



**SHADY GROVE**  
LOGISTICS CROSSING



317

**Three Class A Industrial Buildings | Up to 935,232 SF Available**

**NATHAN LAWRENCE**

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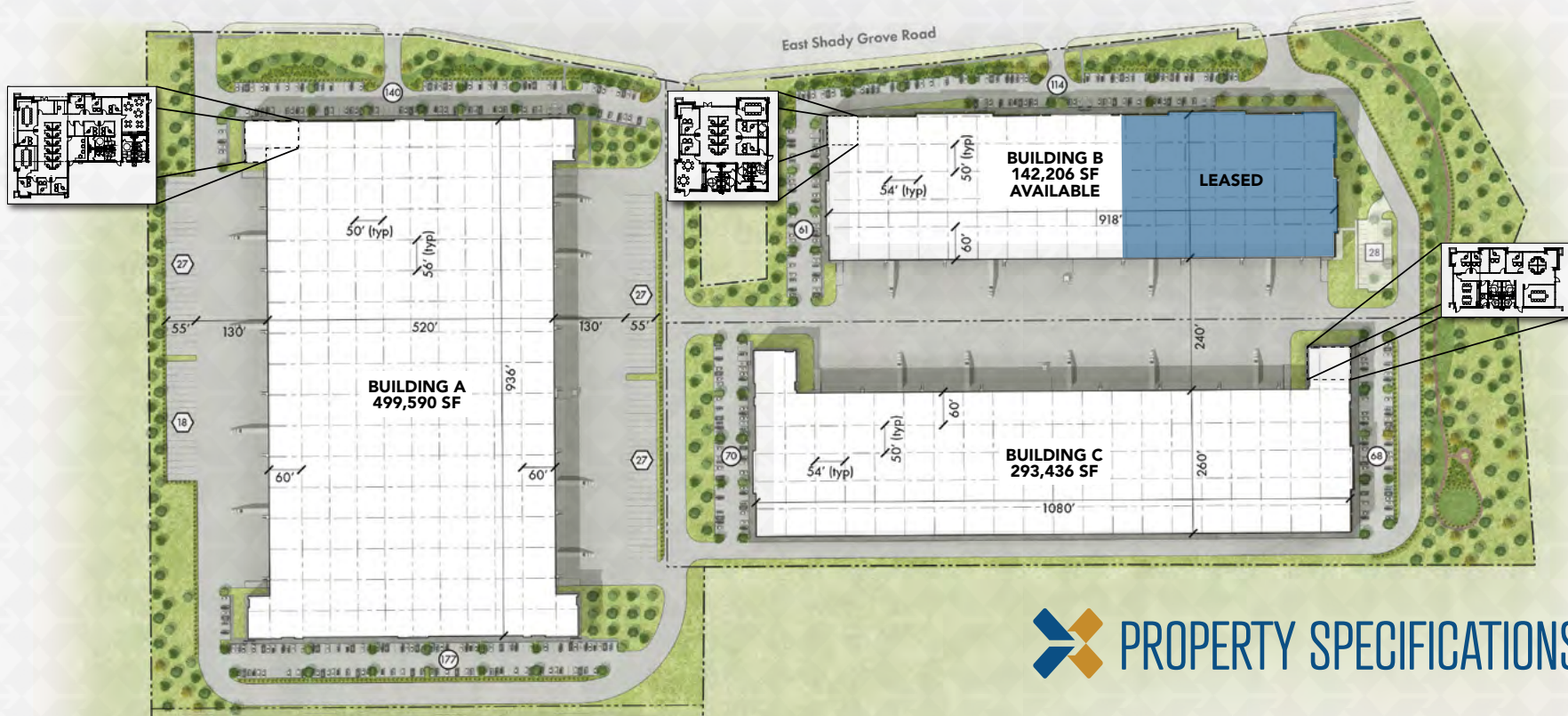
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## PROPERTY SPECIFICATIONS

### BUILDING A 317 E SHADY GROVE RD

LAND AREA: **26.3 ACRES**  
 OFFICE AREA: **5,519 SF**  
 AVAILABLE SF: **499,590 SF**  
 PARKING PROVIDED: **291**  
 TRUCK COURT DEPTH: **185'**  
 9'X10' DOCK HIGH DOORS: **89**  
 12'X14' DOCK HIGH DOORS: **4**  
 TRAILER PARKING SPACES: **99**  
 CLEAR HEIGHT WAREHOUSE: **40'**  
 FINISH: **PAINTED CONCRETE TILTWALL**  
 FIRE PROTECTION SYSTEM: **ESFR**

### BUILDING B 725 E SHADY GROVE RD

LAND AREA: **15.3 ACRES**  
 OFFICE AREA: **2,895 SF**  
 AVAILABLE SF: **142,206 SF**  
 PARKING PROVIDED: **103 (28 FUTURE)**  
 TRUCK COURT DEPTH: **240' (SHARED)**  
 9'X10' DOCK HIGH DOORS: **32**  
 12'X14' DOCK HIGH DOORS: **1**  
 TRAILER PARKING SPACES: **0**  
 CLEAR HEIGHT WAREHOUSE: **36'**  
 FINISH: **PAINTED CONCRETE TILTWALL**  
 FIRE PROTECTION SYSTEM: **ESFR**

### BUILDING C 745 E SHADY GROVE RD

LAND AREA: **14.8 ACRES**  
 OFFICE AREA: **2,676 SF**  
 AVAILABLE SF: **293,436 SF**  
 PARKING PROVIDED: **138**  
 TRUCK COURT DEPTH: **240' (SHARED)**  
 9'X10' DOCK HIGH DOORS: **54**  
 12'X14' DOCK HIGH DOORS: **2**  
 TRAILER PARKING SPACES: **0**  
 CLEAR HEIGHT WAREHOUSE: **36'**  
 FINISH: **PAINTED CONCRETE TILTWALL**  
 FIRE PROTECTION SYSTEM: **ESFR**

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 **BUILDING A**  
499,590 SF

 **BUILDING B**  
142,206 SF

 **BUILDING C**  
293,436 SF

**LEASED**

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# PROPERTY ADVANTAGES

## CLASS A

LOGISTICS FACILITIES

SUPERIOR INFILL LOCATION

LOCATED IN QUALIFIED OPPORTUNITY ZONE

PROVEN INDUSTRIAL DISTRICT

ALL BUILDINGS SEPARATELY PLATED

TRIPLE FREEPORT TAX EXEMPTION

**3.2 MILES**  
TO I-30

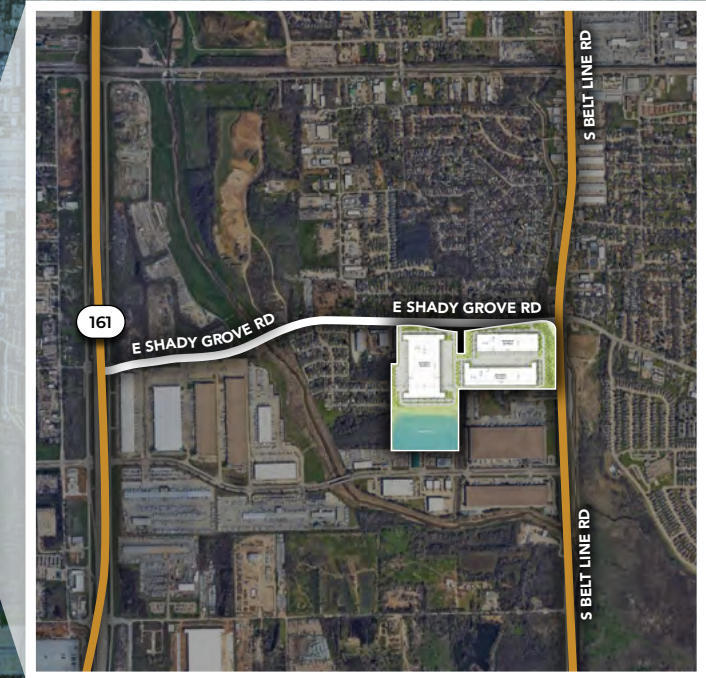
**1.0 MILES**  
TO SH 161

**2.5 MILES**  
TO SH 183

**6.1 MILES**  
TO SH 360

**6.3 MILES**  
TO DFW INTL  
AIRPORT

**14.2 MILES**  
TO DALLAS  
CBD



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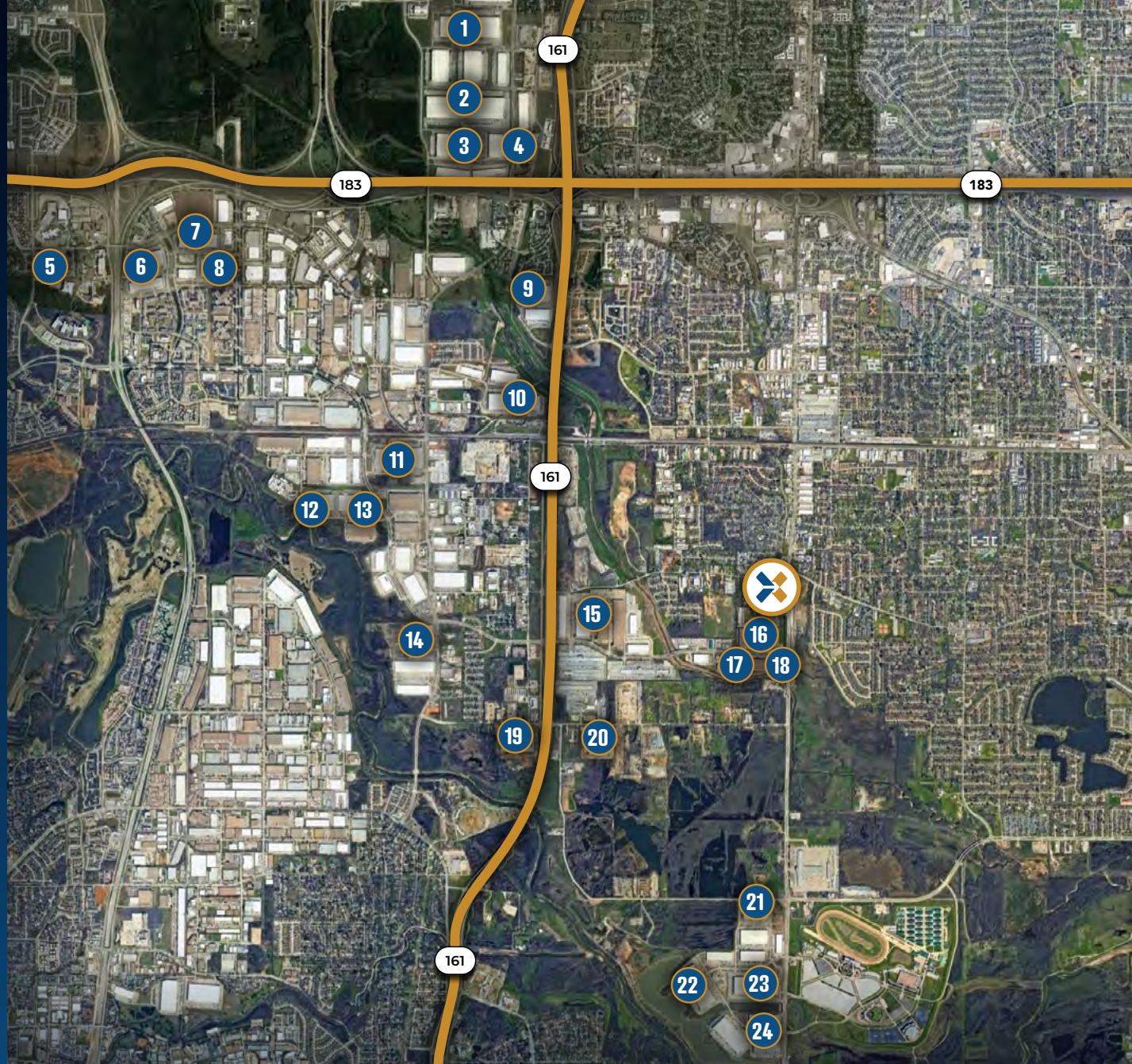
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# CORPORATE NEIGHBORS

- 1 Uline
- 2 MARS
- 3 HelloFresh
- 4 Samsung
- 5 American Airlines HQ
- 6 Schumacher Electric
- 7 Ingram Micro
- 8 Cintas
- 9 Alan Ritchey
- 10 Trader Joe's
- 11 Cardinal Health
- 12 Pratt Industries
- 13 Bell
- 14 Fruit of the Earth
- 15 APL
- 16 Penske
- 17 Pepsi
- 18 Office Depot
- 19 Comptree
- 20 Averitt
- 21 AT&T
- 22 Bassett
- 23 Haier
- 24 NTW



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