



 **SHADY GROVE**
LOGISTICS CROSSING

293,436 SF Available | Class A Industrial

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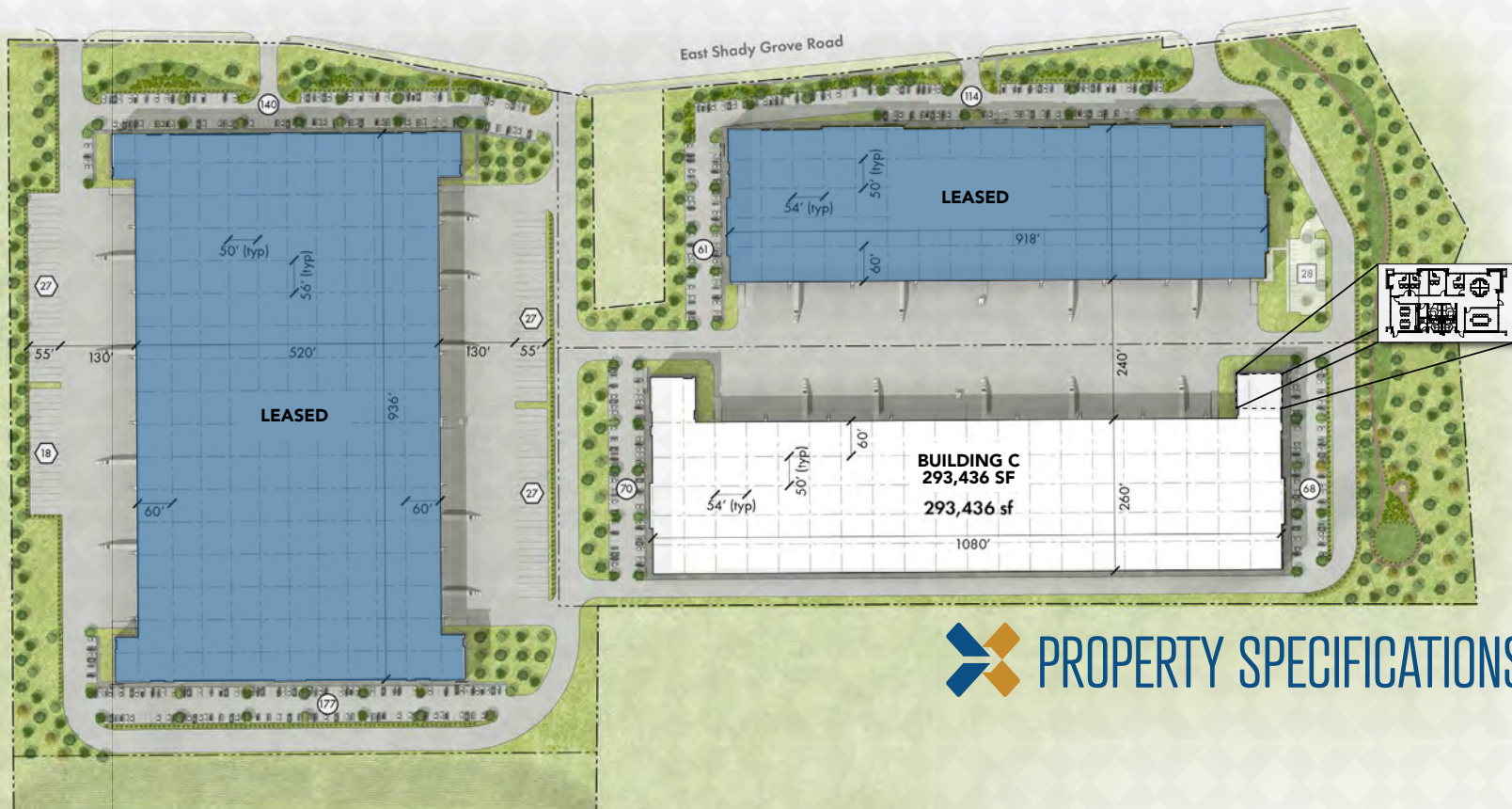
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WILL CARNEY

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BUILDING C 745 E SHADY GROVE RD

LAND AREA: **14.8 ACRES**

PARKING PROVIDED: **138**

12'X14' DOCK HIGH DOORS: **2**

FINISH: **PAINTED CONCRETE TILT WALL**

OFFICE AREA: **2,676 SF**

TRUCK COURT DEPTH: **240' (SHARED)**

TRAILER PARKING SPACES: **0**

FIRE PROTECTION SYSTEM: **ESFR**

AVAILABLE SF: **293,436 SF**

9'X10' DOCK HIGH DOORS: **54**

CLEAR HEIGHT WAREHOUSE: **36'**

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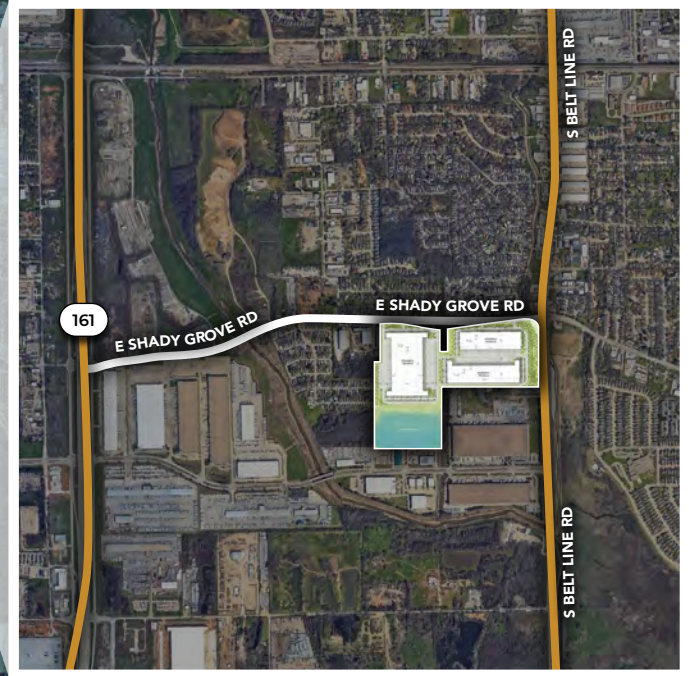
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PROPERTY ADVANTAGES

- CLASS A** LOGISTICS FACILITIES
- SUPERIOR** INFILL LOCATION
- LOCATED** IN QUALIFIED OPPORTUNITY ZONE
- PROVEN** INDUSTRIAL DISTRICT
- ALL** BUILDINGS SEPARATELY PLATED
- TRIPLE** FREEPORT TAX EXEMPTION

- 3.2 MILES** TO I-30
- 1.0 MILES** TO SH 161
- 2.5 MILES** TO SH 183
- 6.1 MILES** TO SH 360
- 6.3 MILES** TO DFW INTL AIRPORT
- 14.2 MILES** TO DALLAS CBD



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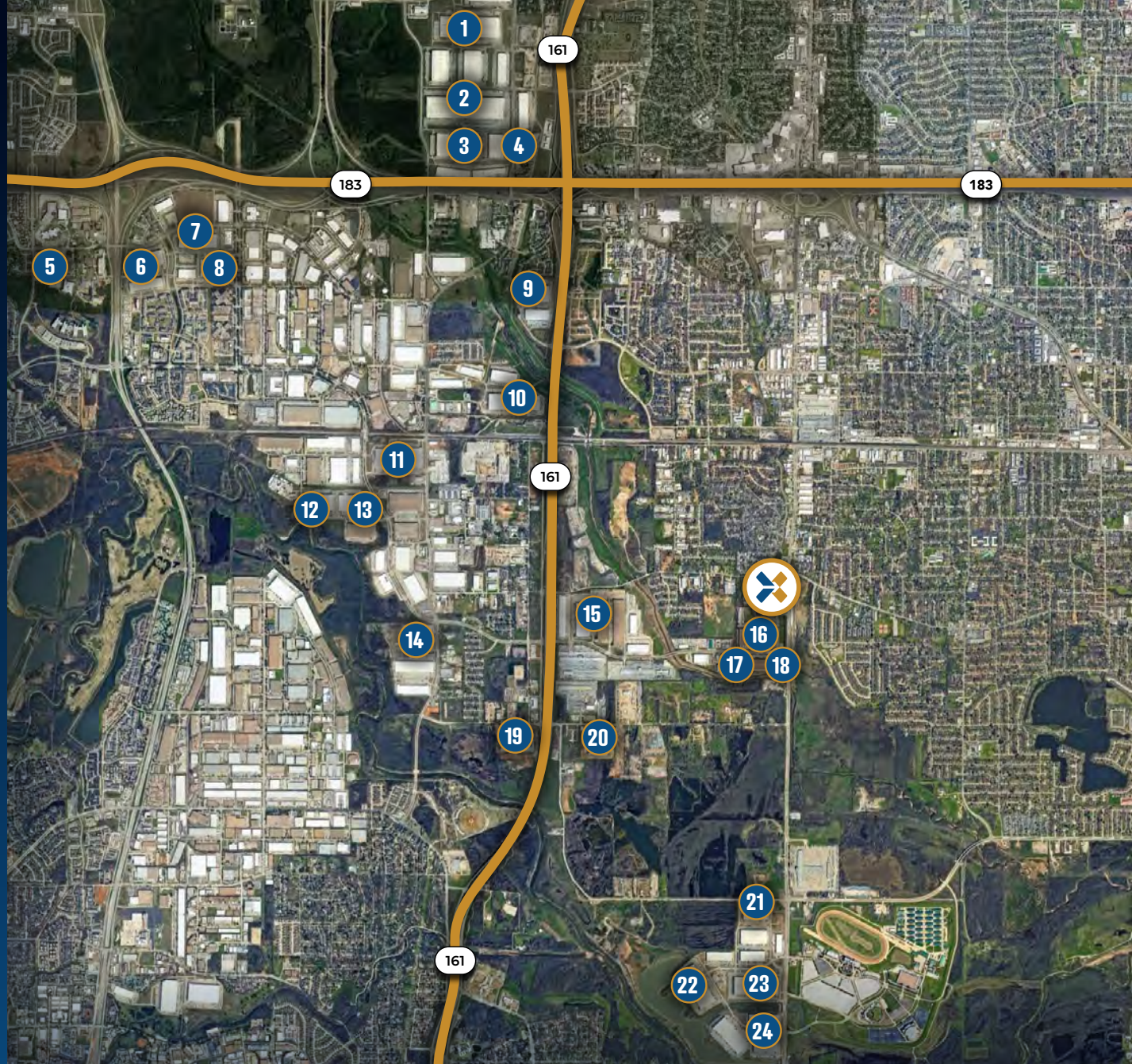
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CORPORATE NEIGHBORS

- 1 Uline
- 2 MARS
- 3 HelloFresh
- 4 Samsung
- 5 American Airlines HQ
- 6 Schumacher Electric
- 7 Ingram Micro
- 8 Cintas
- 9 Alan Ritchey
- 10 Trader Joe's
- 11 Cardinal Health
- 12 Pratt Industries
- 13 Bell
- 14 Fruit of the Earth
- 15 APL
- 16 Penske
- 17 Pepsi
- 18 Office Depot
- 19 Comptree
- 20 Averitt
- 21 AT&T
- 22 Bassett
- 23 Haier
- 24 NTW



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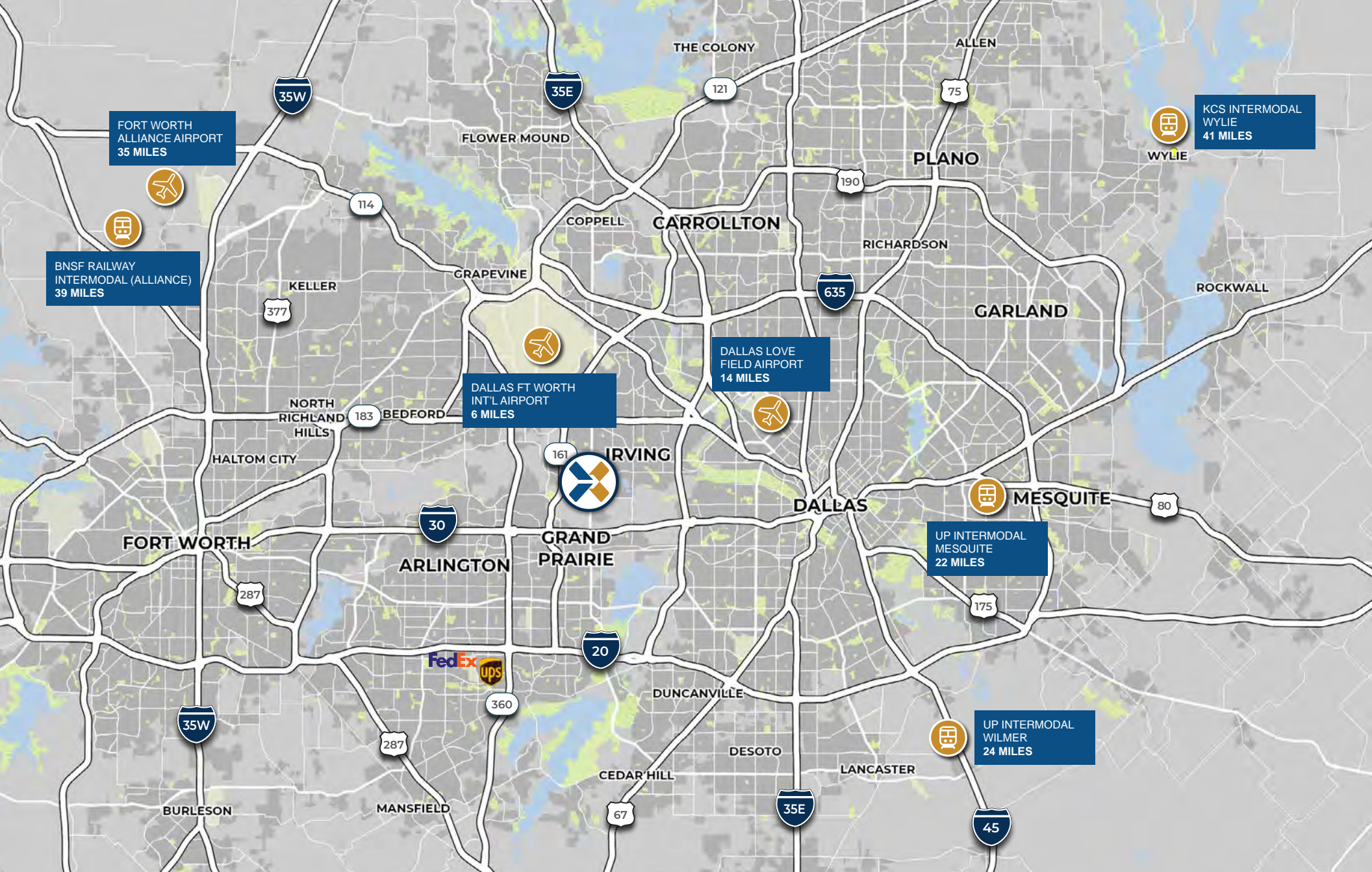
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