# UP TO 1.4M SF INFILL INDUSTRIAL SPACE



JEFFERSON BLVD & S.E. 14TH ST, DALLAS, TEXAS

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## WILL CARNEY







# **BUILDING 4 - Q4 2024**

- ±937,000 SF Available
- Approximately 70 Acres
- Cross Dock
- 620' x 1512' Building Dimensions
- 40' Clear Height
- Rail Service Available Through Union Pacific

- 90 dock doors expandable to 168 4 - 12'x14' Ramp Doors
- 585 Car Parks
- 246 Trailer Positions
- ESFR Sprinklers

# **BUILDING 3 - Q4 2024**

- ±462,000 SF Available Approximately 25.3 Acres Cross Dock 570' x 810' Building Dimensions 36' Clear Height
- 45 dock doors expandable to 90 4 - 12'x14' Ramp Doors 340 Car Parks
- 106 Trailer Positions
- ESFR Sprinklers

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# **PROPERTY ADVANTAGES**

**CLASS A** LOGISTICS FACILITIES

> **1.5 MILES** TO I-30

2 MILES SH 161

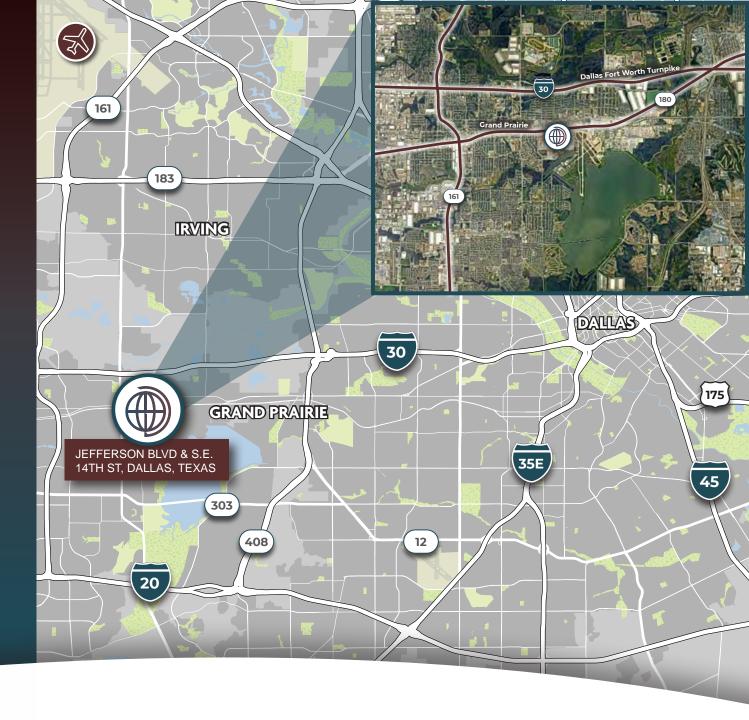
5 MILES LOOP 12

7 MILES TO I-20

**11 MILES** TO DFW INTERNATIONAL AIRPORT

> **12 MILES** TO DALLAS CBD

STRONG LABOR BASE PROVEN INDUSTRIAL DISTRICT TRIPLE FREEPORT TAX EXEMPTIO QUALIFIED OPPORTUNITY ZONE



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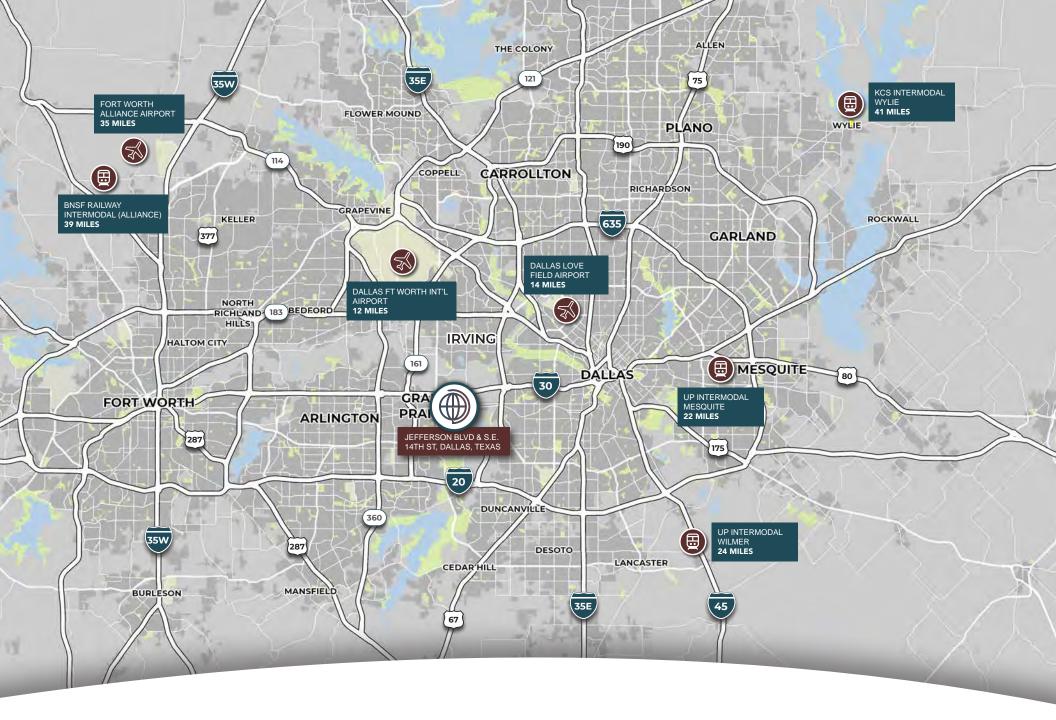
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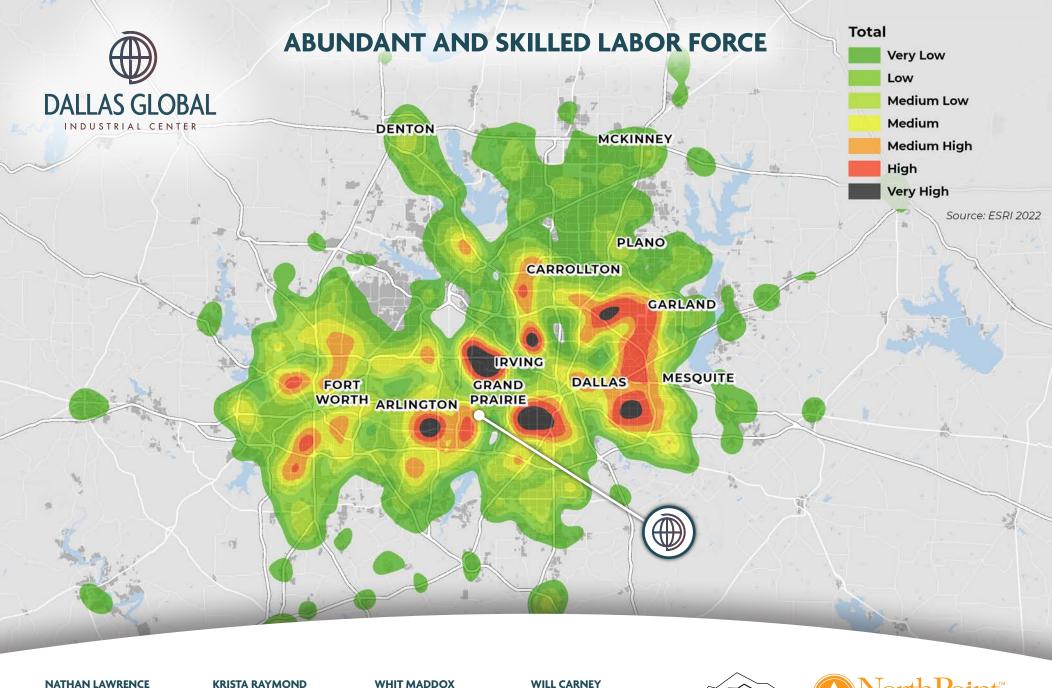
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