



CLARION PARTNERS

For Lease



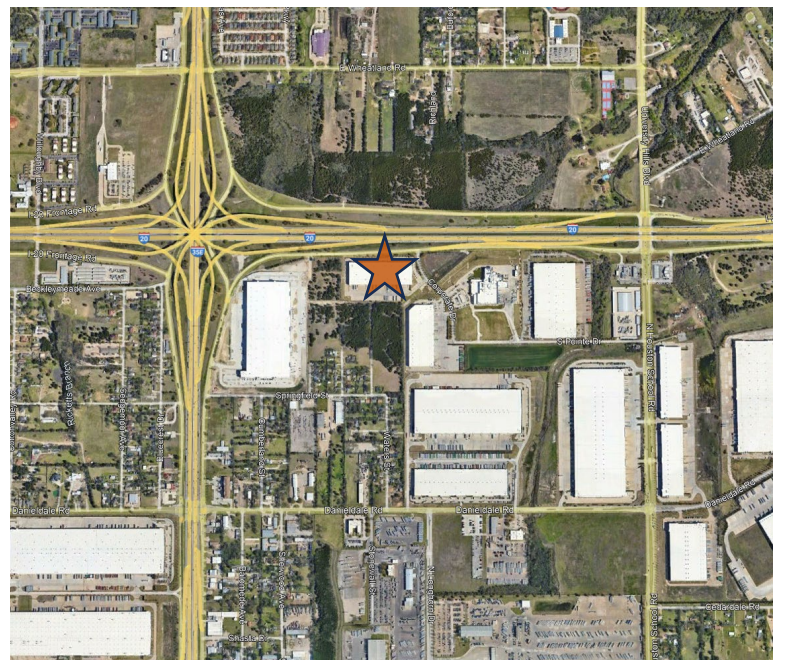
Southpointe – Building A  
3951 Corporate Dr  
Lancaster, Texas 75134

51,675 SF Available



## BUILDING HIGHLIGHTS

- ~3,000 SF Office
- 32' Clear Height
- Rear Load Configuration
- 52' (39' End Bay) x 51'3" (60' Staging) Column Spacing
- 9 Dock High Doors
- 4 - 35K LB Pit Levelers with Z-Guards and Dock Shelters
- 4 - Edge-of Dock Levelers
- 1 Oversized Ramped Door
- 2 HVLS Fans
- 5 Trailer Stalls Available
- 52 Car Parks Available



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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Southpointe – Building A



Southpointe is a modern rear-load distribution center

located in the South Dallas submarket with great accessibility, making it well suited for both local and regional distribution.

- Ideally located with frontage on Interstate 20
- Easy access to I35, I30, I45, and State Highway 360
- Access to a large, skilled labor force
- Abundant shopping, dining and other amenities nearby



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[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact



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