

1173 AKRON WAY FORNEY TX

1,273,727 SF AVAILABLE FOR LEASE

EAST GATE

LOGISTICS CENTER



[CLICK TO VIEW VIDEO](#)

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

KBC | DALLAS OFFICE

2828 N Harwood St. Suite 1900 Dallas, TX 75201



PROPERTY ADVANTAGES



**CLASS A
LOGISTICS FACILITY**



4 MILES TO INTERSTATE 20



**LESS THAN ½ MILE
TO US HIGHWAY 80**



**TRIPLE FREEPORT
TAX EXEMPTION**

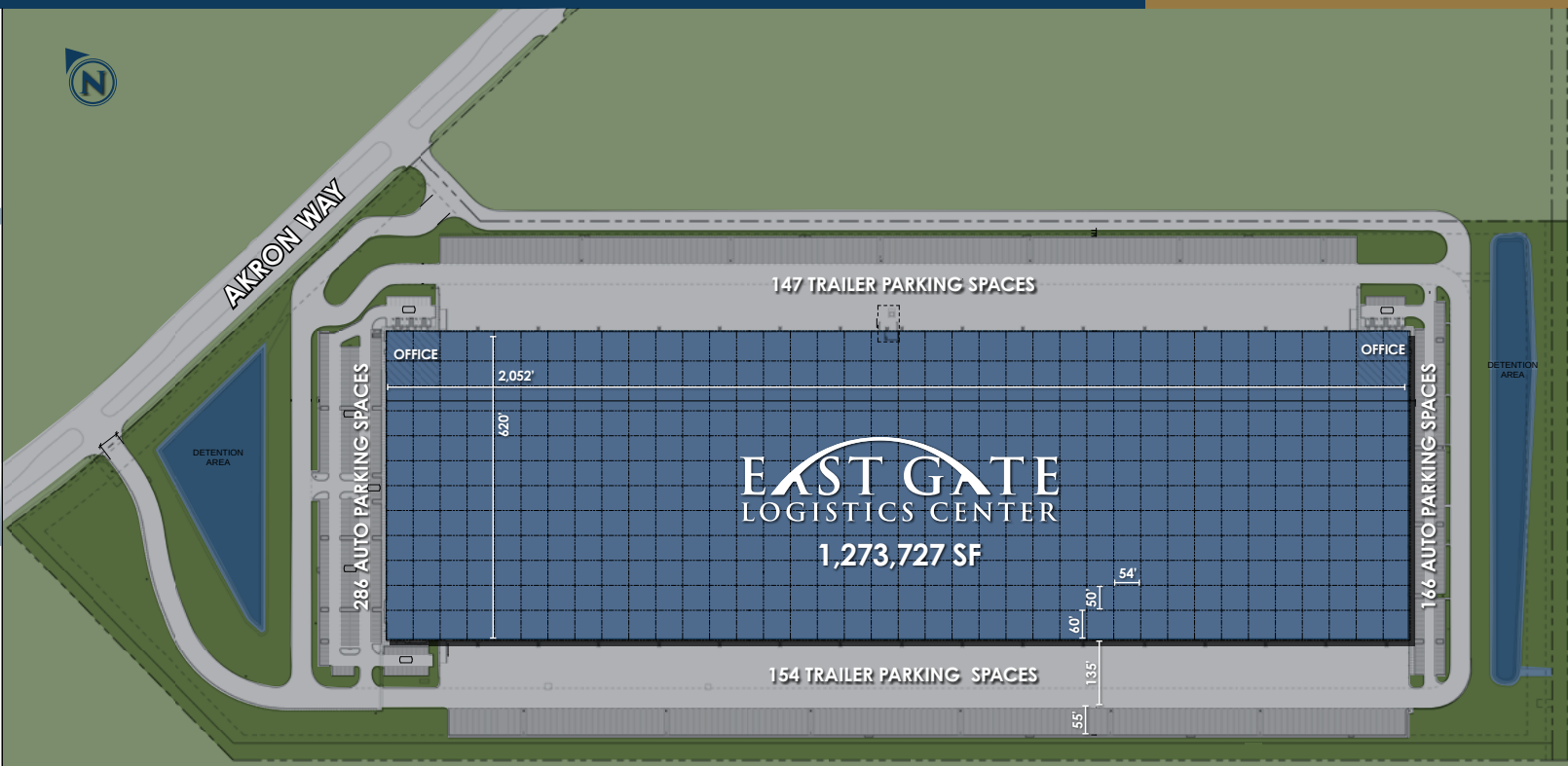


**MULTIPLE POINTS OF
ACCESS TO/FROM US
HIGHWAY 80**



**RAPID GROWING POPULATION
POOL & ACCESS TO DENSE
LABOR SUPPLY**

SITE SPECIFICATIONS



1,273,727
BUILDING SIZE

2,052' x 620'
BUILDING DIMENSIONS

54' x 50'
COLUMN SPACING

Cross Dock
CONFIGURATION

7"
CONCRETE SLAB

40'
CLEAR HEIGHT

241
DOCK DOORS

301
TRAILER PARKING SPACES

60-mil TPO
ROOF

60'
LOADING BAYS

3
DRIVE-IN DOORS

452
AUTO PARKING SPACES

190'
TRUCK COURT

ESFR
SPRINKLERS



EXCELLENT ACCESS & LABOR BASE



WAREHOUSE EMPLOYEES

13% Labor Growth in the last five years

\$16.52 Local Average Earnings



FORKLIFT DRIVERS

51% Labor Growth in the last five years

\$17.51 Local Average Earnings

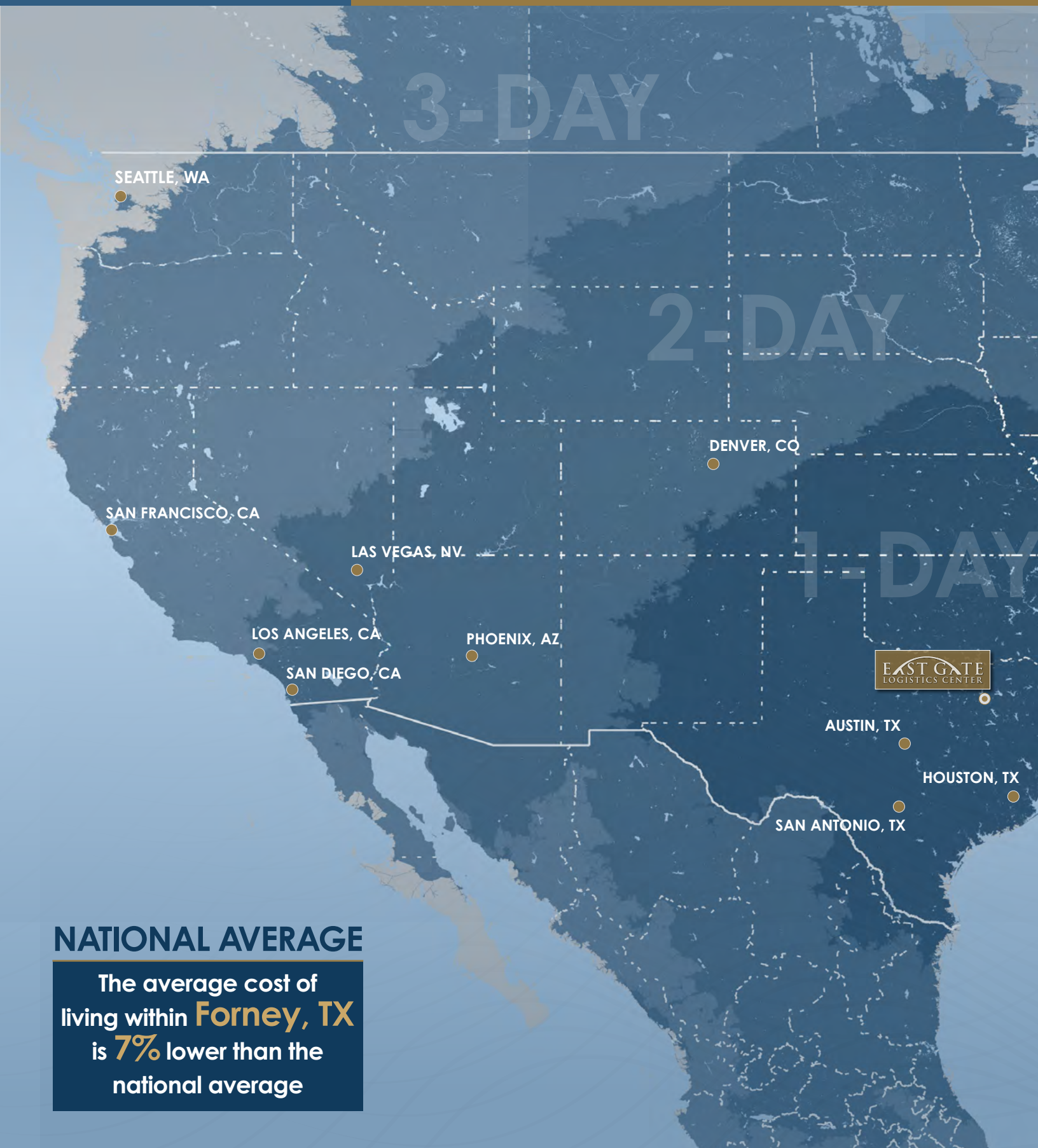
WORK COMMUTE

Data illustrates that 5% of 20,000 resident workers located within 30 minutes of East Gate Logistics Center commute out of the area for work, creating an opportunity for future employers to attract employees with shorter, more appealing commute times.

REGIONAL REACH

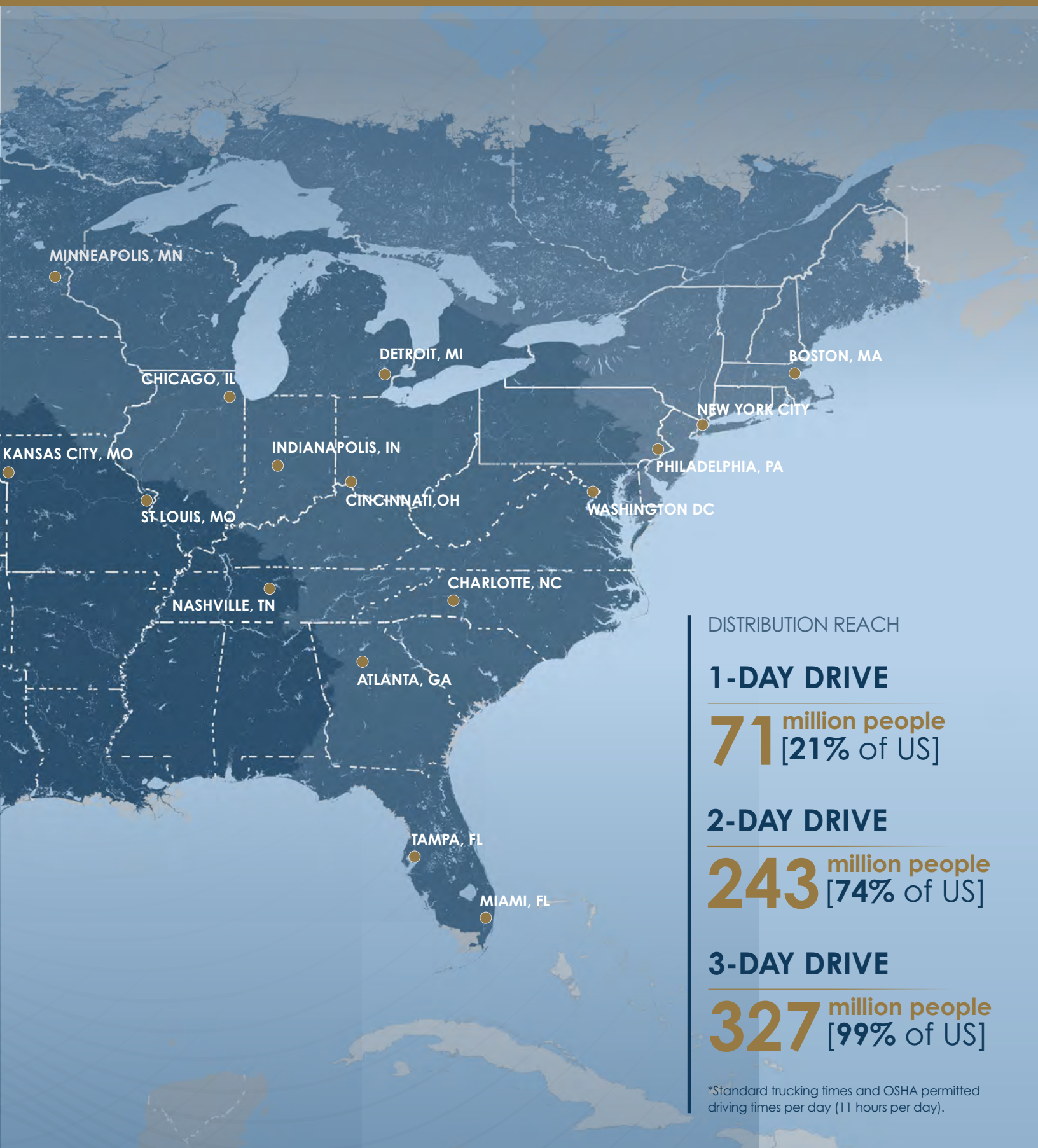


NATIONAL CONNECTIVITY



NATIONAL AVERAGE

The average cost of living within **Forney, TX** is **7%** lower than the national average



DISTRIBUTION REACH

1-DAY DRIVE

71 million people
[21% of US]

2-DAY DRIVE

243 million people
[74% of US]

3-DAY DRIVE

327 million people
[99% of US]

*Standard trucking times and OSHA permitted driving times per day (11 hours per day).

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