



ARES
INDUSTRIAL
MANAGEMENT

I-20 LOGISTICS PARK

35500 LYNDON B JOHNSON FREEWAY, DALLAS, TX 75241

FOR LEASE Building 1: 1,014,254 SQ FT | Class A Cross Dock Warehouse



KBC ADVISORS

2828 N Harwood Street
Suite 1900
Dallas, TX, 75201

DEVELOPED BY



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CO-DEVELOPED BY

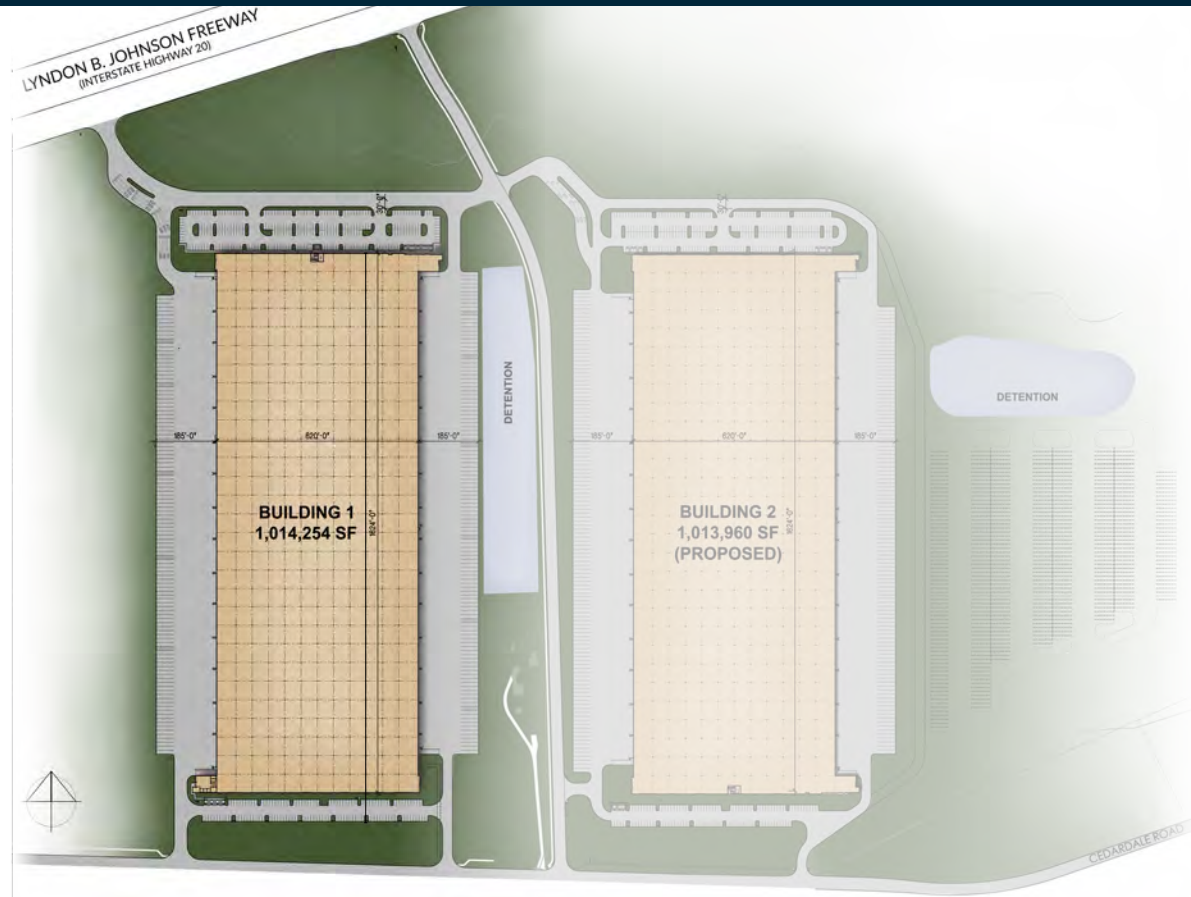


Property FEATURES

Building 1

- 1,014,254 SF
- 40' Clear Height
- 174 Dock Doors
- 4 Ramped Doors
- 397 Auto Parks, 255 Trailer Stalls

- 56'x 50' Typical Column, 60' Speed Bay
- 620' x 1624' Building Dimensions
- 3,535 SF office
- LED Warehouse lighting
- (27) 35K Dock Levelers (6 installed, 21 Uninstalled)



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Location HIGHLIGHTS

- Ideally located with Direct Access to I-20
- 4 Miles to I-35E
- 3 Miles to I-45
- 5 Miles to FedEx Ground Hub
- 6 Miles to UP Intermodal

- 14 Miles to Dallas CBD
- 34 Miles to DFW International Airport
- Abundant amenities nearby
- Access to a large, skilled labor force
- 1,200' of Interstate Frontage



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager providing clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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