

I-20 / I-45

DISTRIBUTION CENTER



FOR LEASE

Bldg 1 – 182,693 RSF

10820 Bonnie View Rd, Dallas TX 75241

Bldg 2 – 181,373 RSF

10710 Bonnie View Rd, Dallas TX 75241

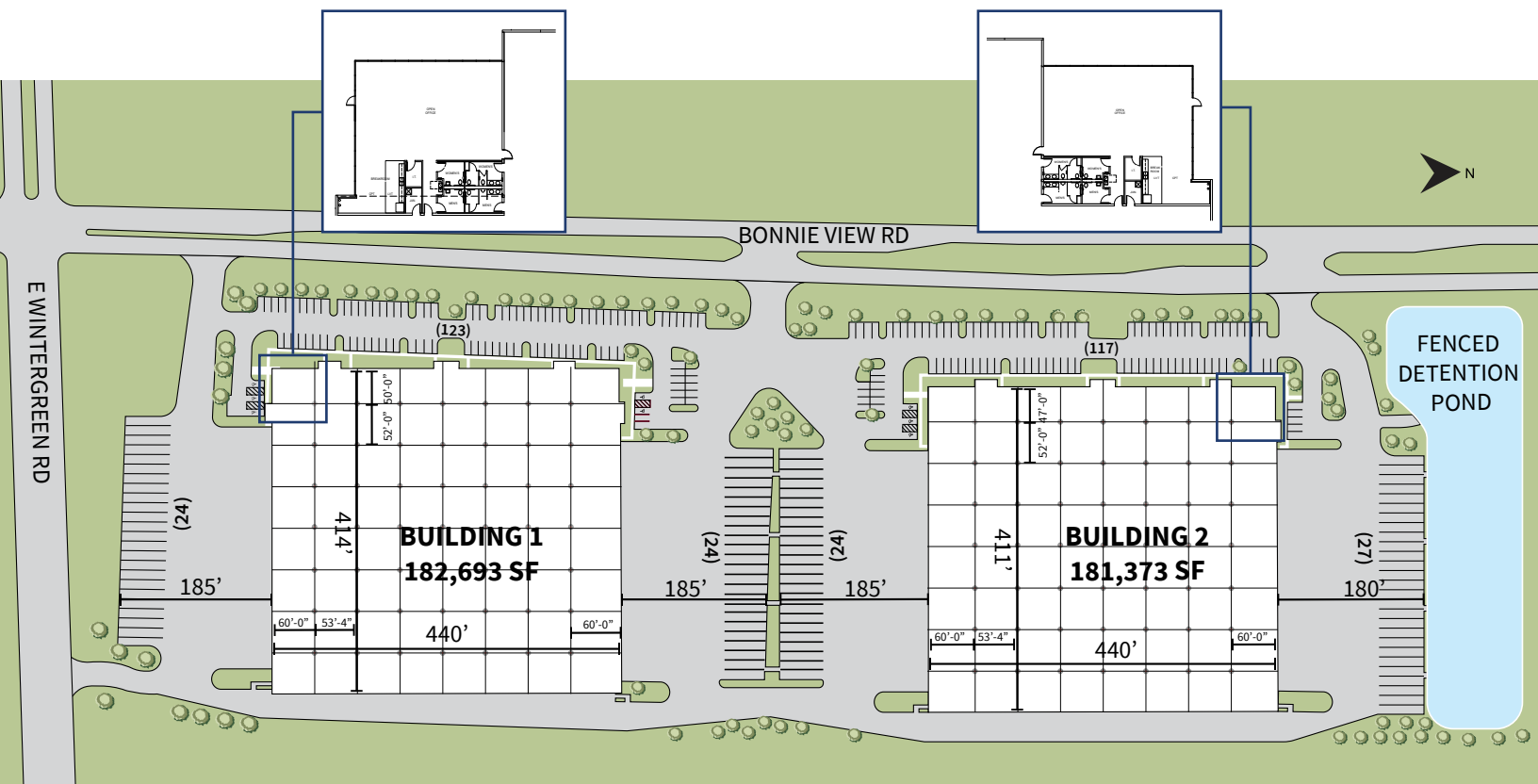
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SITE PLAN



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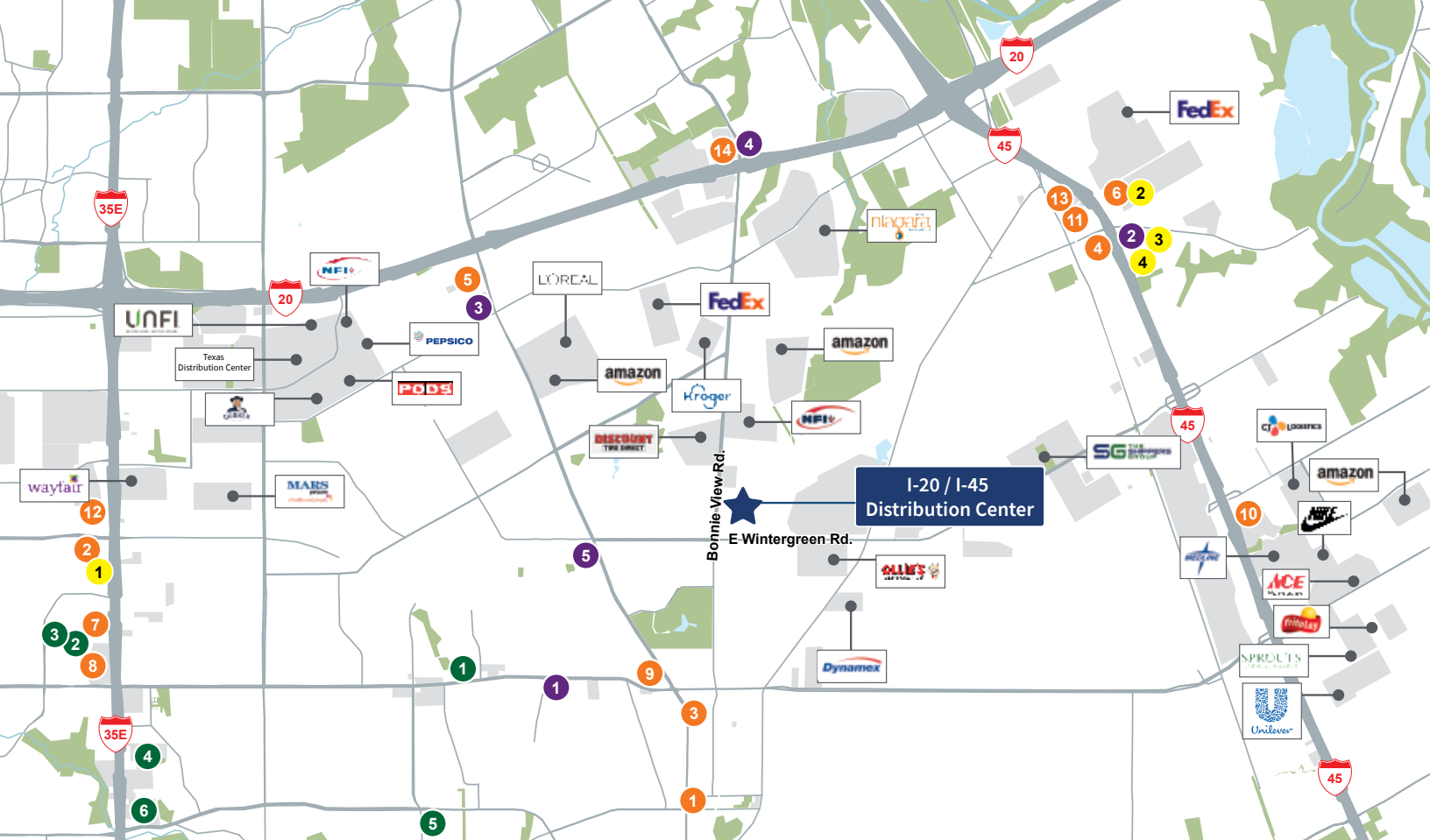
BUILDING SPECS

	BUILDING 1	BUILDING 2
Size	182,693 SF	181,373 SF
Spec Office	2,889 SF	2,910 SF
Loading	Cross dock	Cross dock
Dock Doors	40	40
Ramps	2	2
Clear Height	32'	32'
Building Depth	440'	440'
Trailer Parks	48 stalls	51 stalls
Parking	111 spaces	104 spaces





PROPERTY HIGHLIGHTS

Quick access to I-20 and approximately 3 miles to I-45. Class A building design with modern amenities including:

- 185'/180' Concrete Truck Courts
- Trailer Storage
- High Dock Door Count
- ESFR Sprinklers
- Fully Securable



Key

 Restaurants	 Gas Stations	 Stores	 Hotels
1 Casserole Soul Cafe	1 7-Eleven	1 AutoZone Auto Parts	1 Days Inn & Suites by Wyndham DeSoto
2 Cracker Barrel Old Country Store	2 Exxon	2 Firestone Complete Auto Care	2 Gold Inn
3 Hickory House	3 Pilot Travel Center	3 Kroger	3 La Quinta Inn & Suites by Wyndham Dallas
4 Jack in the Box	4 Shell	4 The Home Depot	4 Motel 6 Hutchins
5 Kelg Kitchen	5 Vp Racing Fuels	5 Walmart Neighborhood Market	
6 McDonald's		6 Walmart Supercenter	
7 Outback Steakhouse			
8 On The Border Mexican Grill & Cantina			
9 Roma Italian Restaurant			
10 Texas Rose Restaurant & Club			
11 The Grill			
12 Waffle House			
13 Whataburger			
14 Popeyes			

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