



## For Lease / Build-to-Suit

Wintergreen Industrial | Buildings A, C & D  
600 E Wintergreen Rd  
Lancaster, TX 75134

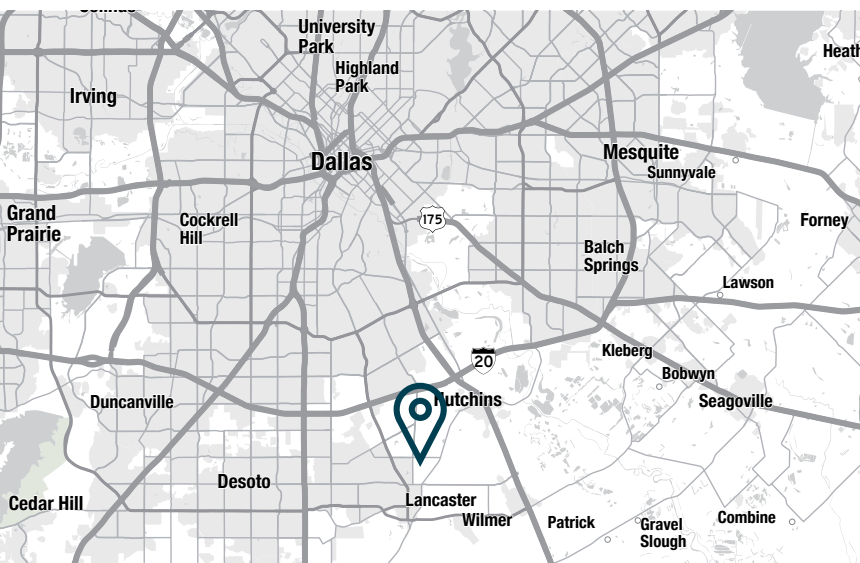
# 1,133,861 SF Available

### Site Strengths

- 138.8 acre site
- Access from E Wintergreen Road
- Centrally located between I-35E, I-20 and I-45
- Proximity to abundant labor and area amenities
- Direct rail access availability
- Corporate campus setting

### Excellent Access

- 5 miles to I-35E
- 2.7 miles to I-20
- 4.4 miles to UP Dallas Intermodal
- 3.1 miles to I-45
- 18.9 miles to Dallas Love Field
- 34 miles to DFW Airport



A Property Of:

**CROW HOLDINGS**  
INDUSTRIAL

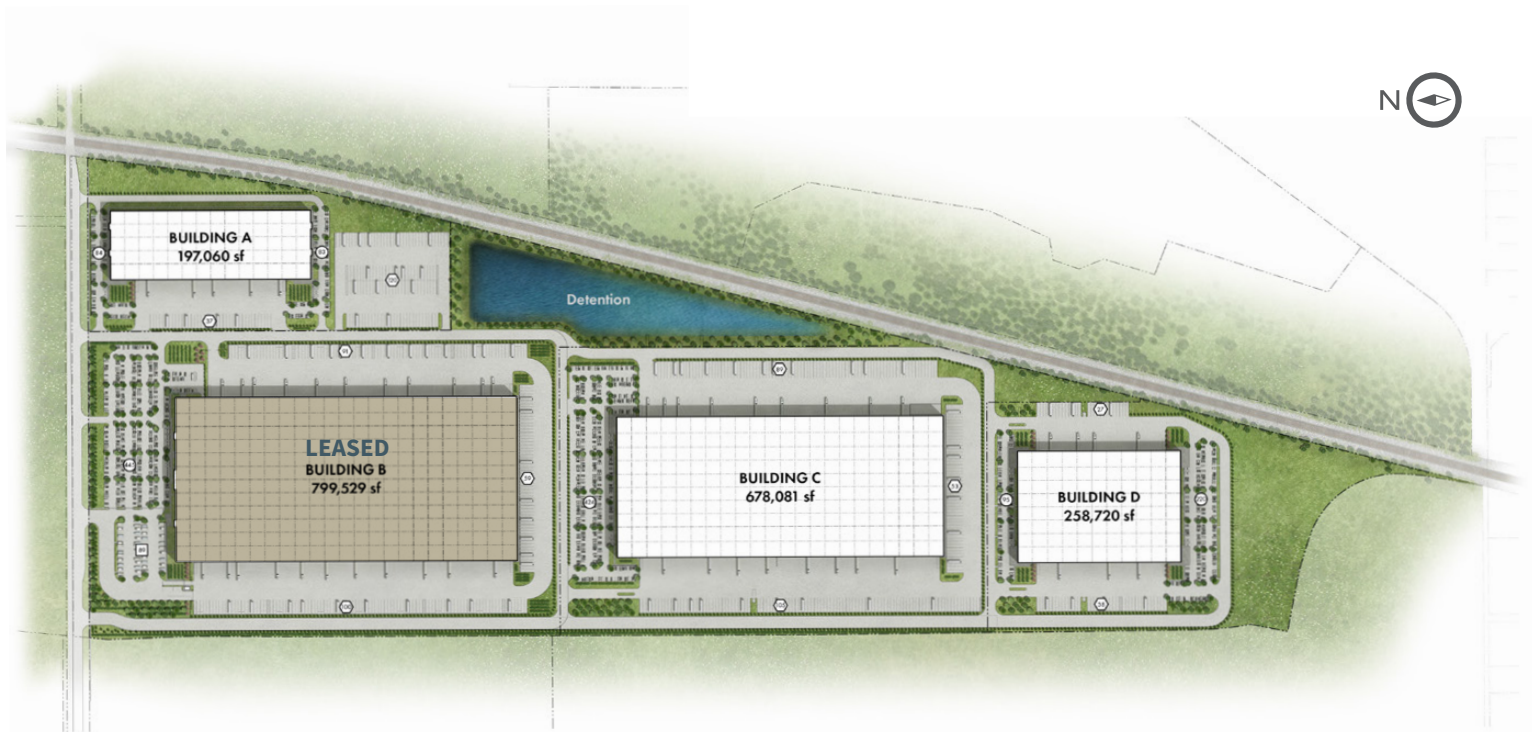


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## Property Highlights



### Site Features: Building A

Land Area	17.3 Acres
Floors	1
Office Area	Build-To-Suit
Total Building Area	197,060 sf
Building Dimensions	756' x 260'
Column Spacing	50' x 54'
Parking Provided	167
Parking Required	118
Truck Court Depth	130'-0"
9' x 10' Dock High Doors	35
12' x 14' Dock High Doors	2
Trailer Parking Spaces	37
Box Truck Parking Spaces	0
Clear Height Warehouse	36'-0"
Finish	Painted Concrete Tiltwall
Fire Protection System	E.S.F.R.

### Site Features: Building C

Land Area	41.4 Acres
Floors	1
Office Area	29,602 sf
Total Building Area	678,081 sf
Building Dimensions	1,232' x 530'
Column Spacing	50' x 56'
Parking Provided	424
Parking Required	400
Truck Court Depth	145'-0"
9' x 10' Dock High Doors	128
12' x 14' Dock High Doors	8
Trailer Parking Spaces	247
Box Truck Parking Spaces	0
Clear Height Warehouse	40'-0"
Finish	Painted Concrete Tiltwall
Fire Protection System	E.S.F.R.

### Site Features: Building D

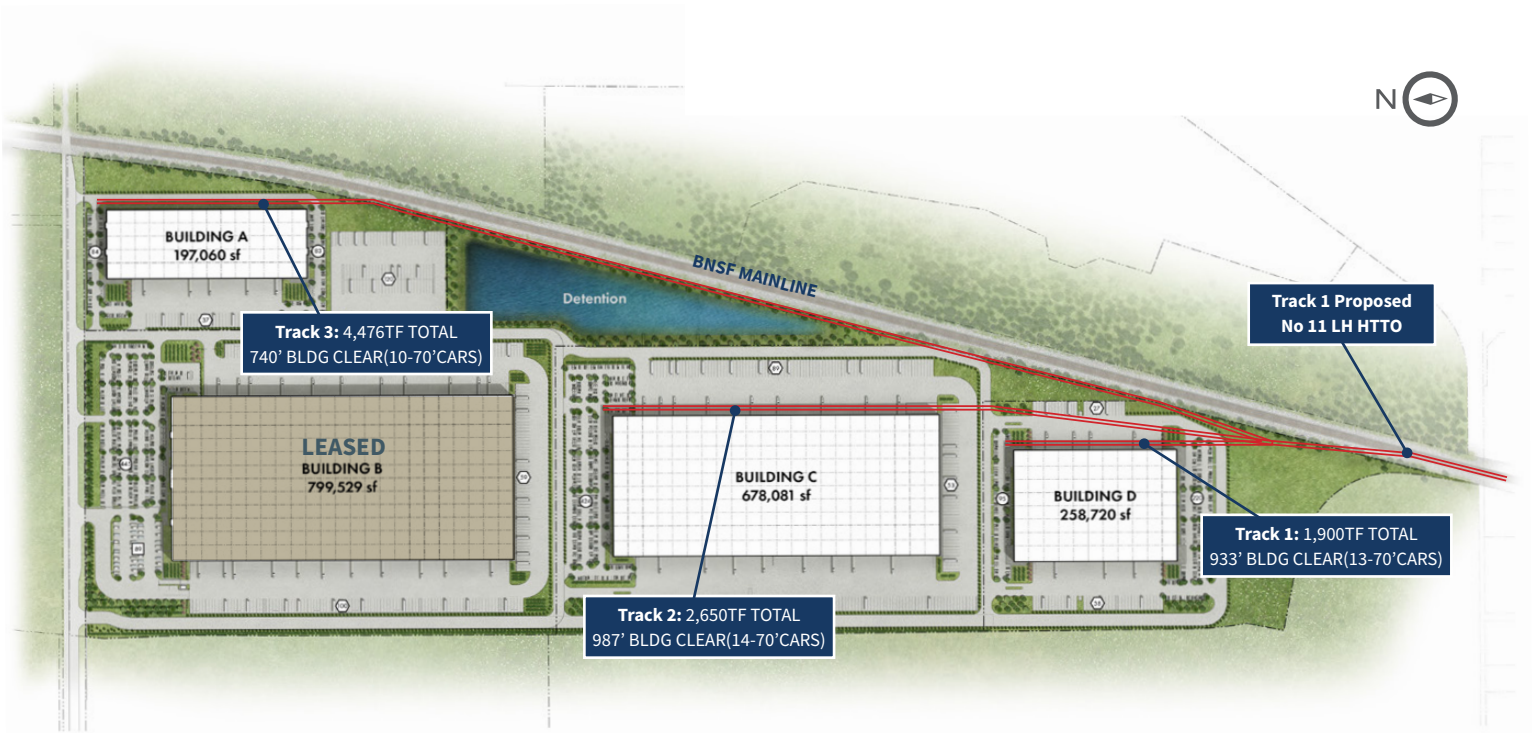
Land Area	23.9 Acres
Floors	1
Office Area	Build-To-Suit
Total Building Area	258,720 sf
Building Dimensions	616' x 420'
Total Building Area	50' x 56'
Parking Provided	315
Parking Required	190
Truck Court Depth	130'-0"
9' x 10' Dock High Doors	56
12' x 14' Dock High Doors	4
Trailer Parking Spaces	65
Box Truck Parking Spaces	0
Clear Height Warehouse	40'-0"
Finish	Painted Concrete Tiltwall
Fire Protection System	E.S.F.R.





# Rail Option

Conceptual plans for review/discussion





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### Nearby Amenities



#### Restaurants

- 1 Casserole Soul Cafe
- 2 Cracker Barrel Old Country Store
- 3 Hickory House
- 4 Jack in the Box
- 5 Kelg Kitchen
- 6 McDonald's
- 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

#### Gas Stations

- 1 7-Eleven
- 2 Exxon
- 3 Pilot Travel Center
- 4 Shell
- 5 Vp Racing Fuels

#### Stores

- 1 AutoZone Auto Parts
- 2 Firestone Complete Auto Care
- 3 Kroger
- 4 The Home Depot
- 5 Walmart Neighborhood Market
- 6 Walmart Supercenter

#### Hotels

- 1 Days Inn & Suites by Wyndham DeSoto
- 2 Gold Inn
- 3 La Quinta Inn & Suites by Wyndham Dallas
- 4 Motel 6 Hutchins

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