

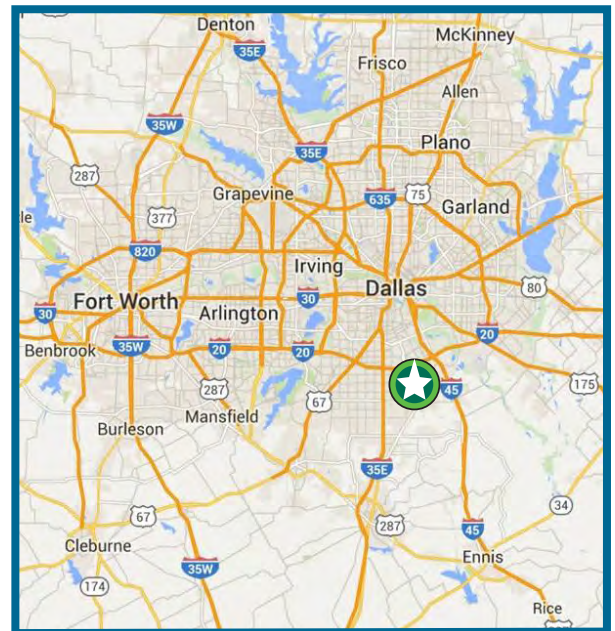
LogistiCenterSM at Dallas

Warehouse/Distribution

Available for Lease

Bonnie View Road & Telephone Road | Dallas, TX

LogistiCenterSM at Dallas is a modern bulk distribution center located in the Dallas/Fort Worth Metroplex with great accessibility, making it well suited for both local, regional and national distribution. It is ideally located less than one mile from the full I-20 interchange on Bonnie View Rd, with easy access to Interstate 35, Interstate 30, Interstate 45, and State Highway 360. Also, close proximity to the FedEx Ground Hub provides late drop-off ability; and to the UP Intermodal Facility provides low drayage costs.



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Property Overview

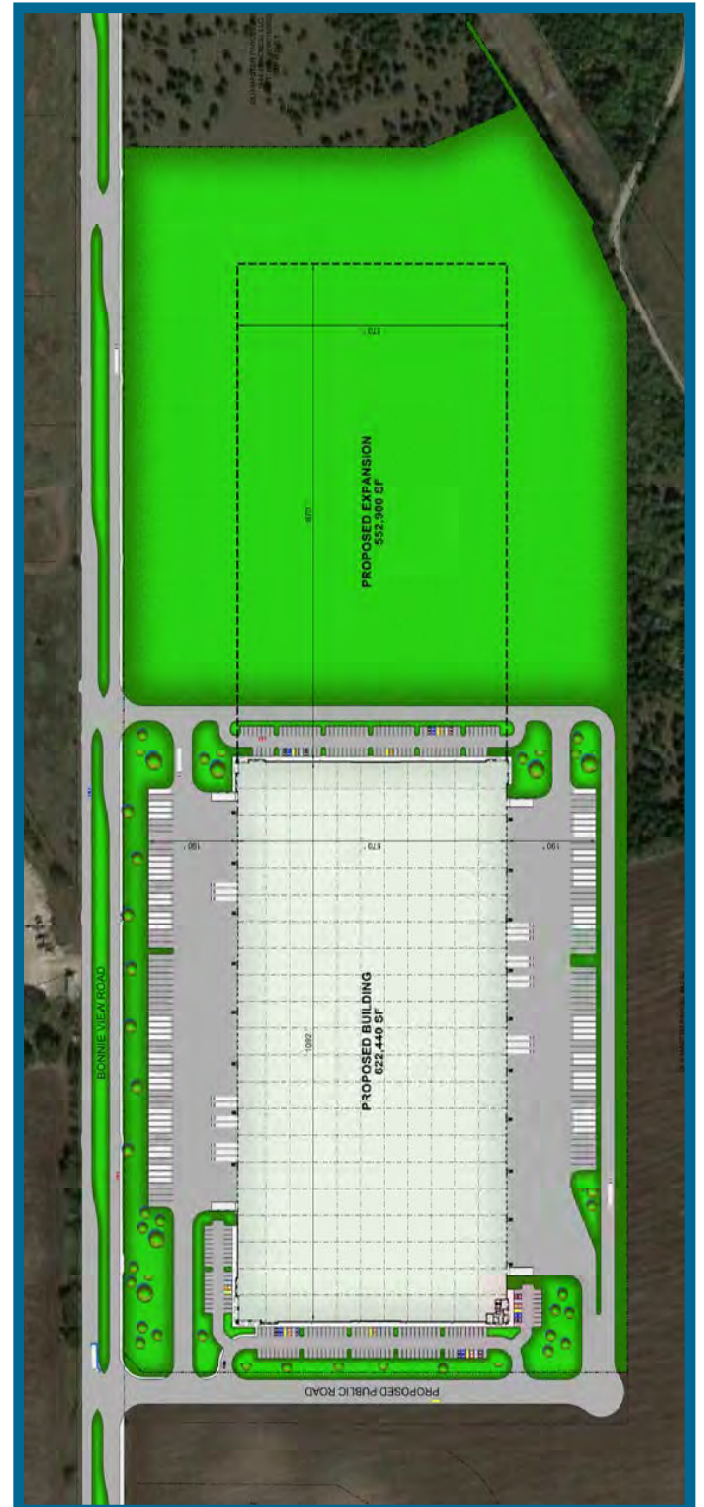
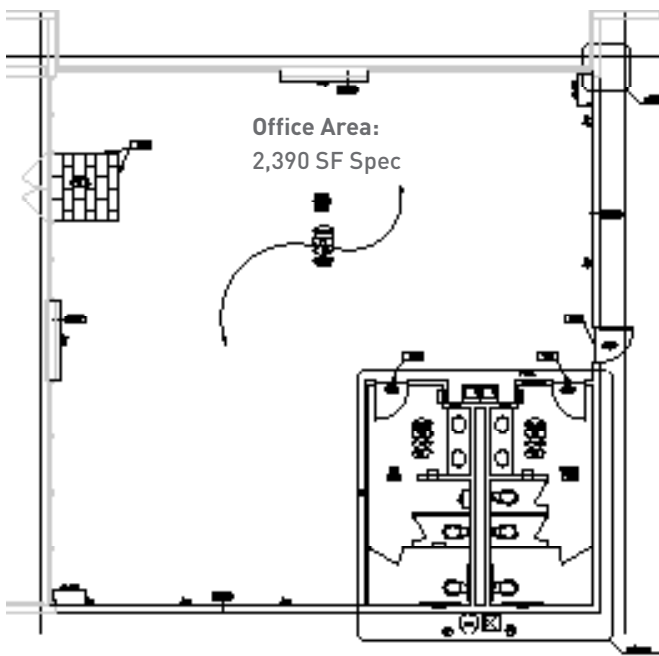
Available Space 626,439 SF, Expandable to 1,174,440 SF

Building Dimensions: 570' x 1,092'	Dock Doors: Up to (111) 9' x 10'
Drive-In Doors: (4) 12' x 14'	Clear Height: 36'
Levelers: (30) Dock Levelers	Loading Bay: 52' x 60'
Column Spacing: 52' x 50'	Fire Protection System: ESFR
Auto/Trailer Parking: 269 Car Parking Stalls; 129 Trailer Stalls	Lighting: LED
Available: Now	Structure Exterior: Tilt Wall Concrete Panels
Site Area: 60.2 Acres	HVAC Systems: Roof mounted direct fired warehouse heating units
Zoning: Logistics Industrial ("LI"), ("PD-761")	Electric: 3,000 Amps at 480 Volt
Floors: 7" Reinforced Concrete Slab	Roof: 45 mil TPO (white) roof system

Utility Providers:

Electric: Oncor Electric
Natural Gas: Atmos Energy
Water: City of Dallas
Sewer: City of Dallas

Preliminary Site Plan



South Dallas

The South Dallas submarket has over 53 Million square feet of industrial space and is the fastest growing submarket in the Metroplex. The majority of the properties are institutionally owned and leased to a variety of e-commerce, distribution, warehouse, and assembly users. The South Dallas submarket is located along Interstate 20 and is just south of Dallas CBD. It is home to companies such as Quaker Oats, Proctor & Gamble, Home Depot, Georgia Pacific, Whirlpool and many others.



About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm, founded in 1960. The firm specializes in acquisitions and development of industrial real estate in strategic locations for Internet fulfillment centers, manufacturing, distribution, third party logistics, food packaging and distribution.

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.



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