

HUTCHINS EXCHANGE

W Wintergreen Rd & Talco Rd, Hutchins, TX

UP TO **936,200 SF CLASS A**
INDUSTRIAL BUILDING



NATHAN LAWRENCE

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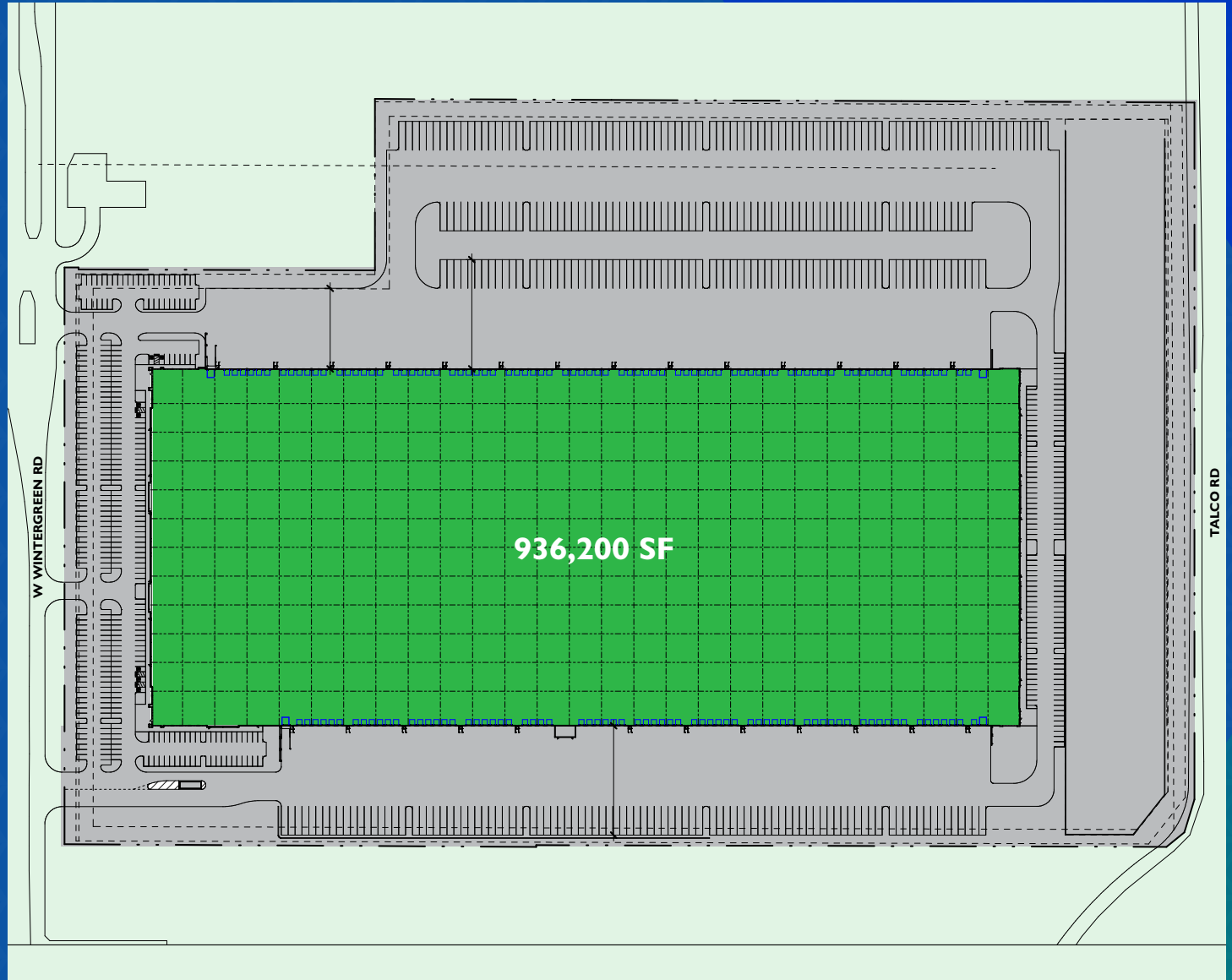
krista.raymond@kbcadvisors.com



BUILDING SPECS

936,200 SF
AVAILABLE

| | |
|---|--|
| 620' DEEP CROSS DOCK | 151 DOCK DOORS |
| 40' CLEAR HEIGHT | 4 RAMPS |
| 339 TRAILER STORAGE POSITIONS | 473 CAR PARKS |
| 60' STAGING BAY | 56'w x 50'd COLUMN SPACING TYPICAL |
| 190' TRUCK COURT | ESFR SPRINKLERS |



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PROPERTY ADVANTAGES

Class A
LOGISTICS FACILITY

2.5 Miles
TO UP INTERMODAL

4 Miles
TO FEDEX GROUND HUB

2 Miles
TO I-45

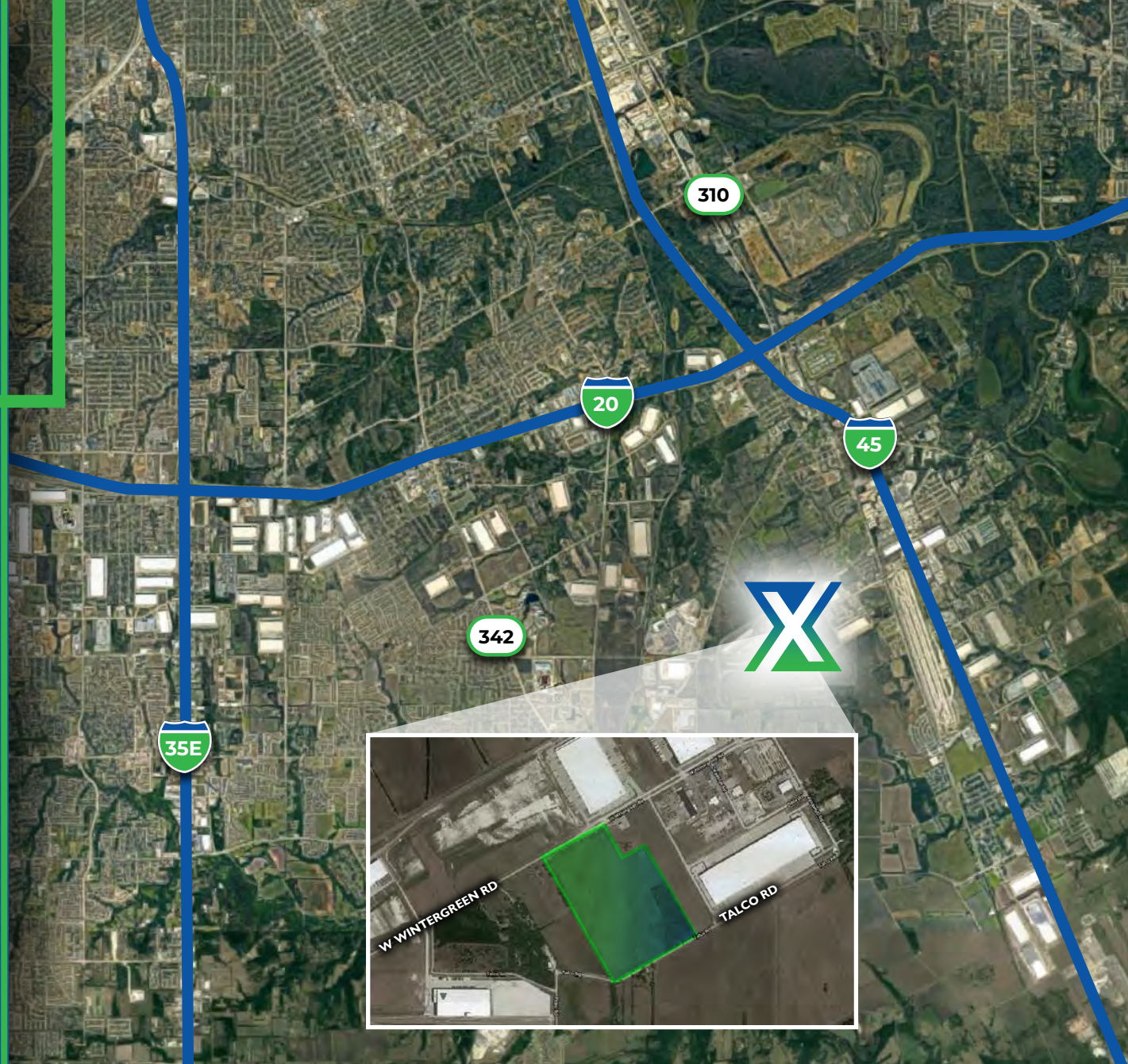
3 Miles
TO I-20

15 Miles
TO DALLAS CBD

PROVEN INDUSTRIAL DISTRICT

SUPERIOR HIGHWAY ACCESS

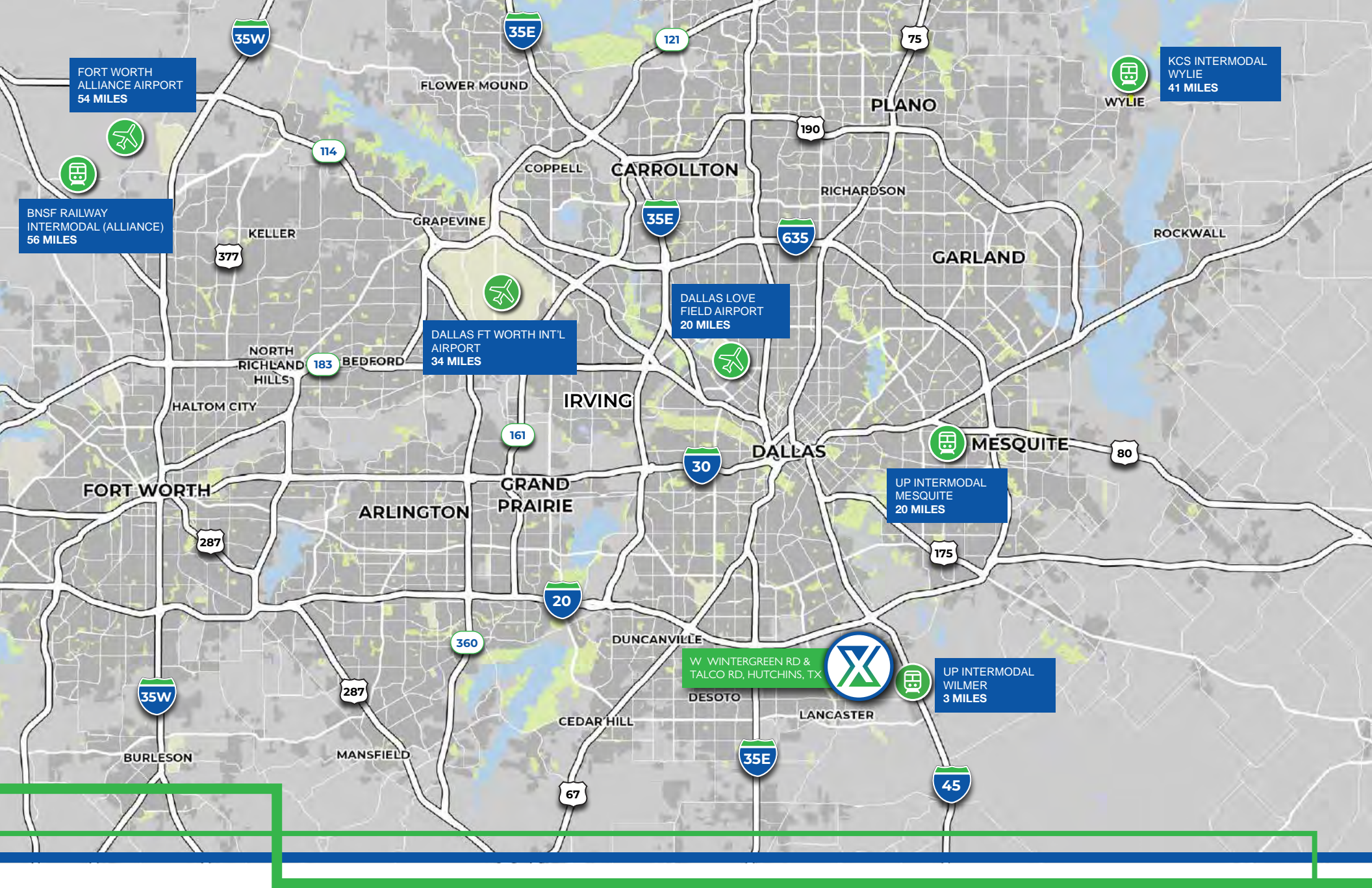
TRIPLE FREEPORT TAX EXEMPTION



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