

# FIRST PINNACLE LOGISTICS CENTER

1251 N. Cockrell Hill Rd. | Dallas, TX 75211



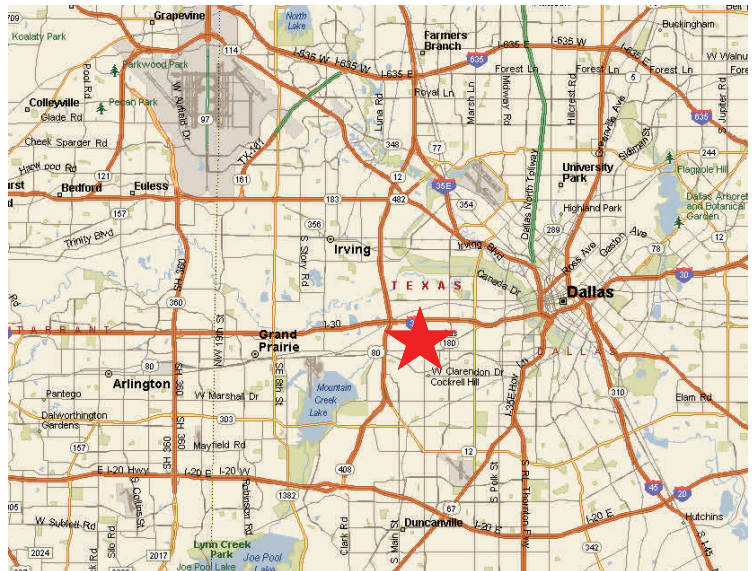
**376,601 SQUARE FEET | FOR LEASE**

## PROPERTY SPECIFICATIONS

Available Space:	376,601 SF
Office:	North Side - 5,168 SF South Side - 5,881 SF
Ceiling Height:	32' clear
Sprinkler System:	ESFR
Dock Doors:	102 Dock High 45 with 60,000 lb hydraulic pit levelers with locks
Ramps:	3 Ramps
Trailer Parks:	100
Car Parks:	195

## PROPERTY HIGHLIGHTS

- Centrally located with convenient access to I-30, I-35, and Loop 12
- Close to qualified labor, restaurants, shopping, and housing
- Owned and managed by First Industrial Realty Trust, Inc.



## BROKER CONTACT

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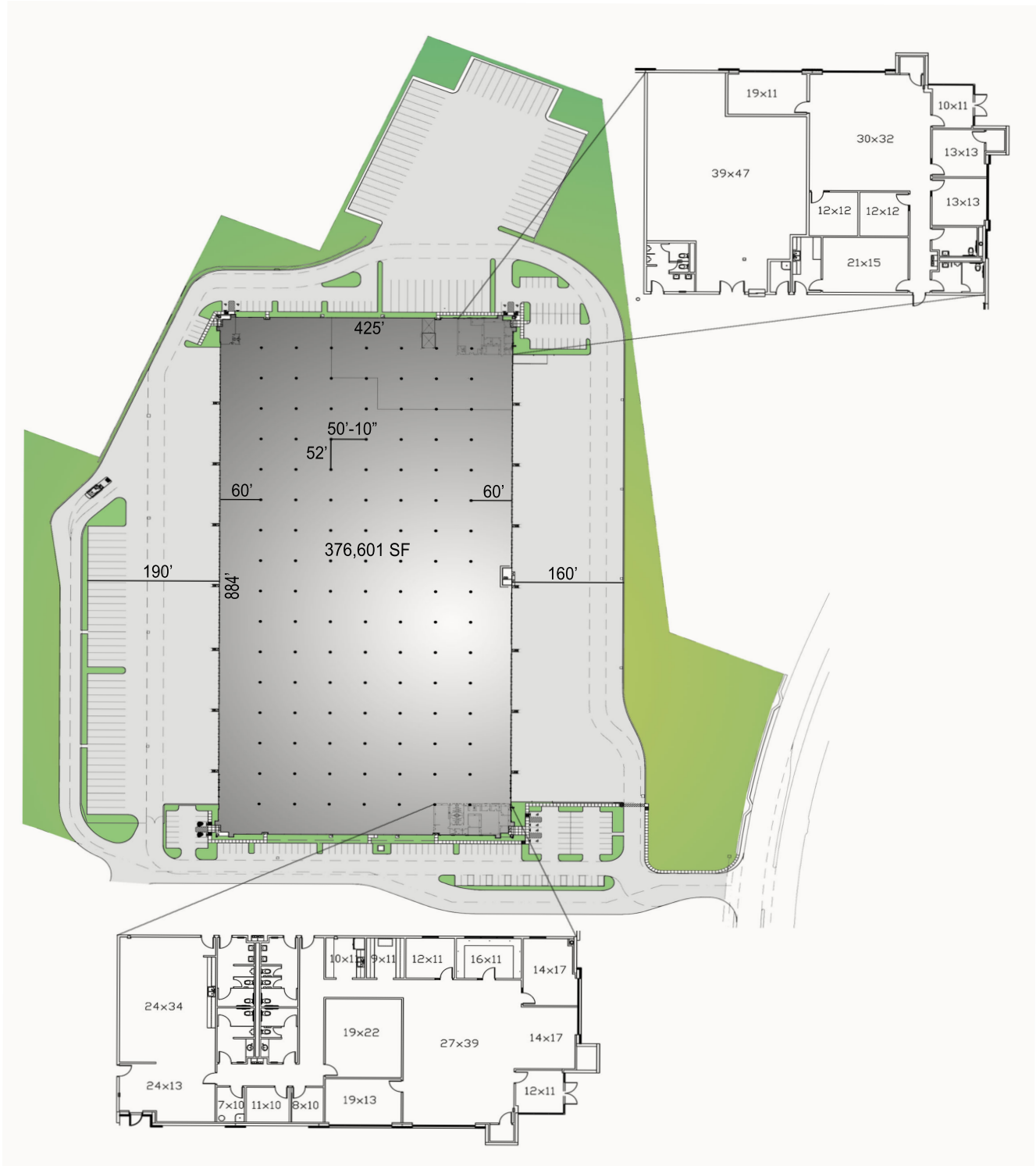
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376,601 SQUARE FEET | FOR LEASE

## SITE PLAN



5310 Harvest Hill Road, Suite 270    Dallas, TX 75230    972.386.4700

[www.firstindustrial.com](http://www.firstindustrial.com)

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