

IAC WINTERGREEN

HUTCHINS, TX 75141



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266,680 SF REMAINING

33.9 AC

Cross Dock

300 W. Wintergreen Road
Immediate access to
UP Dallas Intermodal Terminal

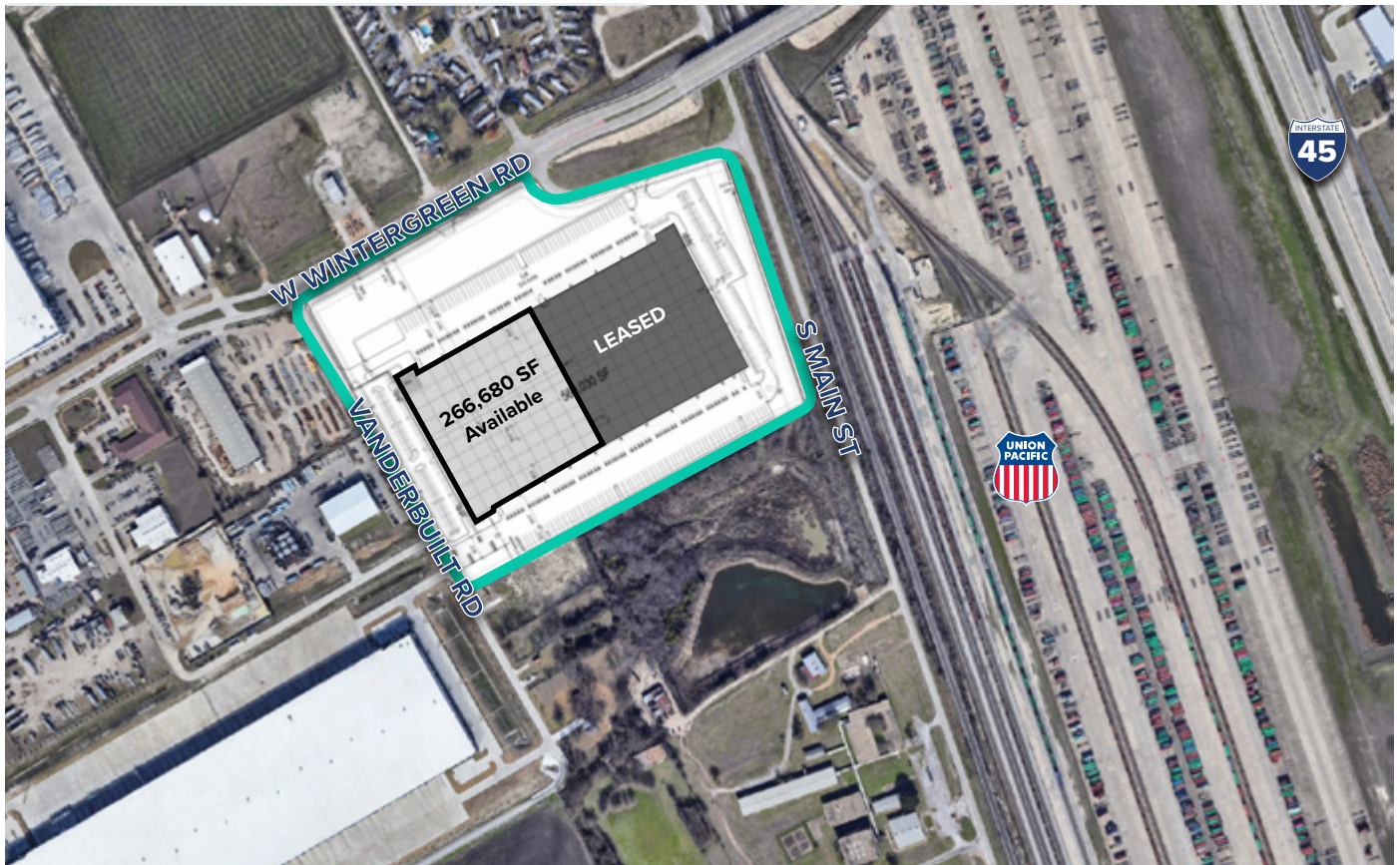
Jones Lang LaSalle Brokerage Inc.



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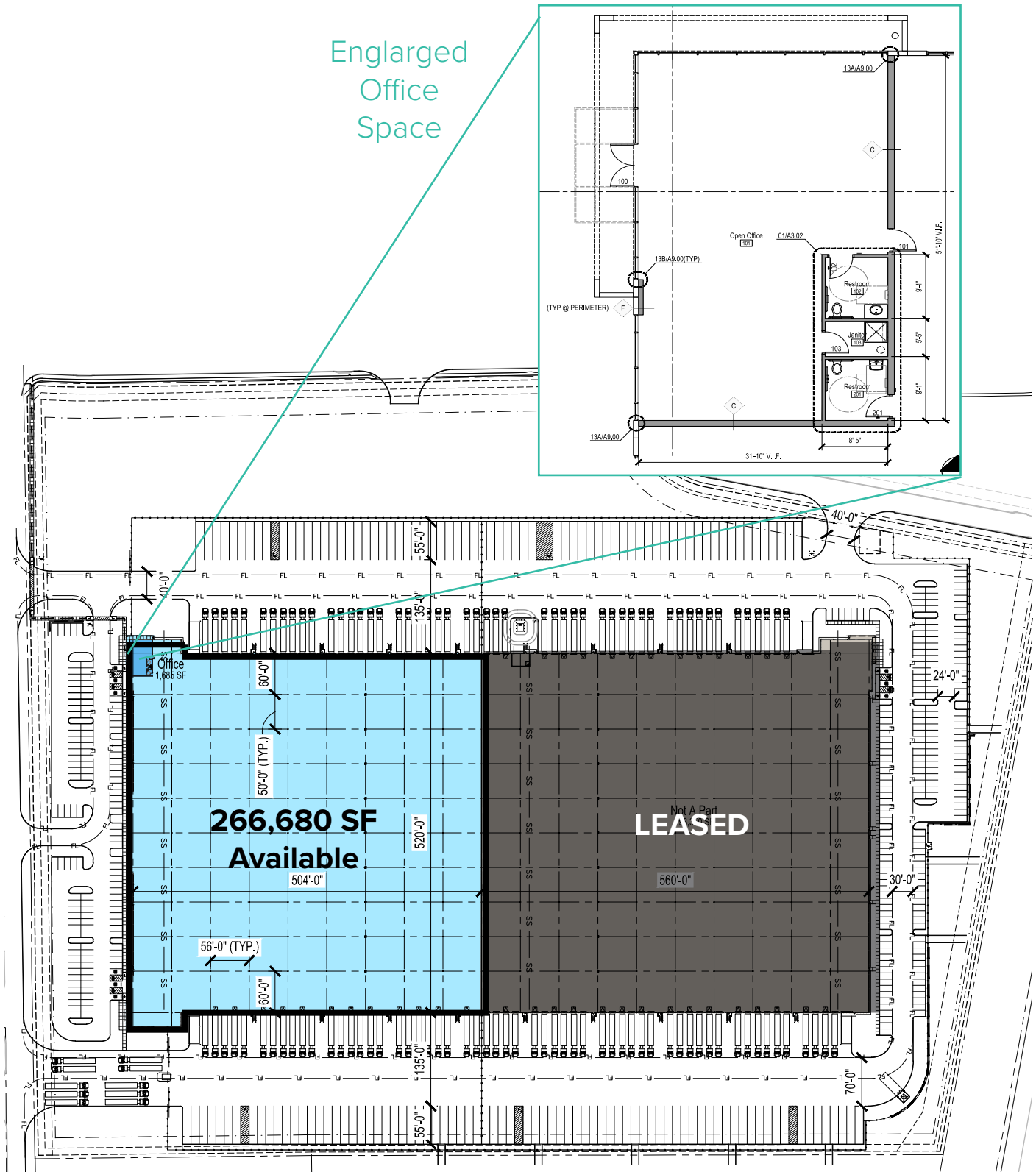
BUILDING SPECIFICS

Total Building Size	560,030 SF / 33.9 Acres
Available	266,680 SF
Spec Office	1,685 SF (expandable)
Clear Height	40'
Sprinklers	ESFR
Car Parks	134
Trailer Parks	68 (expandable)
Docks	50 (9'x10')
Pit Levelers	24 (40K lb)
Drive Ins	2 (14'w x16'h) motorized
Columns	56'x50'
Bldg Depth	520'
Truck Courts	190'



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Enlarged
Office
Space





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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