



**TRINITY WEST**

4235 SINGLETON BLVD, DALLAS, TX 75212

**614,320 SF SF AVAILABLE | FOR LEASE OR SALE**

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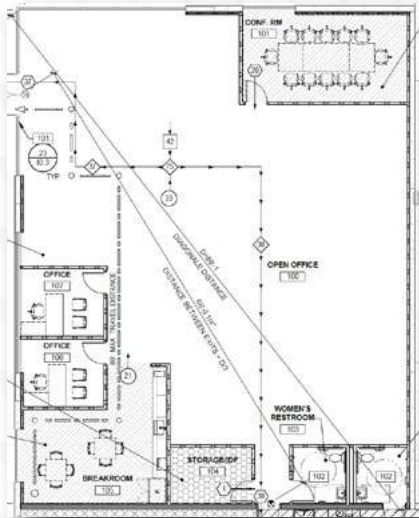
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**LOVETT**  
INDUSTRIAL





**614,320 SF**  
AVAILABLE

**±1,005,200 SF (DIVISIBLE)**  
TOTAL BUILDING

**3,826 SF**  
OFFICE SPACE

**118**  
DOCK HIGH DOORS

**40'**  
CLEAR HEIGHT

**LED**  
LIGHTING

**56' X 50'**  
COLUMN SPACING

**8"**  
REINFORCED SLAB

**2**  
RAMPS

**70'**  
SPEED BAYS

**195'**  
TRUCK COURT DEPTH

**230**  
AUTO PARKING

**157**  
TRAILER PARKING

**FENCED & SECURED**  
TRUCK COURT

**4,000 AMP SERVICE**  
EXPANDABLE TO 8,000 AMPS

**VAPOR BARRIER**  
ACROSS THE ENTIRE SLAB

**20 - 35,000 LB**  
MECHANICAL LEVELERS IN PLACE

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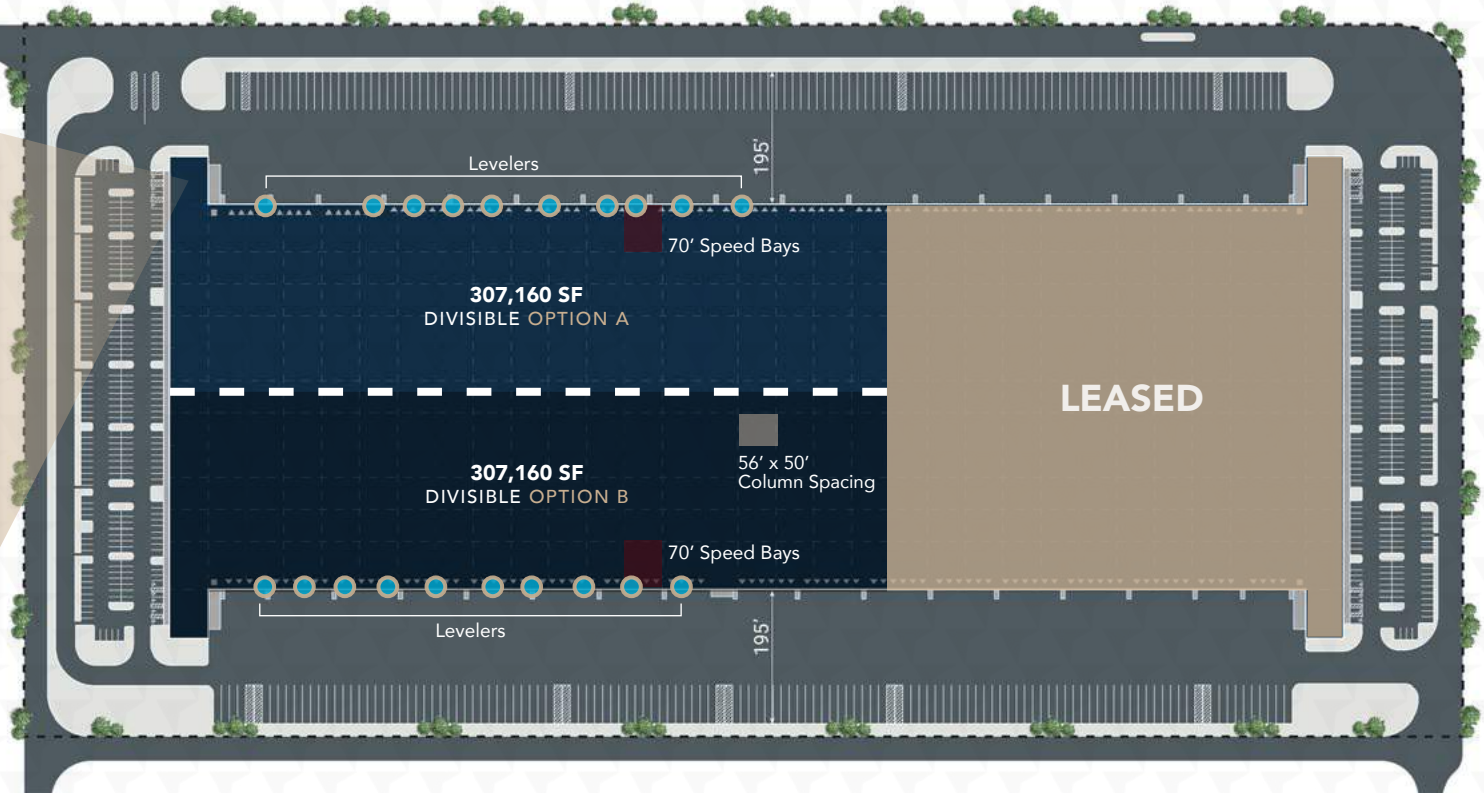
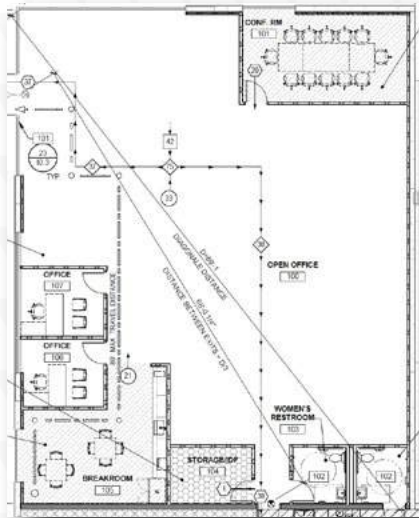
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# DEMISED LAYOUT



## OPTION A

- 307,160 SF AVAILABLE**

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- 3,826 SF OFFICE**

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- 285' X 1064' FRONT LOAD**

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- 58 DOCK HIGH DOORS**

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- 10 - 35,000 LB MECHANICAL LEVELERS IN PLACE**

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- 1 RAMP**

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- 78 TRAILERS POSITIONS**

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- 195' TRUCK COURT**

## OPTION B

- 307,160 SF AVAILABLE**

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- BTS OFFICE**

---

- 285' X 1064' FRONT LOAD**

---

- 60 DOCK HIGH DOORS**

---

- 10 - 35,000 LB MECHANICAL LEVELERS IN PLACE**

---

- 1 RAMP**

---

- 79 TRAILERS POSITIONS**

---

- 195' TRUCK COURT**

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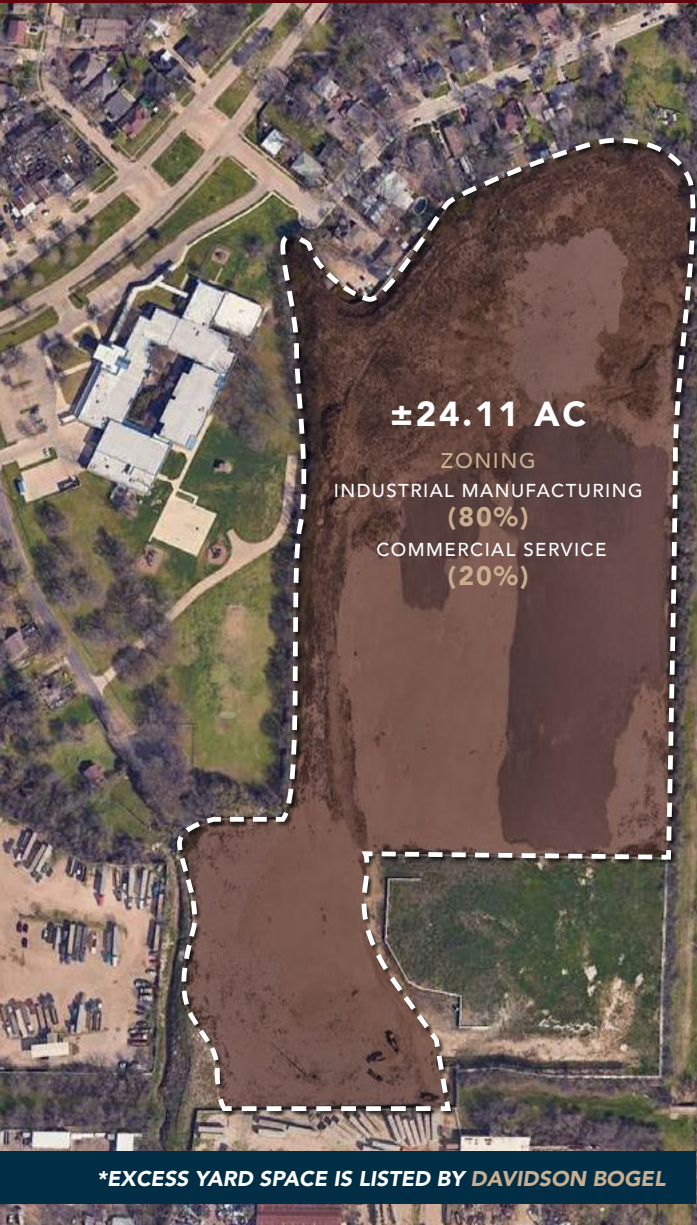
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±24.11 AC EXCESS YARD AVAILABLE

POTENTIAL IMPROVEMENTS

- 14' of large Gravel, Coliche Fill, Asphalt Millings
- Dual access Electronic Gate System
- Adequate Fencing and Lighting



**±24.11 AC**  
 ZONING  
 INDUSTRIAL MANUFACTURING  
 (80%)  
 COMMERCIAL SERVICE  
 (20%)

**\*EXCESS YARD SPACE IS LISTED BY DAVIDSON BOGEL**

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2022 Population	<b>8,029</b>	<b>57,050</b>	<b>257,242</b>
% Project Growth 2022-2027	<b>-0.40%</b>	<b>0.11%</b>	<b>0.50%</b>
2022 Avg HH Income	<b>\$65,749</b>	<b>\$66,490</b>	<b>\$86,703</b>
2022 Median HH Income	<b>\$51,556</b>	<b>\$48,491</b>	<b>\$60,014</b>

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# ACCESS MAP



**INGRESS** →  
**EGRESS** ←

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**INFILL LOCATION**  
**TRIPLE FREEPORT TAX EXEMPTION**  
**ACCESS TO DENSE LABOR SUPPLY**

**PROVEN INDUSTRIAL AREA**  
**1.8 MILES TO I-30**  
**5 MILES TO I-35E**

**1.8 MILES TO LOOP 12**  
**6.2 MILES TO I-35E**  
**5 MILES TO DALLAS CBD**

**7 MILES TO DALLAS LOVE FIELD AIRPORT**  
**14 MILES TO DFW INTERNATIONAL**

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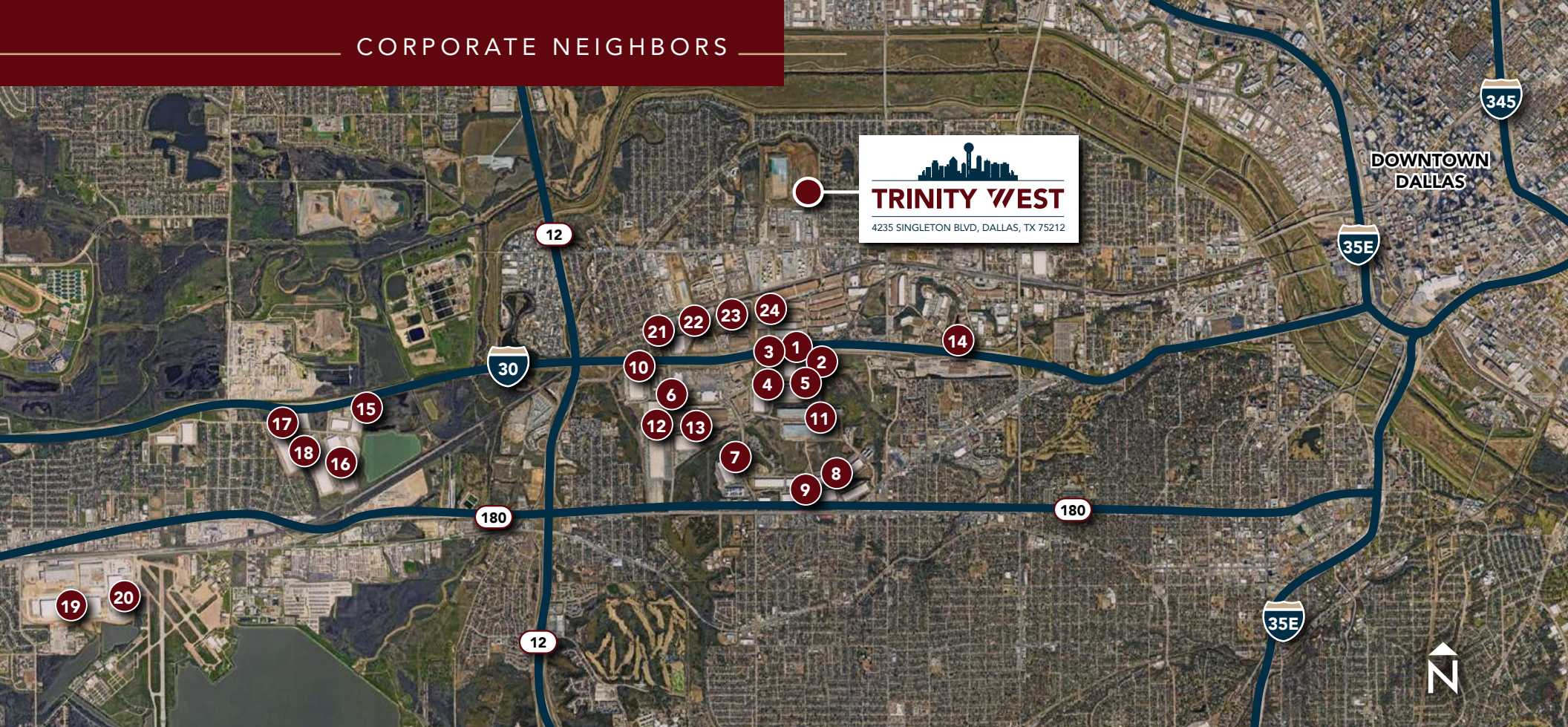
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CORPORATE NEIGHBORS



**TRINITY WEST**  
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DOWNTOWN DALLAS

- |   |               |    |                      |    |                   |    |                 |
|---|---------------|----|----------------------|----|-------------------|----|-----------------|
| 1 | FREEMAN       | 7  | KEURIG DR PEPPER     | 13 | AMAZON            | 19 | HOME DEPOT      |
| 2 | FEDEX         | 8  | KEHE                 | 14 | USPS              | 20 | HOME DEPOT      |
| 3 | GEODIS        | 9  | CENTRAL GARDEN & PET | 15 | WHEEL PROS        | 21 | UPS             |
| 4 | NEIMAN MARCUS | 10 | PETCO                | 16 | CONTINENTIAL TIRE | 22 | US COLD STORAGE |
| 5 | IRON MOUNTAIN | 11 | GEODIS               | 17 | INMAR             | 23 | BAYLOR HCS      |
| 6 | GEODIS        | 12 | PEPSI                | 18 | FERRARA CANDY     | 24 | GEODIS          |

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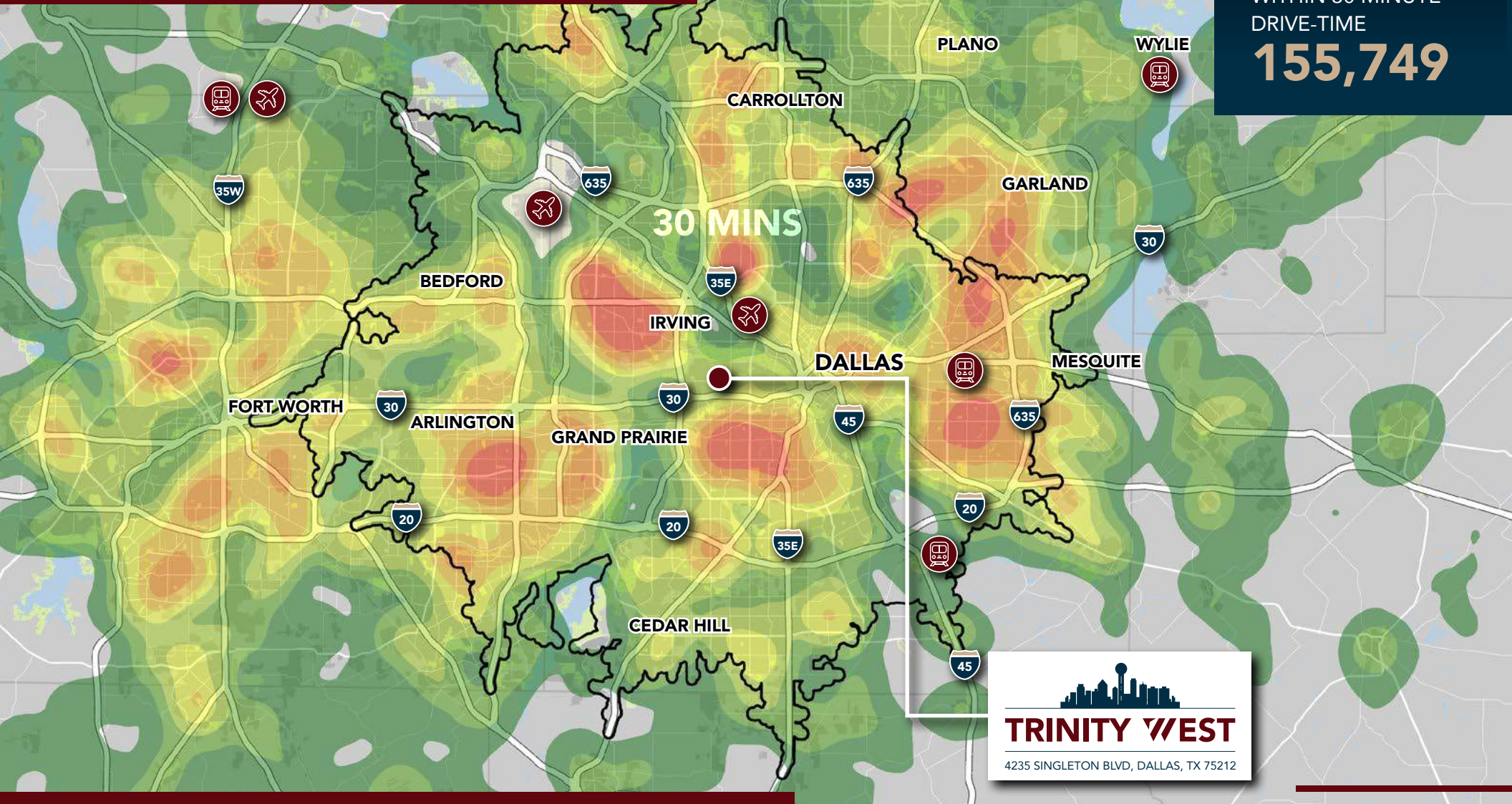
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WAREHOUSE WORKERS  
WITHIN 30 MINUTE  
DRIVE-TIME  
**155,749**



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