

# FIRST I-20/35 DISTRIBUTION CENTER

2810 DANIELDALE ROAD, LANCASTER, TX 75134



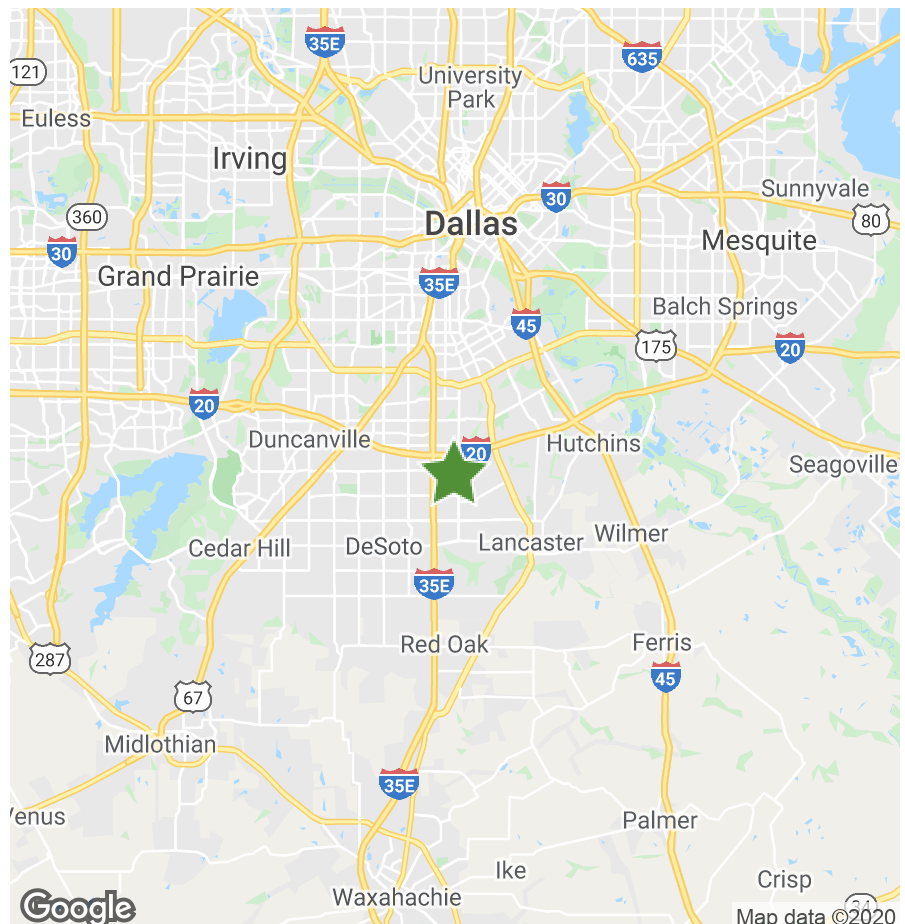
421,200 SF | FOR LEASE

## PROPERTY SPECIFICATIONS

|                   |                                   |
|-------------------|-----------------------------------|
| Available Space:  | 421,200 SF                        |
| Office:           | Build to Suit                     |
| Land Area:        | 26.27 acres                       |
| Ceiling Height:   | 36' Clear                         |
| Sprinkler System: | ESFR                              |
| Loading:          | 88 Dock Doors<br>2 Drive-In Ramps |
| Trailer Parking:  | 105 Spaces                        |
| Car Parking:      | 195 Spaces                        |

## PROPERTY HIGHLIGHTS

- Up to 421,200 SF available for build-to-suit
- Flexibility to customize the ideal space for any business
- Located just south of I-20 and east of I-35E
- Quick and efficient access to Interstate and local freeway networks





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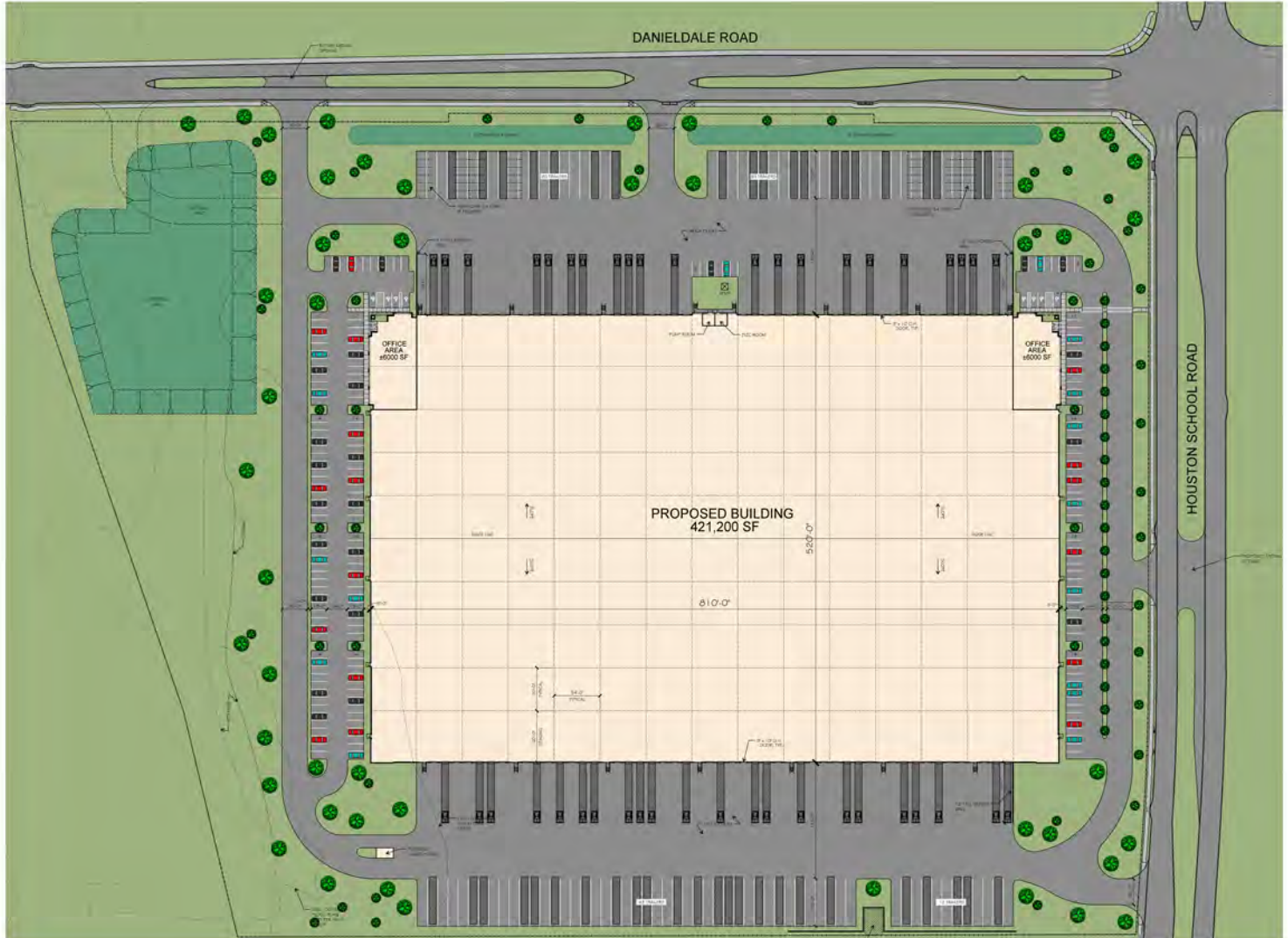
## Corporate Neighbors





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## BROKER CONTACT

### Nathan Orbin

Senior Managing Director  
214.438.1649  
nathan.orbin@jll.com

### Kurt Griffin

Senior Managing Director  
214.438.6372  
kurt.griffin@jll.com

## OWNER CONTACT

### Robert Allen

Senior Regional Director  
972.419.5715  
rallen@firstindustrial.com



5310 Harvest Hill Road, Suite 270

Dallas, TX 75230

972.386.4700

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