



IAC

BECKLEYMEADE

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FOR LEASE

Bldg A – 234,900 SF

2335 Beckleymeade Ave, Dallas TX 75232

Bldg B – 199,800 SF

2303 Beckleymeade Ave, Dallas TX 75232

Jones Lang LaSalle Brokerage Inc.



FOR LEASE

BUILDING SPECIFICS

	Building A	Building B
Size	234,900 SF	199,800 SF
Spec Office	2,700 SF	2,700 SF
Loading	Rear load	Rear load
Dock Doors	42 (9' x 10')	35 (9' x 10')
Pit Levelers	21 - 40,000lb capacity 21 - edge-of-dock "ready" positions	17 - 40,000lb capacity 18 - edge-of-dock "ready" positions
Drive Ins	2 (14' x 16')	2 (14' x 16')
Depth	310'	310'
Column Spacing	50' x 54'	50' x 54'
Staging Bays	60' x 54'	60' x 54'
Clear Height	32'	32'
Trailer Parks	129 total (56 tandem + 17 single)	
Car Parks	218	208
Sprinklers	ESFR	ESFR
Insulation	R-25	R-25



PROPERTY HIGHLIGHTS

Immediate access to I-20 and approximately 2 miles to I-35

Class A building design with modern amenities including:

- Dedicated access driveways
- Large truck courts
- Ample trailer storage

Triple Freeport

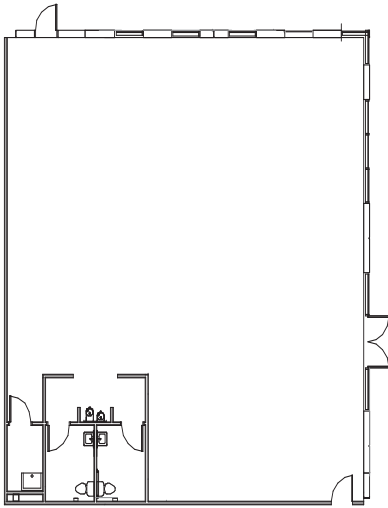


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Bldg B – 199,800 SF

2303 Beckleymeade Ave, Dallas TX 75232

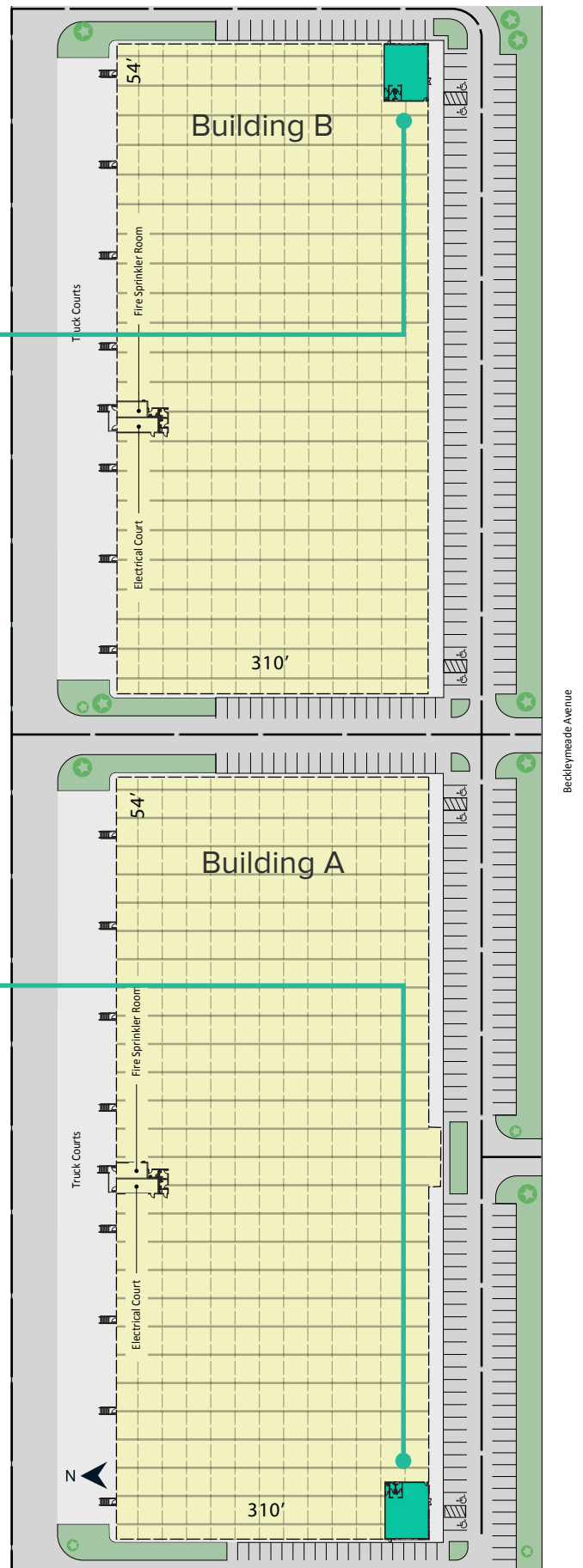
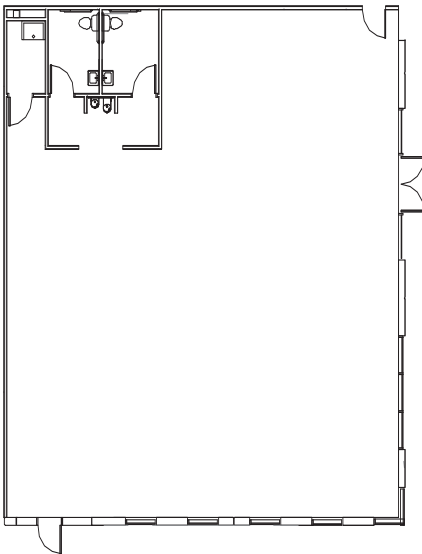
Spec Office: 2,700 SF



Bldg A – 234,900 SF

2335 Beckleymeade Ave, Dallas TX 75232

Spec Office: 2,700 SF





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