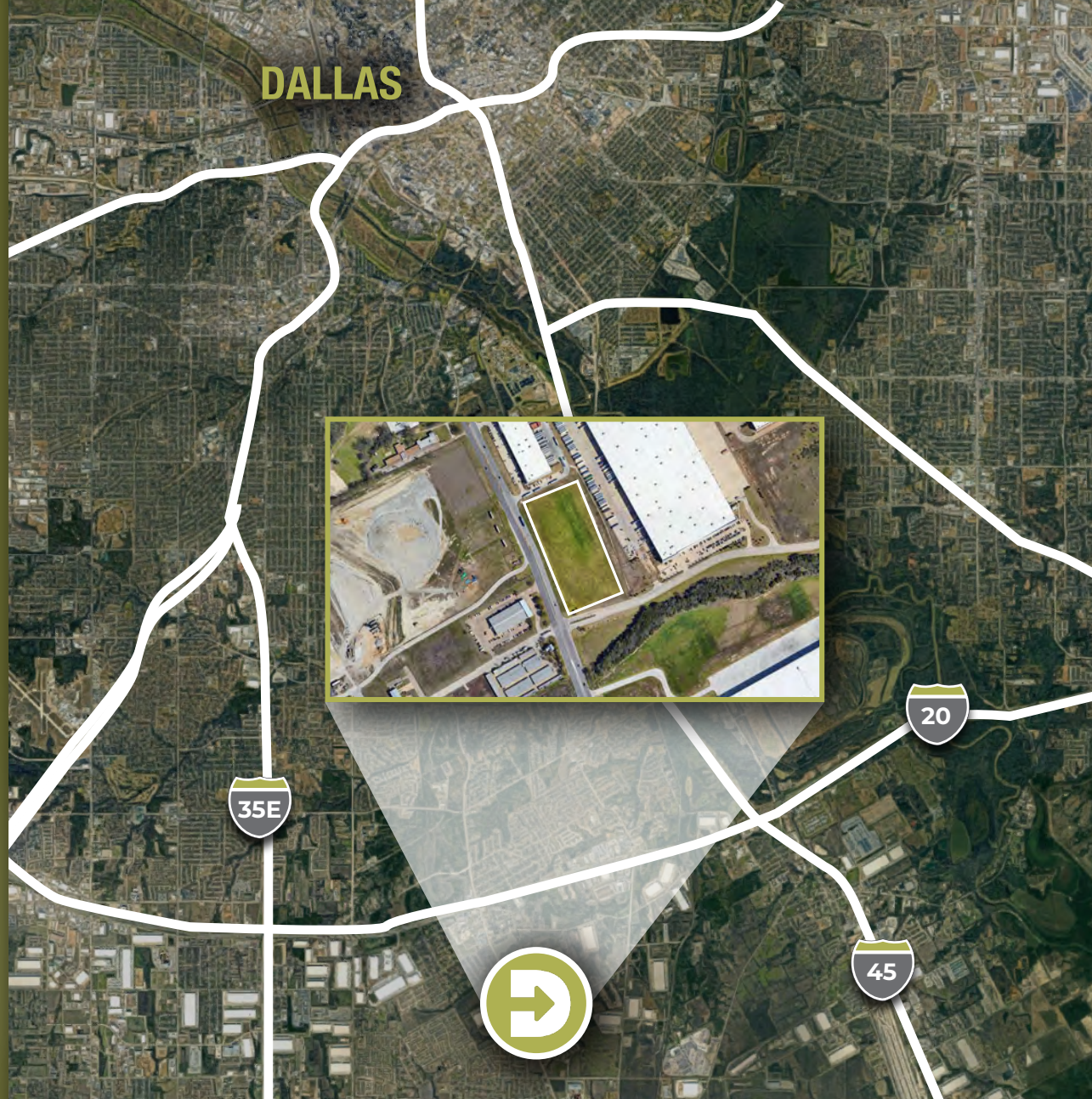
6 Miles
TO FEDEX GROUND HUB

15 Miles
TO DALLAS CBD

PROVEN INDUSTRIAL DISTRICT

SUPERIOR HIGHWAY ACCESS

TRIPLE FREEPORT TAX EXEMPTION



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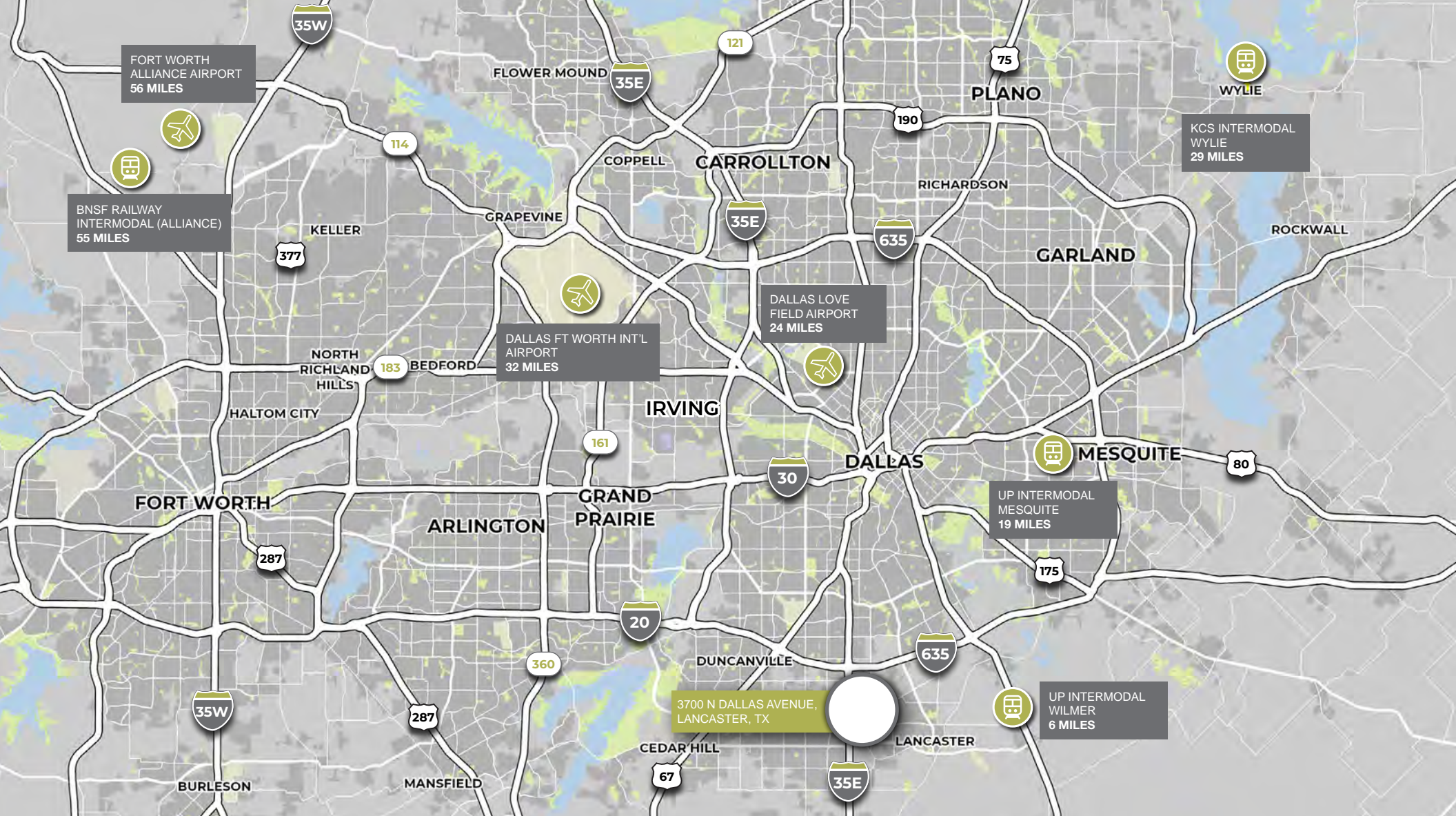
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