



TRINITY WEST

4235 SINGLETON BLVD, DALLAS, TX 75212

614,320 SF AVAILABLE | FOR LEASE OR SALE

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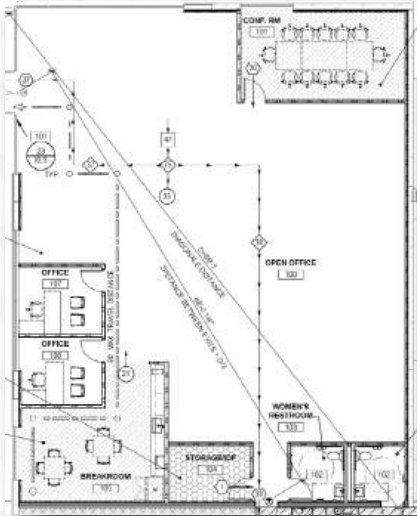
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INDUSTRIAL



PROPERTY SPECIFICATIONS



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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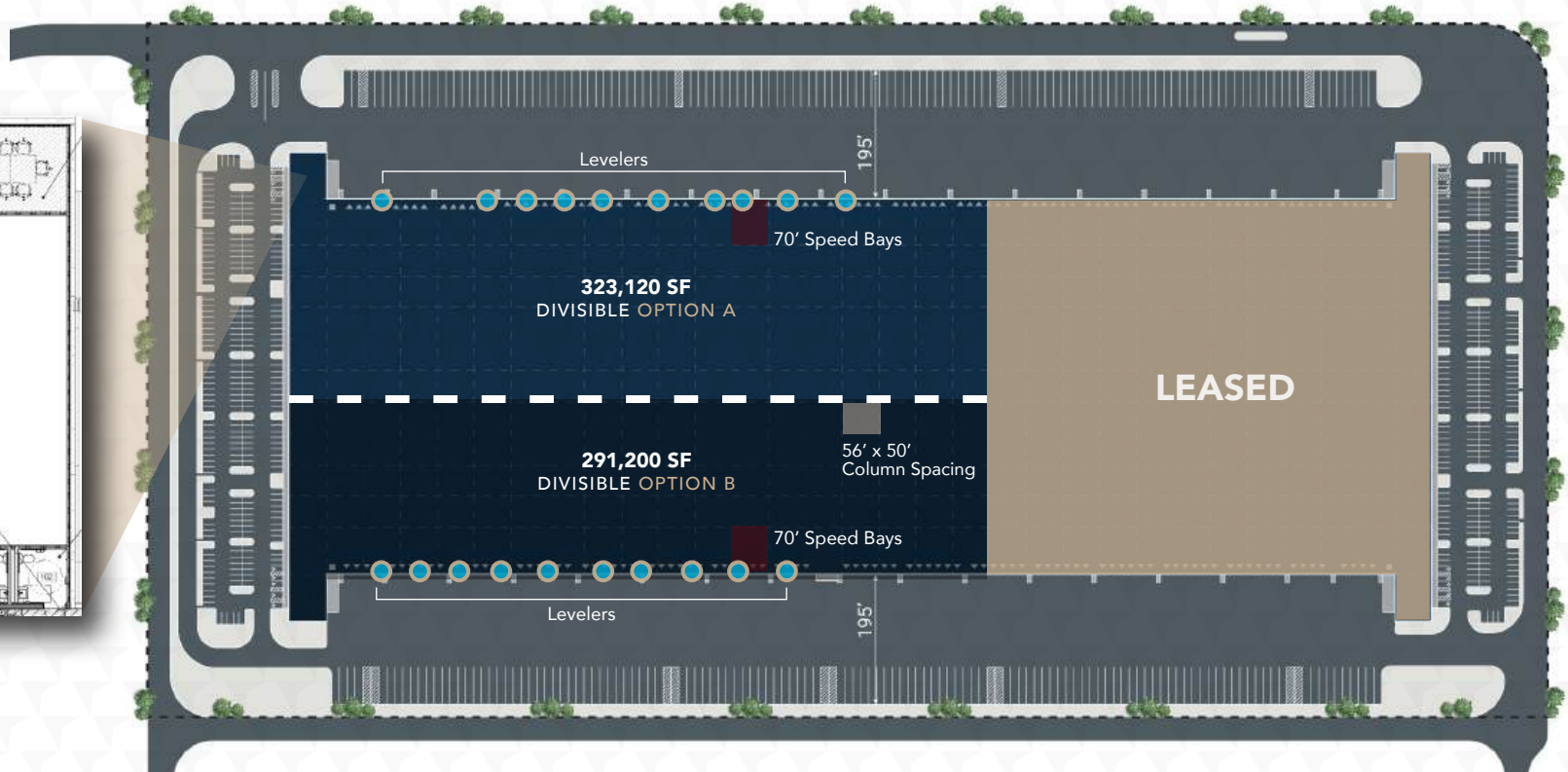
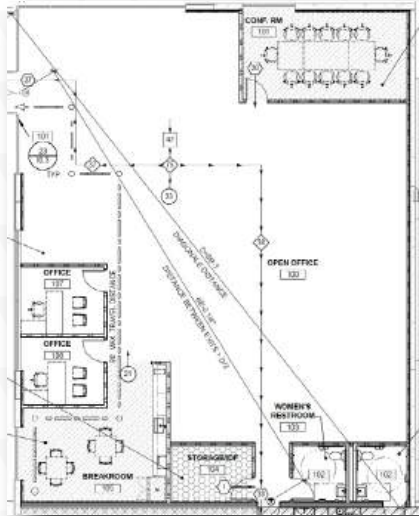
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DEMISED LAYOUT



OPTION A

323,120 SF AVAILABLE	10 - 35,000 LB MECHANICAL LEVELERS IN PLACE
3,826 SF OFFICE	1 RAMP
300' X 1064' FRONT LOAD	80 TRAILERS POSITIONS
60 DOCK HIGH DOORS	195' TRUCK COURT

OPTION B

291,200 SF AVAILABLE	10 - 35,000 LB MECHANICAL LEVELERS IN PLACE
BTS OFFICE	1 RAMP
270' X 1064' FRONT LOAD	77 TRAILERS POSITIONS
58 DOCK HIGH DOORS	195' TRUCK COURT

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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	8,029	57,050	257,242
% Project Growth 2022-2027	-0.40%	0.11%	0.50%
2022 Avg HH Income	\$65,749	\$66,490	\$86,703
2022 Median HH Income	\$51,556	\$48,491	\$60,014

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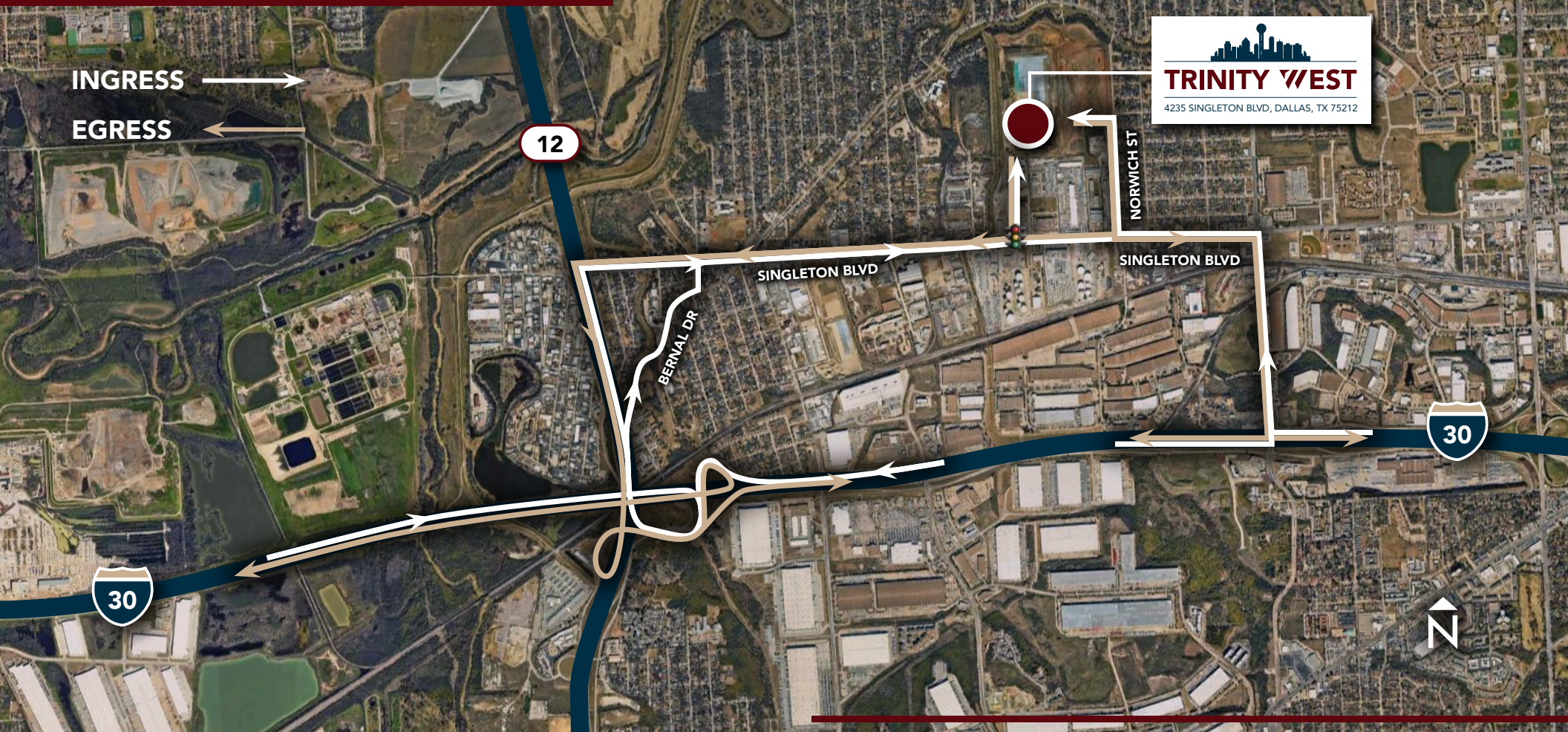
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ACCESS MAP



INGRESS

EGRESS

12

SINGLETON BLVD

BERNAL DR

SINGLETON BLVD

NORWICH ST

30

30



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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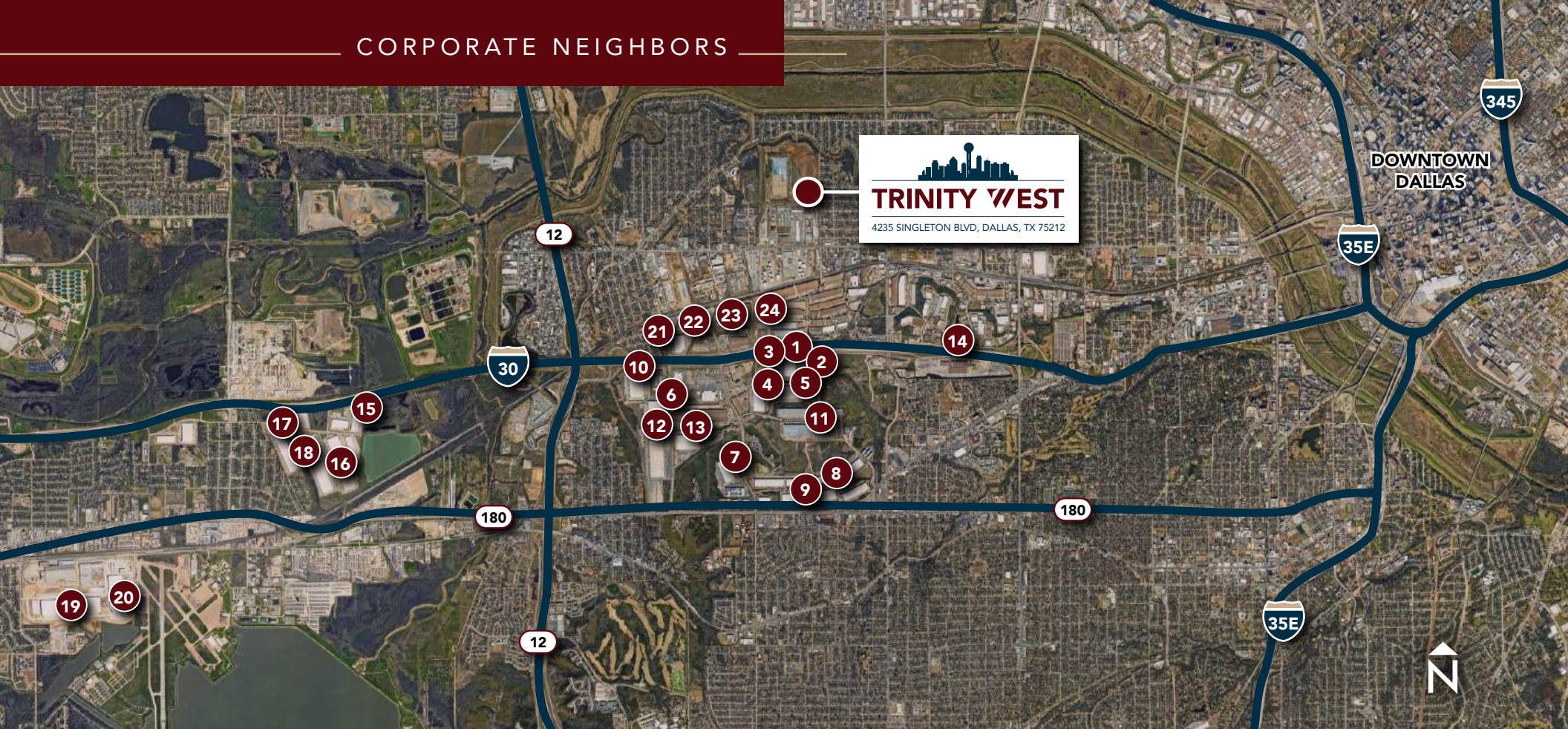
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1 FREEMAN

2 FEDEX

3 GEODIS

4 NEIMAN MARCUS

5 IRON MOUNTAIN

6 GEODIS

7 KEURIG DR PEPPER

8 KEHE

9 CENTRAL GARDEN & PET

10 PETCO

11 GEODIS

12 PEPSI

13 AMAZON

14 USPS

15 WHEEL PROS

16 CONTINENTAL TIRE

17 INMAR

18 FERRARA CANDY

19 HOME DEPOT

20 HOME DEPOT

21 UPS

22 US COLD STORAGE

23 BAYLOR HCS

24 GEODIS

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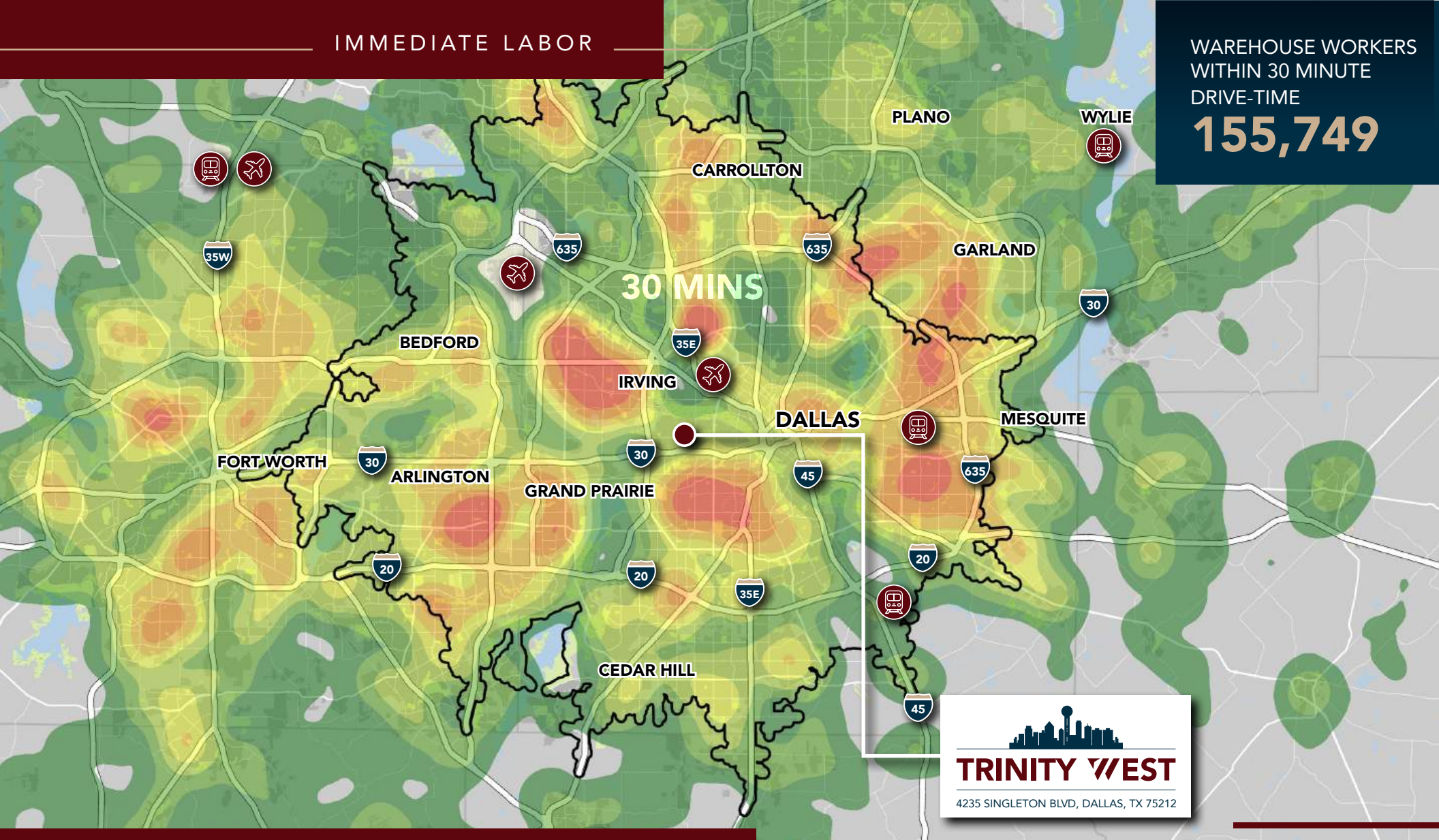
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IMMEDIATE LABOR

WAREHOUSE WORKERS
WITHIN 30 MINUTE
DRIVE-TIME
155,749



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