



BEAR CREEK CROSSING

902 W Shady Grove
Grand Prairie, TX



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

Conceptual Rendering



Conceptual Rendering



BEAR CREEK
CROSSING

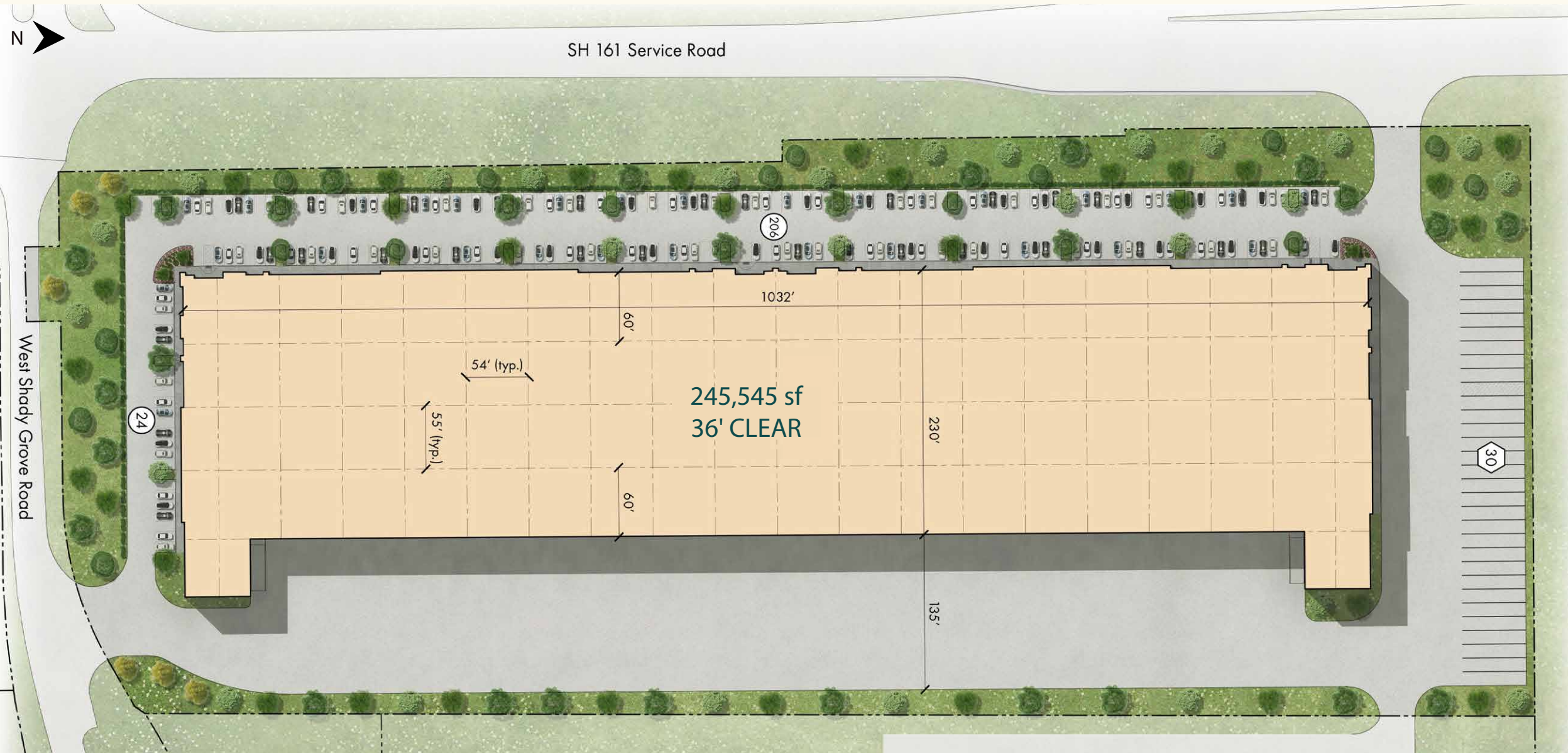
Bear Creek Crossing offers 245,545 SF of Class A industrial space in a newly constructed facility, featuring the advantage of a Triple Freeport Tax Exemption. With prime freeway frontage and visibility on SH 161, this property provides an ideal location for businesses seeking a modern, high-quality industrial solution.

PROPERTY HIGHLIGHTS

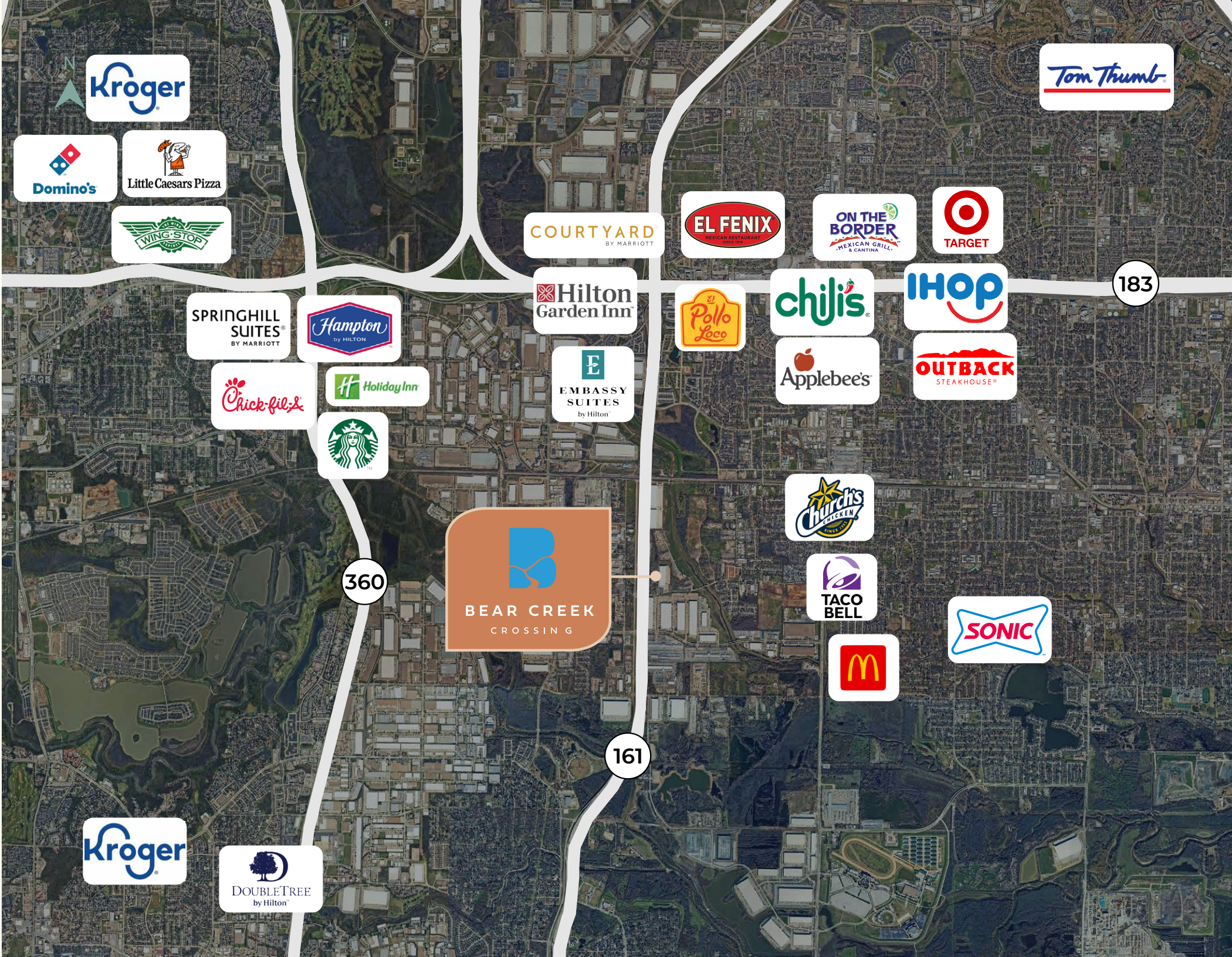
- SH 161 Frontage
- Spec Office
- Rear Load Configuration
- 30 Trailer Storage Stalls
- 230 Auto Parks
- 36' Clear
- ESFR Sprinkler System
- R-25 Roof Insulation
- 135' Truck Court Depth
- 230' Building Depth
- 55' X 54' Column Spacing
- 60' Speed Bays
- 30 FC Warehouse Lighting
- 55 Dock Doors – 9'x 10'
- 2 Ramp Doors – 12'x 14'



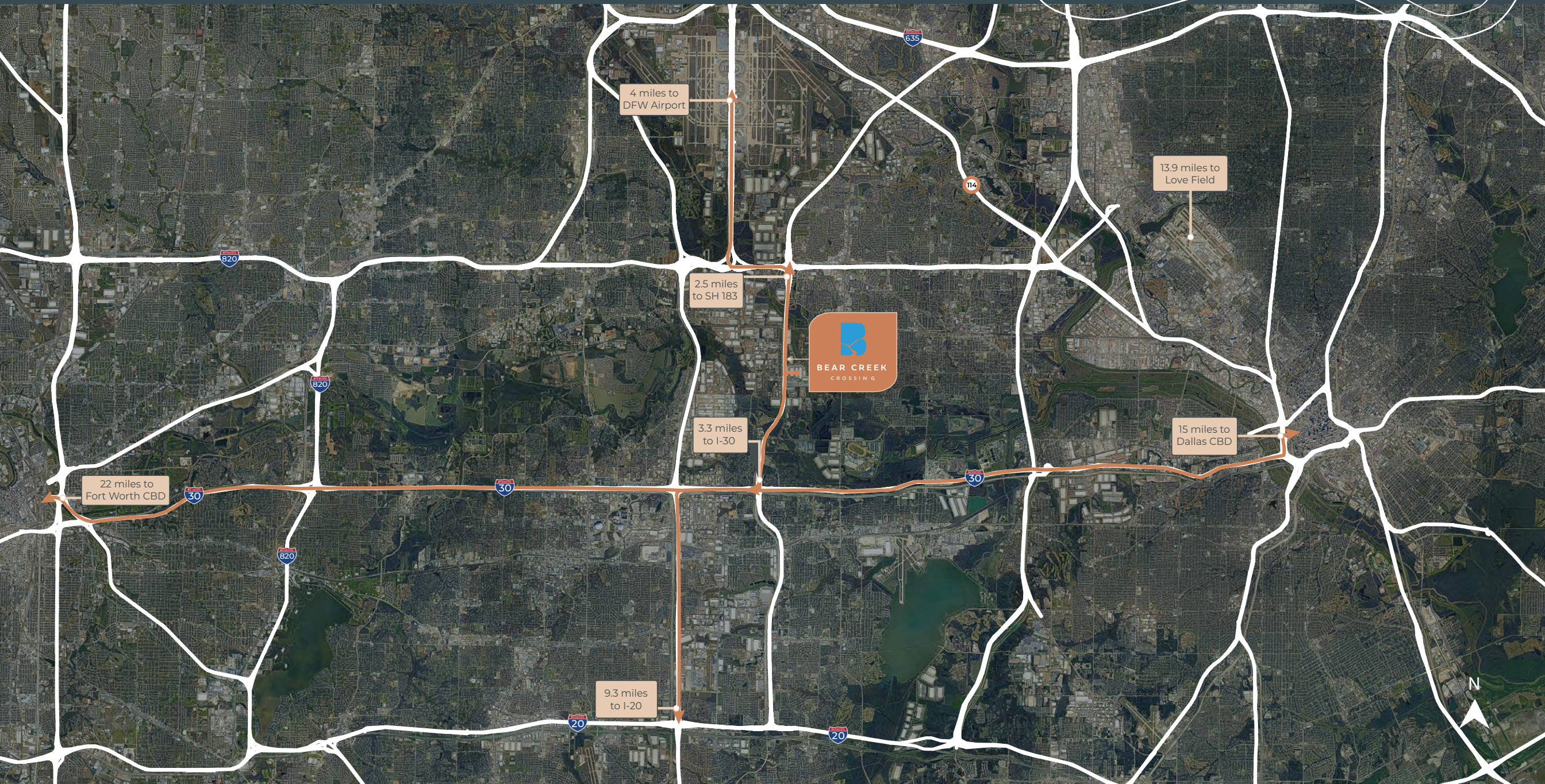
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AREA AMENITIES



SITE ACCESS





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