

INNOVATION RIDGE

LOGISTICS PARK



FOR LEASE OR SALE

45,000 - 817,538 SF Available

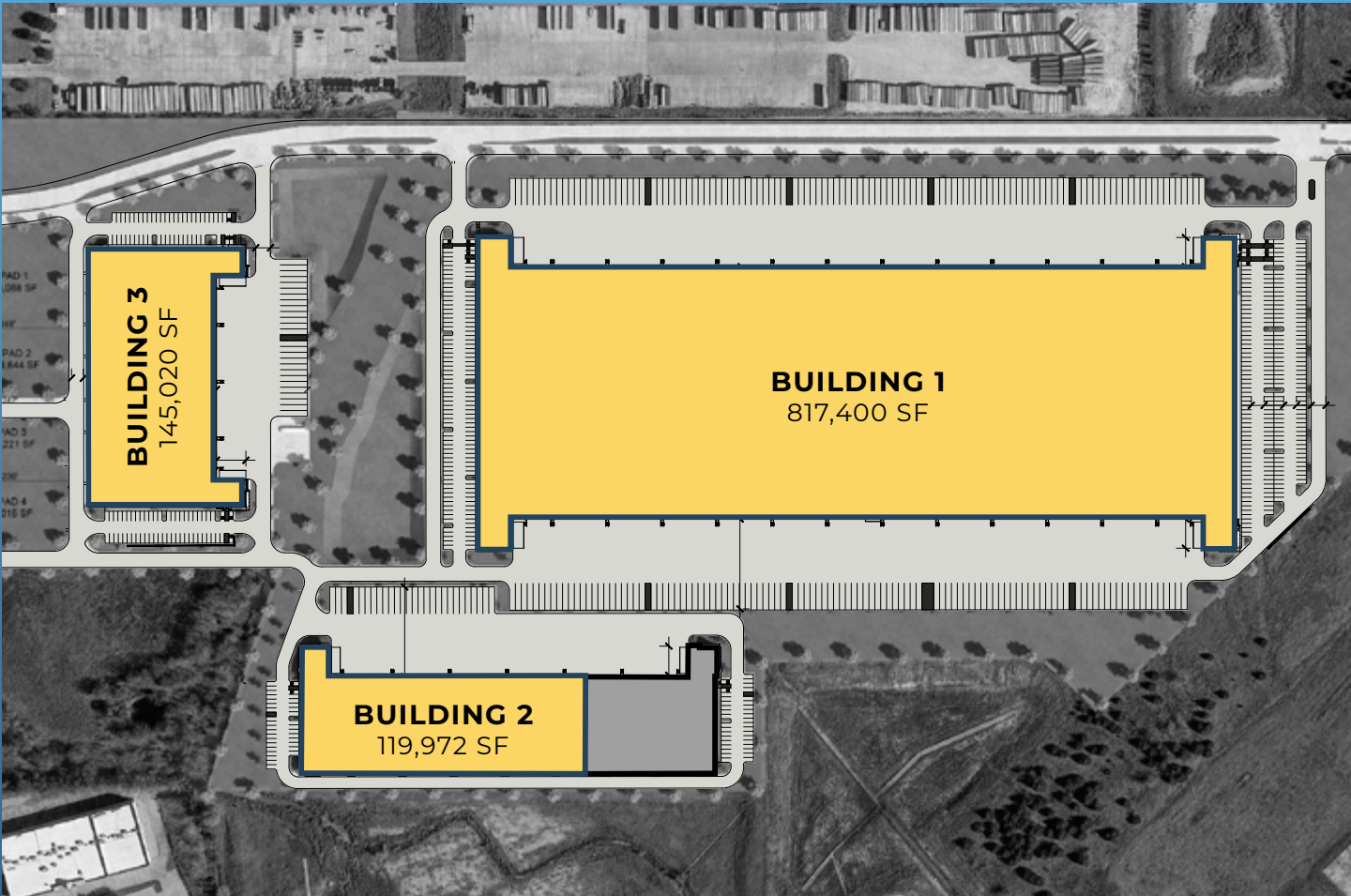
721, 733, 755 Ridge Crest Road
Forney, Texas 75126


LOVETT
INDUSTRIAL



 AMERICAN
REALTY ADVISORS
INSTITUTIONAL CAPITAL MANAGEMENT

PROPERTY FEATURES





145,020 – 817,538 SF
Available


Strong Labor
Base


Triple Freeport Tax
Exemption


Ability to Secure
Truck Courts


Located within the Fastest
Growing County in America


Close Proximity to
Numerous Amenities

INGRESS/EGRESS



DRIVE TIMES

Mesquite Airport: 18 Minutes

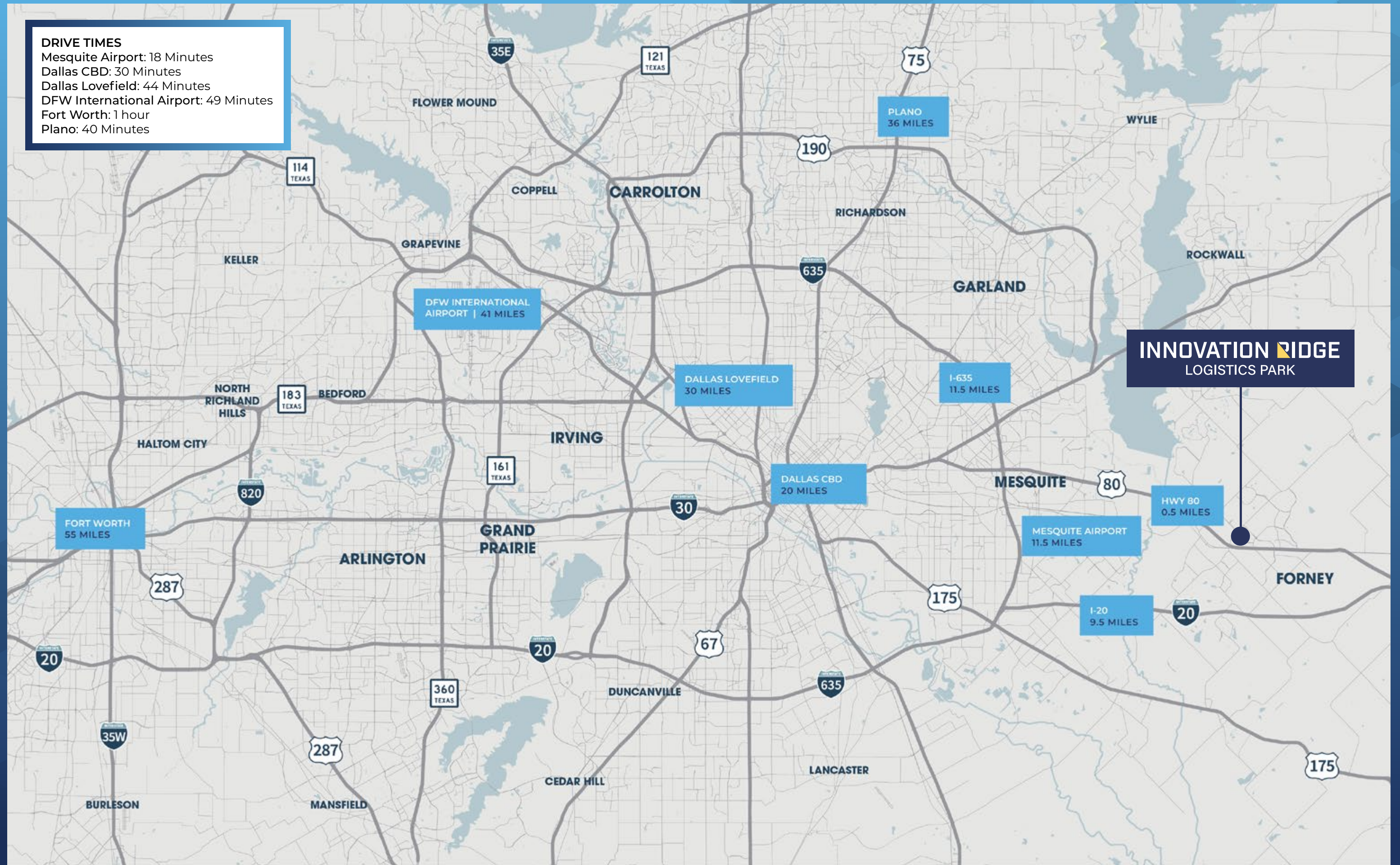
Dallas CBD: 30 Minutes

Dallas Lovefield: 44 Minutes

DFW International Airport: 49 Minutes

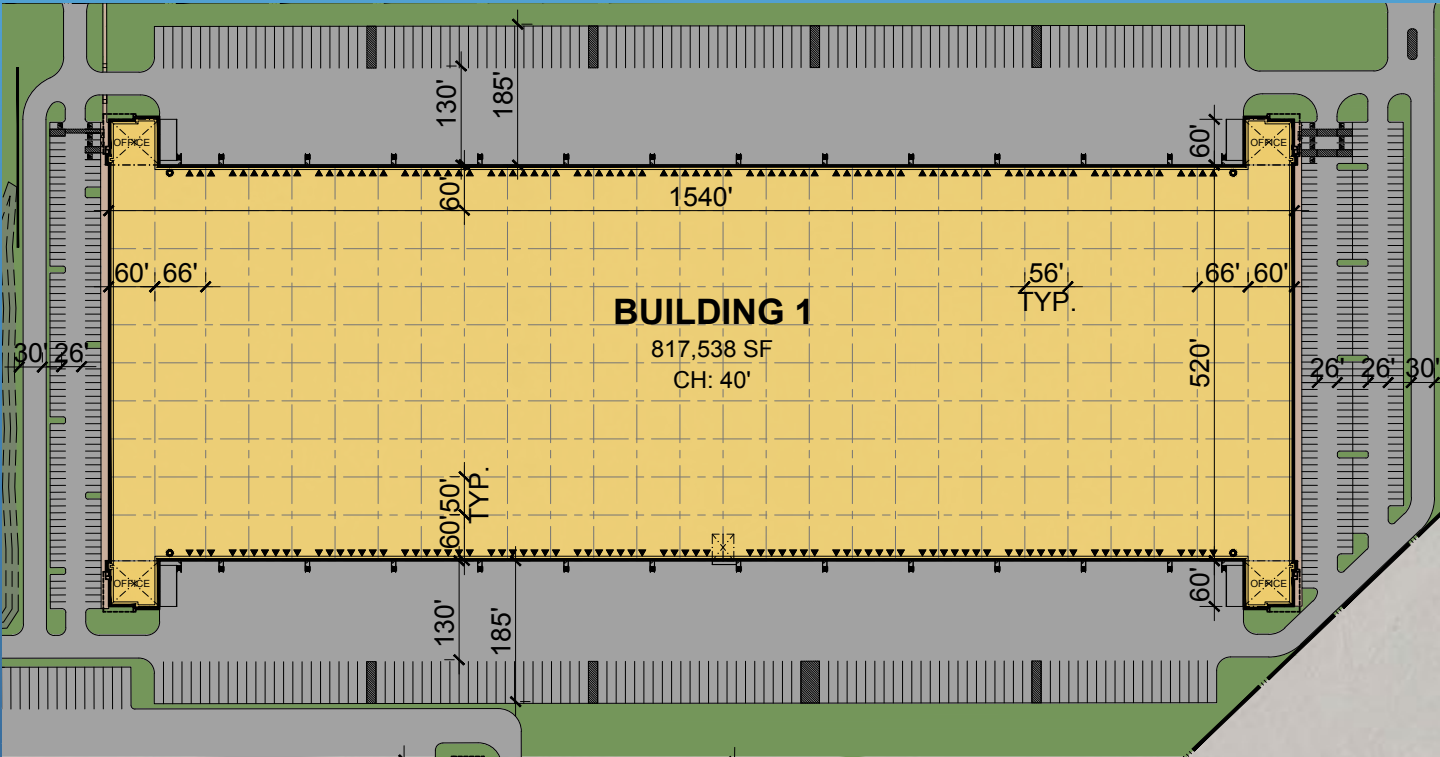
Fort Worth: 1 hour

Plano: 40 Minutes



BUILDING 1 | 817,538 SF

755 Ridgecrest Road Forney, Texas 75126



- Clear Height: 40'
- Column Spacing: Typical Bays - 56' x 50' Speed Bays: 60'

Interior Lighting: SPEC LED Lights

Configuration: Cross Dock

Building Depth: 520'

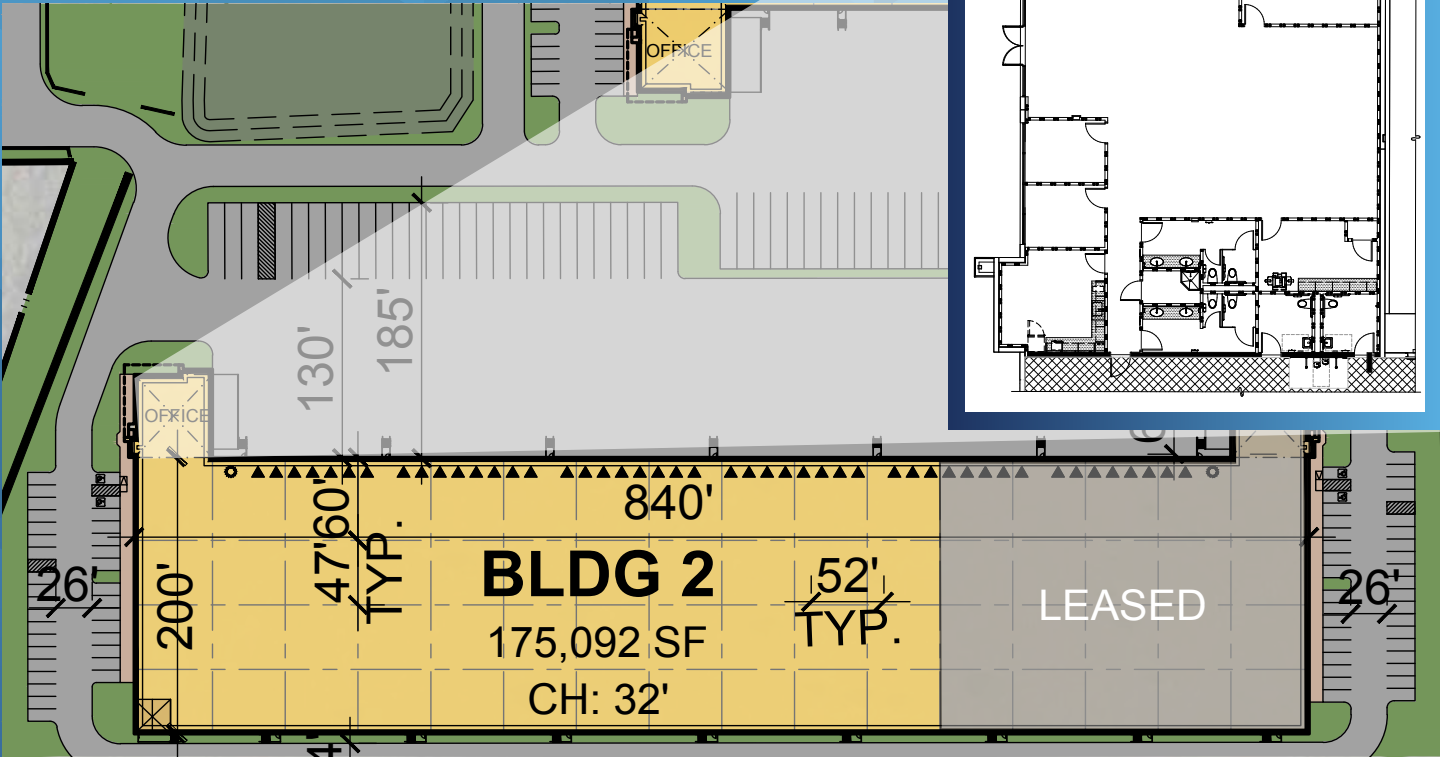
Car Parking: 368 parking spaces available 281 Future car parking

Trailer Parking: 224 trailer spaces available 67 future trailer parking

Docks Layout & Equipment: 164 dock doors, 4 drive ins, 56 levelers

BUILDING 2 | 119,972 SF REMAINING

733 Ridgecrest Road, Forney, Texas 75126



- Clear Height: 32'
- Column Spacing: Typical Bays - 52' x 47' Speed Bays: 60'

Spec Office: 3,394 SF spec office

Interior Lighting: SPEC LED Lights

Configuration: Front Load

Building Depth: 200'

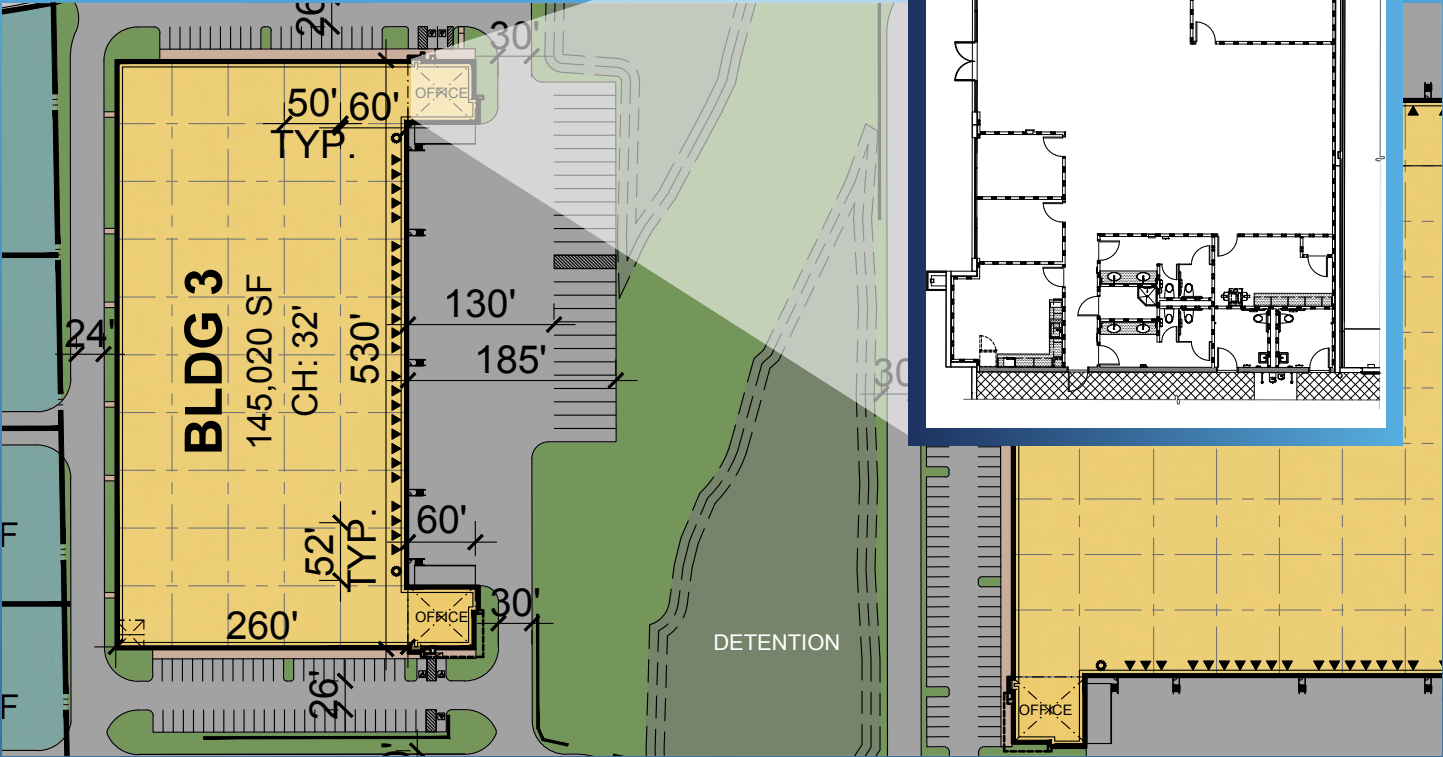
Car Parking: 62 parking spaces available

Trailer Parking: 22 trailer spaces available

Docks Layout & Equipment: 34 dock doors, 1 drive ins, 10 levelers

BUILDING 3 | 145,020 SF

721 Ridgcrest Road Forney, Texas 75126



↑
Clear Height:
32'

↔
Column Spacing:
Typical Bays - 52' x 50'
Speed Bays: 60'

🏢
Spec Office:
3,455 SF spec office

💡
Interior Lighting:
SPEC LED Lights

🚛
Configuration:
Front Load

↗
Building Depth:
260'

🚗
Car Parking:
105 parking spaces
available

🚛
Trailer Parking:
26 trailer spaces available

🚚
Docks Layout & Equipment:
26 dock doors, 2 drive ins,
8 levelers

NEARBY AMENITIES

RESTAURANTS

1.

Taco Casa
2.

McDonald's
3.

Jimmy John's
4.

Chick-fil-A
5.

Wing Snob
6.

Thai Square Sushi
7.

Raising Cane's Chicken Fingers
8.

Mo' Bettahs Hawaiian Style Food
9.

Hong Kong Express
10.

Tokyo Harbor
11.

Chili's Grill & Bar
12.

Crumbl - Forney
13.

Smoothie King
14.

Sonic Drive-In
15.

Papa Johns Pizza
16.

sweetFrog
17.

Lucky's Bar & Grill
18.

Thai.pho
19.

Los Hermanos Mexican Restaurant
20.

Huddle House
21.

Jersey Mike's Subs
22.

FENG CHA - Forney
23.

Cajun Bay Seafood & Bar
24.

Sunny Donut
25.

Cristina's Fine Mexican Restaurant
26.

Starbucks
27.

Napoli's Forney Italian Bistro
28.

Oscar Delta Texas Kitchen
29.

Wendy's
30.

Pizza Hut
31.

Panda Express
32.

Whataburger
33.

Wingstop
34.

Dairy Queen
35.

Madres Cocina
36.

Doe Belly's
37.

Brunch Room Bistro
38.

Soulman's Bar-B-Que
39.

Little caesar pizza
40.

Sunshine's Wings and Catfish
41.

Cicis Pizza To Go
42.

Mama's Daughters' Diner
43.

Latham Bakery
44.

Stash's Table and Fable
45.

Rio Lerma Mexican Restaurant
46.

Applebee's Grill + Bar
47.

Alfredo's Steakhouse
48.

Waffle House
49.

Taco Bell
50.

McDonald's
51.

Nina's Brunch
52.

4-T'S Bar-B-Q & Catering
53.

The Local
54.

Chicken Express

RETAIL

1.

Walmart Supercenter
2.

Lowe's Home Improvement
3.

Kroger Marketplace
4.

Dollar General
5.

AMC CLASSIC Forney 12
6.

ALDI

HOTELS

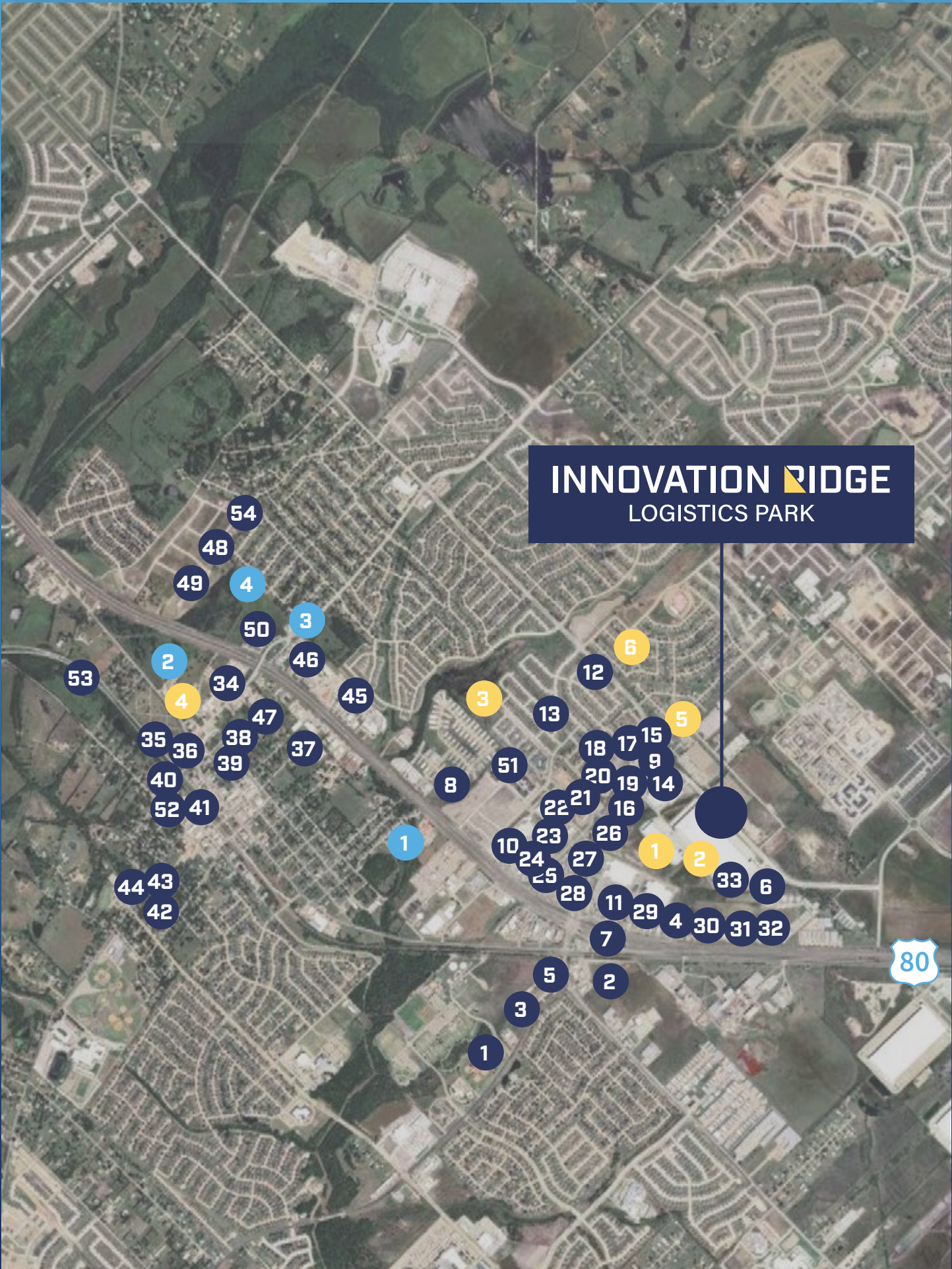
1.

TownePlace Suites Forney
2.

Super 8 by Wyndham Forney/East Dallas
3.

Holiday Inn Express & Suites Forney, an IHG Hotel
4.

Best Western Plus Christopher Inn & Suites



INNOVATION RIDGE

LOGISTICS PARK



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