



CLARION PARTNERS

For Lease



Southpointe – Building B
3901 Corporate Dr, Suite 200
Lancaster, Texas 75134

140,807 Square Feet Available



BUILDING HIGHLIGHTS

- 140,807 SF available
- 3,007 SF spec office
- 32' clear height
- ESFR sprinkler system
- 21 dock high doors
- 1 oversized ramped door
- 156'-360' truck court
- 52' x 48' typical bay spacing with 60' staging
- Front load configuration
- 21 trailer stalls available





Southpointe is a modern bulk distribution center located in the Dallas/Fort Worth Metroplex with great accessibility, making it well suited for both local and regional distribution.

- Ideally located with direct access to I-20, I-35 and within miles of I-45.
- Access to a large labor force.
- Close proximity to the UP Intermodal as well as one of the largest Fed Ex ground facilities in the country.



CLARION PARTNERS

www.clarionpartners.com

For more information on this opportunity, please contact



Nathan Lawrence

214 402 6016

nathan.lawrence@kbcadvisors.com

Krista Raymond

972 971 2785

krista.raymond@kbcadvisors.com