



SUNRIDGE INDUSTRIAL PARK

200 SUNRIDGE BLVD, WILMER, TX

565,259 SF AVAILABLE
CLASS A INDUSTRIAL BUILDING



AVAILABLE NOW!



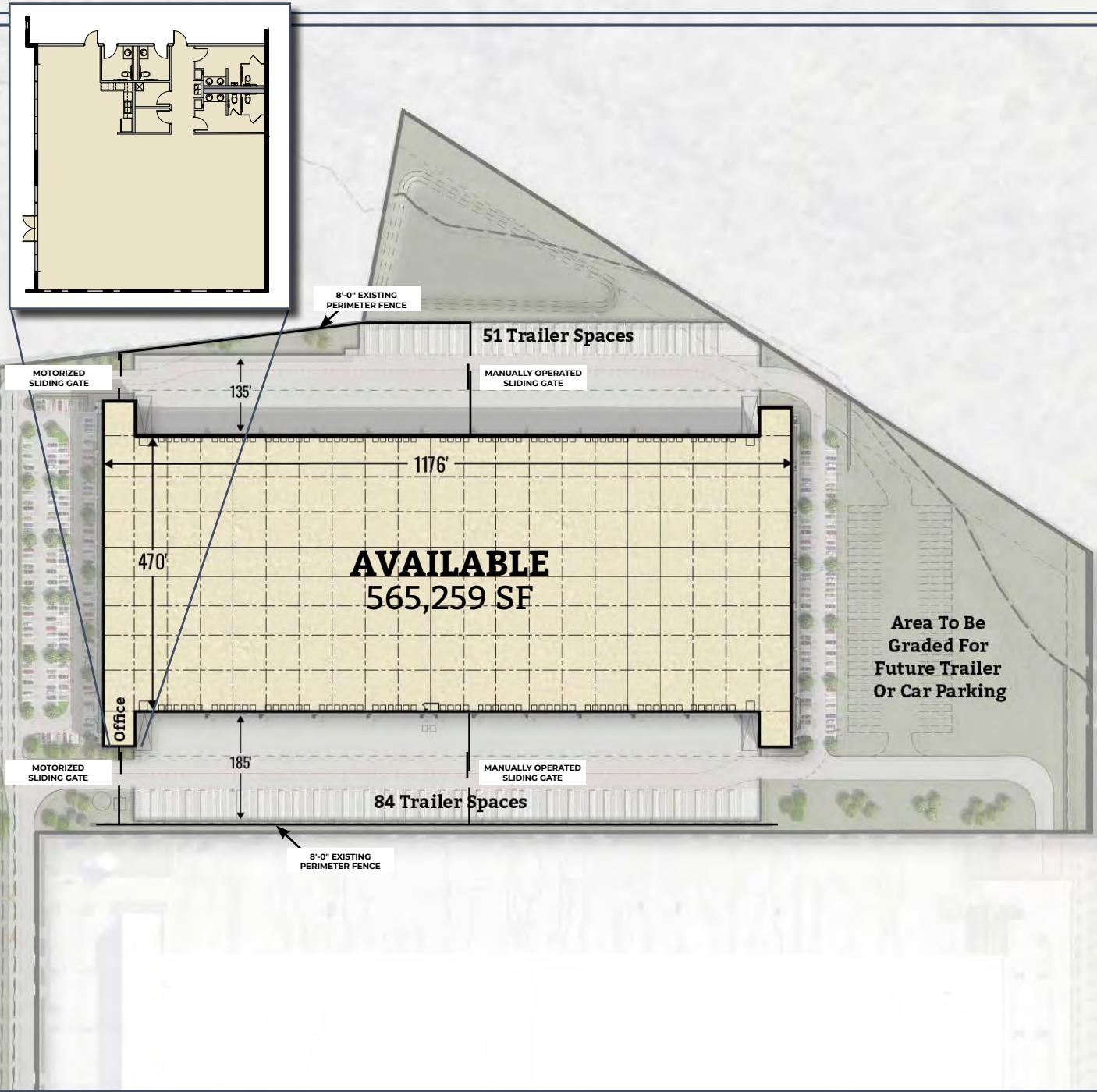
STONEMONT



Property Specifications

BUILDING FEATURES

Building Size	565,259 SF AVAILABLE
Building Footprint	470' X 1,176'
Office Space	3,091 SPEC OFFICE
Typical Bay Spacing	56'W X 50'-60'D, WITH 70' SPEED BAYS
Clear Height	40'
Dock Doors	128
Dock Levelers	20 (35K LBS)
Ramps	4
Car Parks	308
Trailer Storage	135
Truck Court	135'-190'
Roof	60MIL TPO MEMBRANE, 20 YR WARRANTY
Floor Slab	7" REINFORCED SLAB W/ #3 BARS @ 18" O.C.
Power	3000 AMPS, 3PH/480V ESFR
Warehouse Lighting	LED WAREHOUSE LIGHTING TO 25 FC



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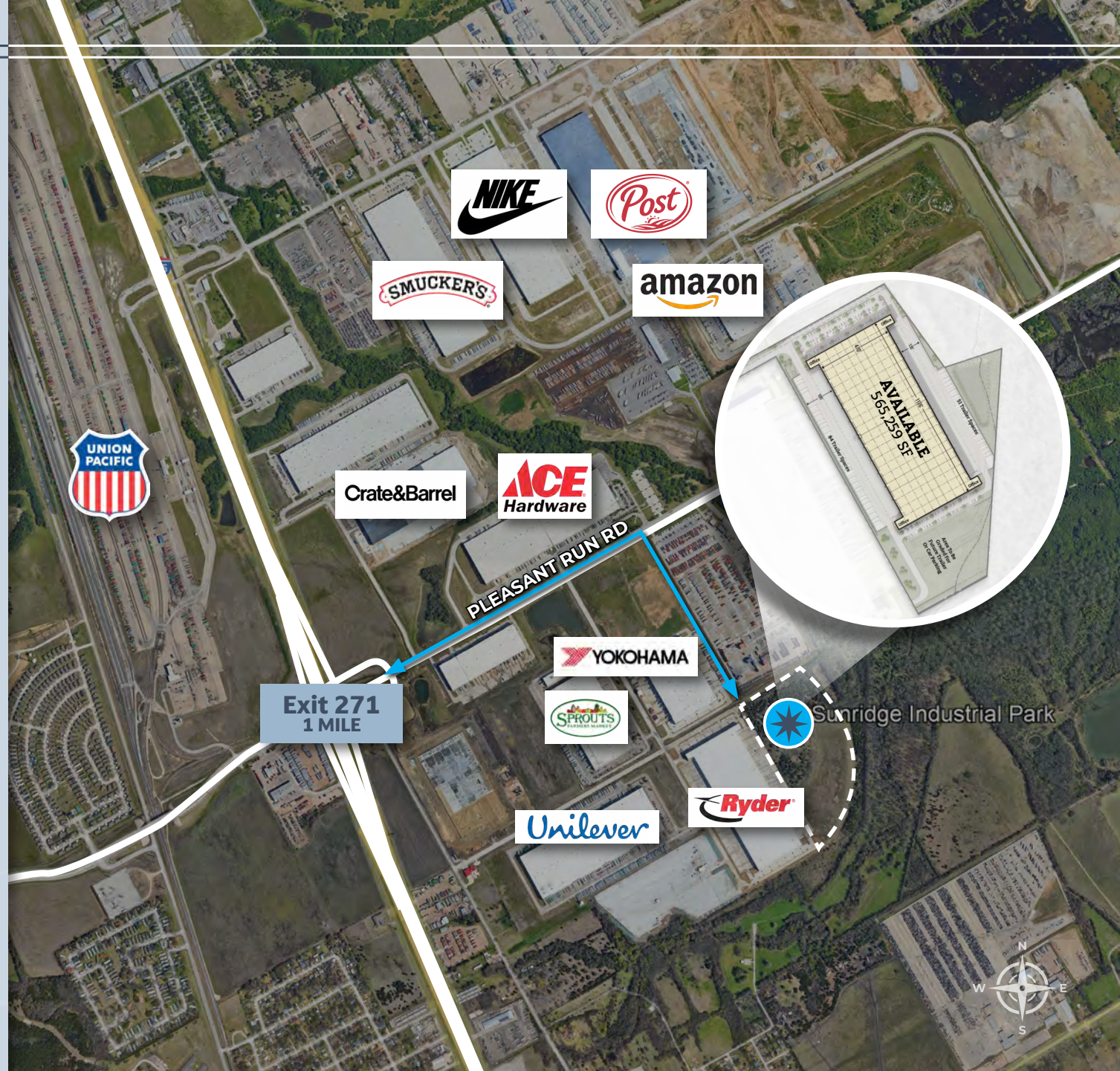
Location Overview

PROPERTY ADVANTAGES

-  Class A Logistics Facilities
-  Proven Industrial District
-  Superior Highway Access
-  Triple Freeport Tax Exemption

LOCATION ADVANTAGES

- I-45 1 Mile
- UP Intermodal 1.5 Miles
- FedEx Ground Hub 5 Miles
- I-20 6 Miles
- Dallas CBD 15 Miles



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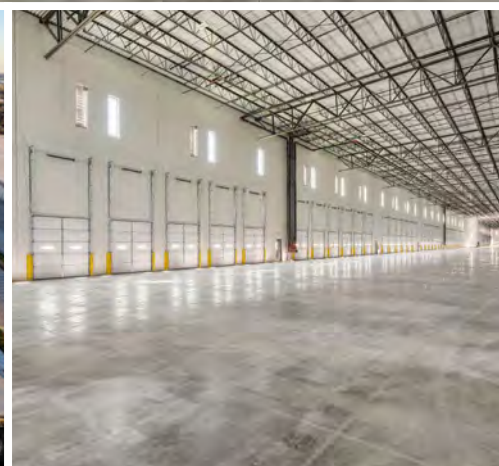
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Property Photos



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Surrounding Neighbors

- | | |
|---|--|
| 1  Georgia-Pacific | 15  |
| 2  | 16  |
| 3  Georgia-Pacific | 17  |
| 4  | 18  |
| 5  Georgia-Pacific | 19  |
| 6  | 20  |
| 7  | 21  |
| 8  | 22  |
| 9  | 23  |
| 10  | 24  |
| 11  | 25  |
| 12  | 26  |
| 13  | 27  |
| 14  | |



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