

MC **RIDGE AT** MOUNTAIN CREEK

FOR LEASE / SALE
AVAILABLE NOW
265,400 SF

4715 Mountain Creek Parkway | Dallas, Texas 75236

OWNED BY



LEASED BY

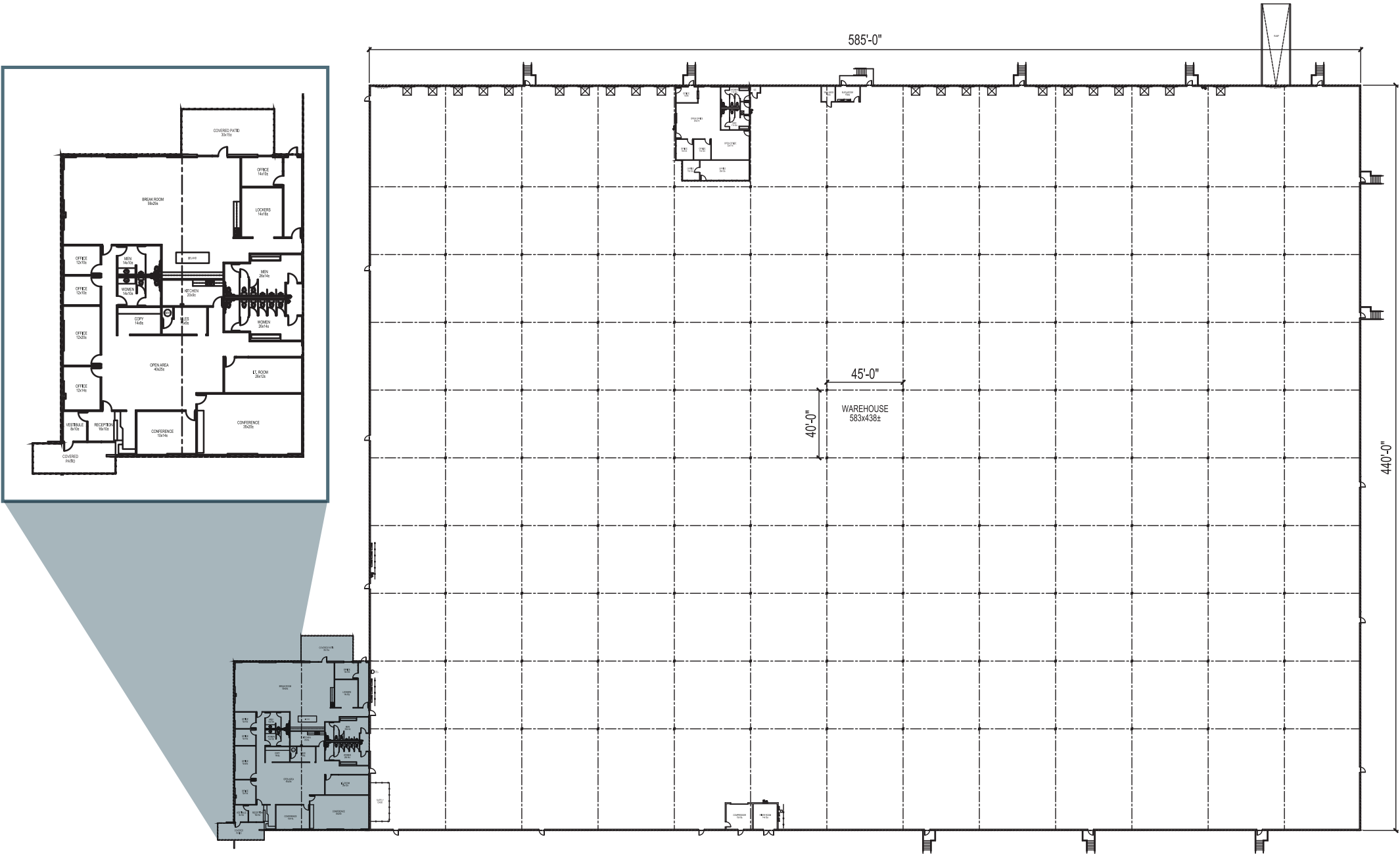


- I-20 corridor
- Skilled labor
- 3,000 AMPS 480V 3-Phase
- 78 foot-candles (36" AFF)
- 34' 8" clear height
- 6 additional acres available
- Expandable trailer & auto parking
- Ability to add outside storage

CANON SHOULTS, SIOR
972.280.8328
cshoult@holtlunsford.com

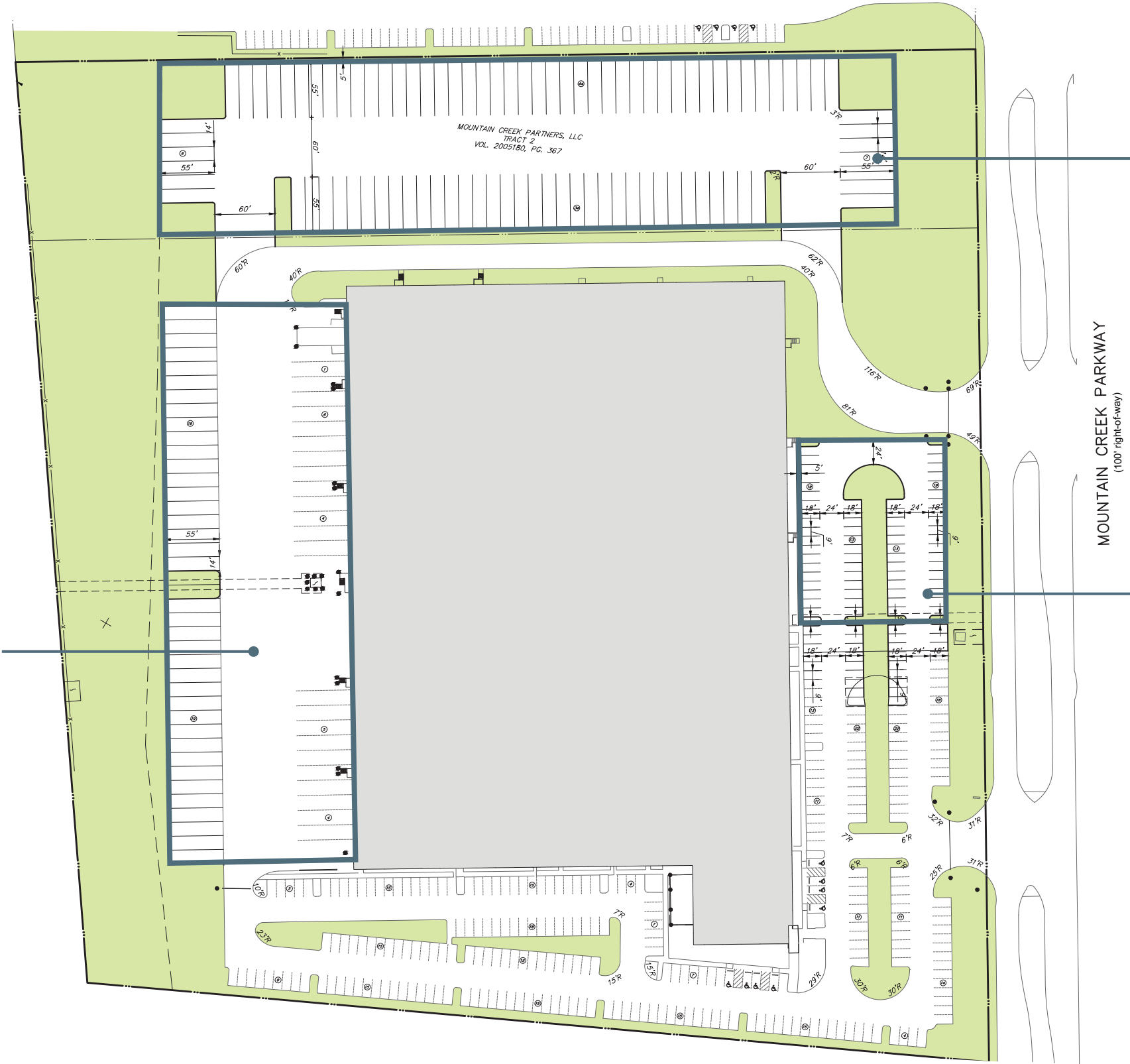
JOHN GORMAN
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jgorman@holtlunsford.com

MADDY COFFMAN
972.280.8325
mcoffman@holtlunsford.com



	BUILDING SIZE	265,400 SF
	OFFICE	Main office: 8,656 SF Warehouse office: 2,425 SF
	BUILDING DEPTH	440'
	TYPICAL BAY SIZE	45'W x 40'D
	STAGING BAY	60'
	CLEAR HEIGHT	34'8"
	LOADING	Rear load
	DOCK DOORS	22 (9' x 10')
	RAMPS	1 (12' x 14')
	POWER	3000 AMPS 3-phase 480V
	WAREHOUSE LIGHTING	LED 78 foot-candles 36" AFF
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130' (expandable to 185')
	CAR PARKS	255 existing Expandable to 346
	TRAILER PARKS	Ability to add 129 positions
	SECURITY	Ability to fence and secure

**EXPANDABLE
CAR PARKING
AND TRAILER
PARKING**



Trailer Parking
Expandable by
38 Trailer Parks

4 Acres Outside
Storage / Trailer Parking
Expandable by
91 Trailer Parks

Car Parks
Expandable
by 64 Spots



INGRESS/EGRESS & CORPORATE NEIGHBORS



MOUNTAIN CREEK HIGHLIGHTS

- Immediate access to I-20
- Skilled labor pool
- Fortune 500 corporate neighbors
- Prominent industrial location
- Triple Freeport tax exemption
- Central DFW location

DRIVING DISTANCES	
I-20	Immediate access
SPUR 408	3.10 miles
TEXAS 161	4.00 miles
HWY 360	6.10 miles
I-30	7.50 miles
I-35	9.60 miles
DALLAS CBD	13.80 miles
DFW AIRPORT	18.10 miles
FORT WORTH	24.90 miles

MC

RIDGE AT
MOUNTAIN CREEK

4715 MOUNTAIN CREEK PARKWAY
DALLAS, TEXAS 75236

PROPORTIONALLY, a 5 mile radius from the Mountain Creek site has 5.65 times more blue collar labor than overall DFW

MOUNTAIN CREEK
5 MILE RADIUS

INVENTORY

Buildings	475
Square footage	41,692,006 SF

LABOR

Total workers	346,958
Blue collar labor	116,419

LABOR INDEX

Blue collar workers per building	245.09
Blue collar workers per 1,000 SF	2.79
Median household income	\$75,001

OVERALL
DFW INDUSTRIAL

INVENTORY

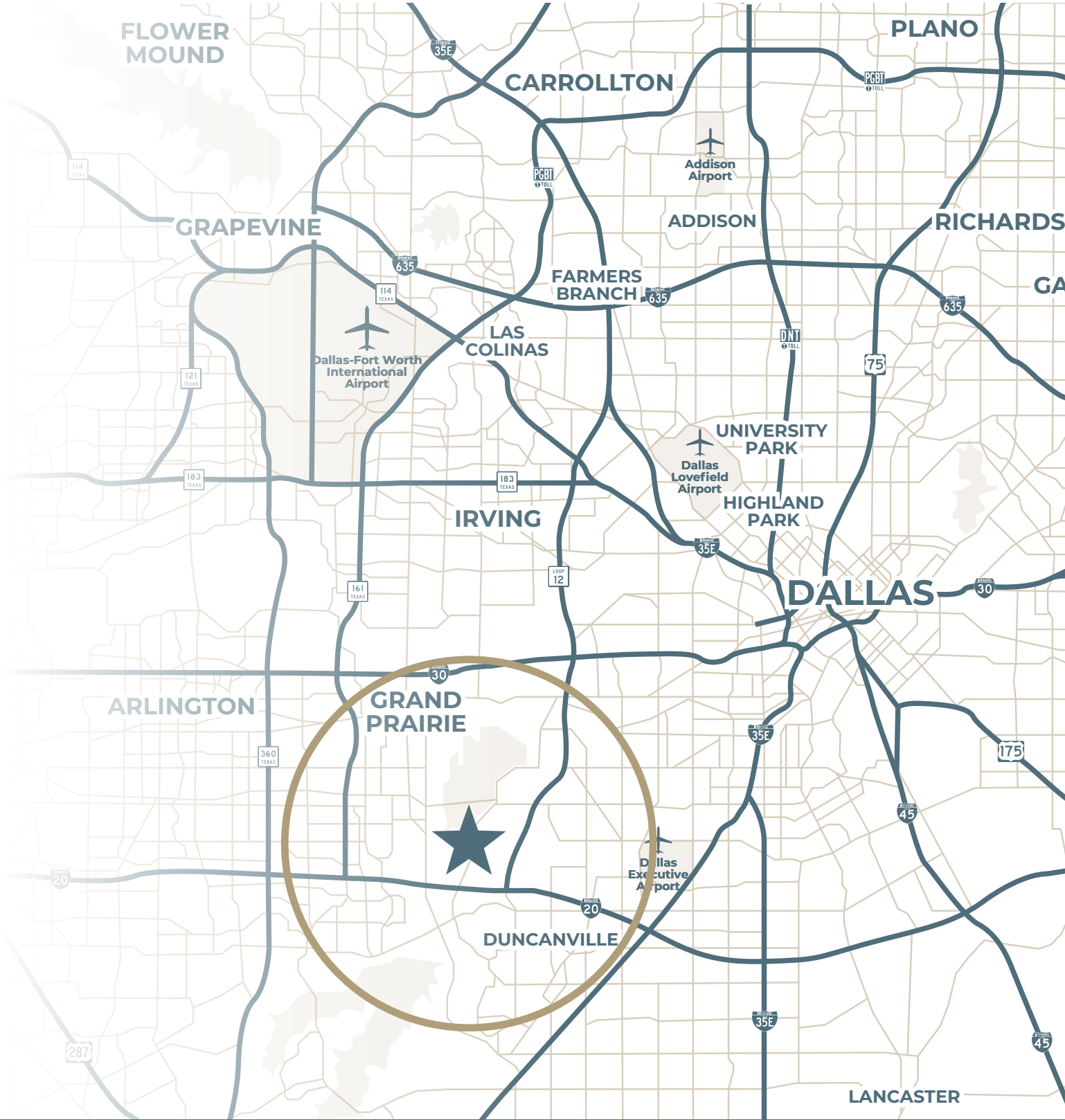
Buildings	25,303
Square footage	1,216,606,727

LABOR

Total workers	4,423,093
Blue collar labor	933,273

LABOR INDEX

Blue collar workers per building	36.88
Blue collar workers per 1,000 SF	0.77
Median household income	\$91,813

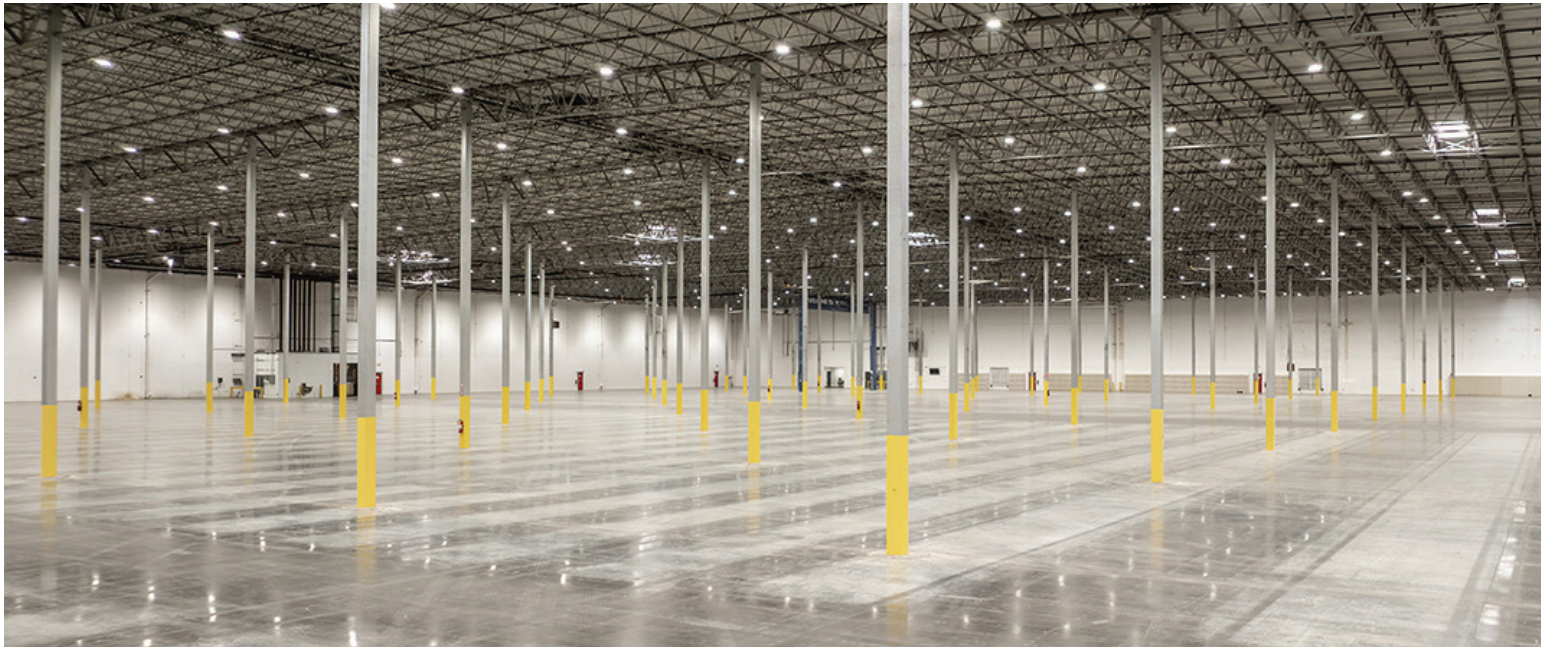
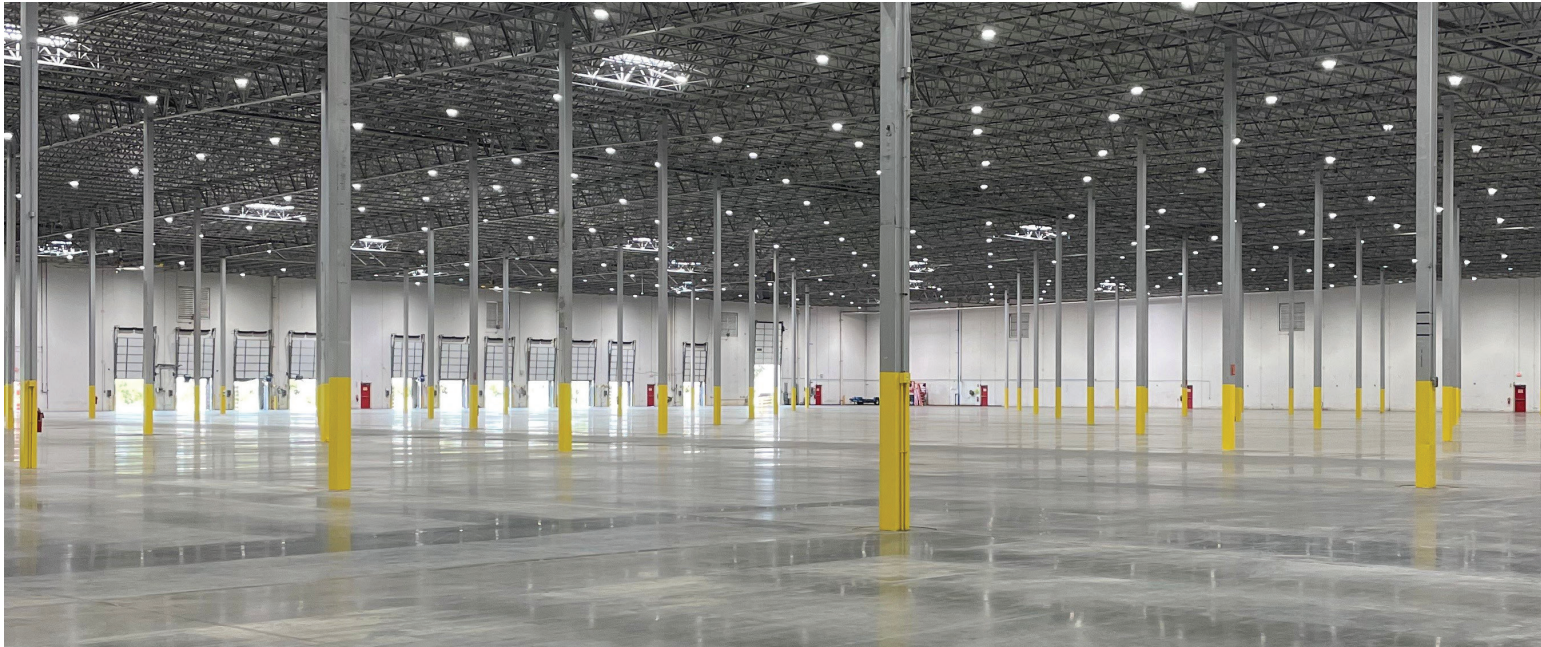


LABOR STUDY

MC

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DALLAS, TEXAS 75236



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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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FOR LEASING INFORMATION

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