

IAC



PLEASANT RUN INDUSTRIAL



FOR LEASE

Bldg 1 – 457,646 SF

1740 Jefferson St, Lancaster, TX 75134

Bldg 2 – 269,434 SF

511 E Pleasant Run Rd, Lancaster, TX 75134

Jones Lang LaSalle Brokerage Inc.



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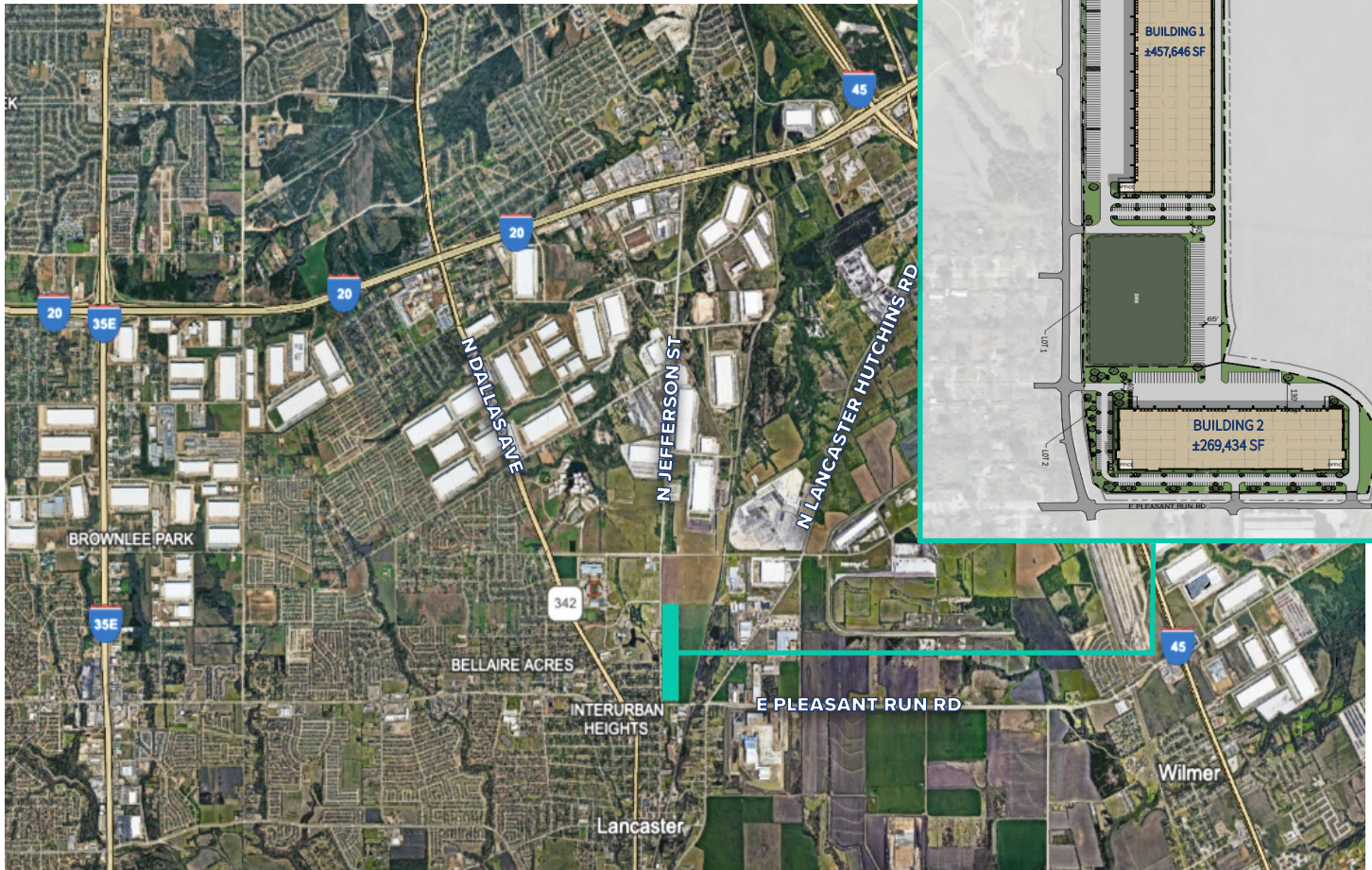
PROPERTY HIGHLIGHTS

Total Building Area: 727,080 SF

Within approximately 5 miles of I-20, I-45, and I-35

Class A building design with modern amenities including:

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



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Bldg 1

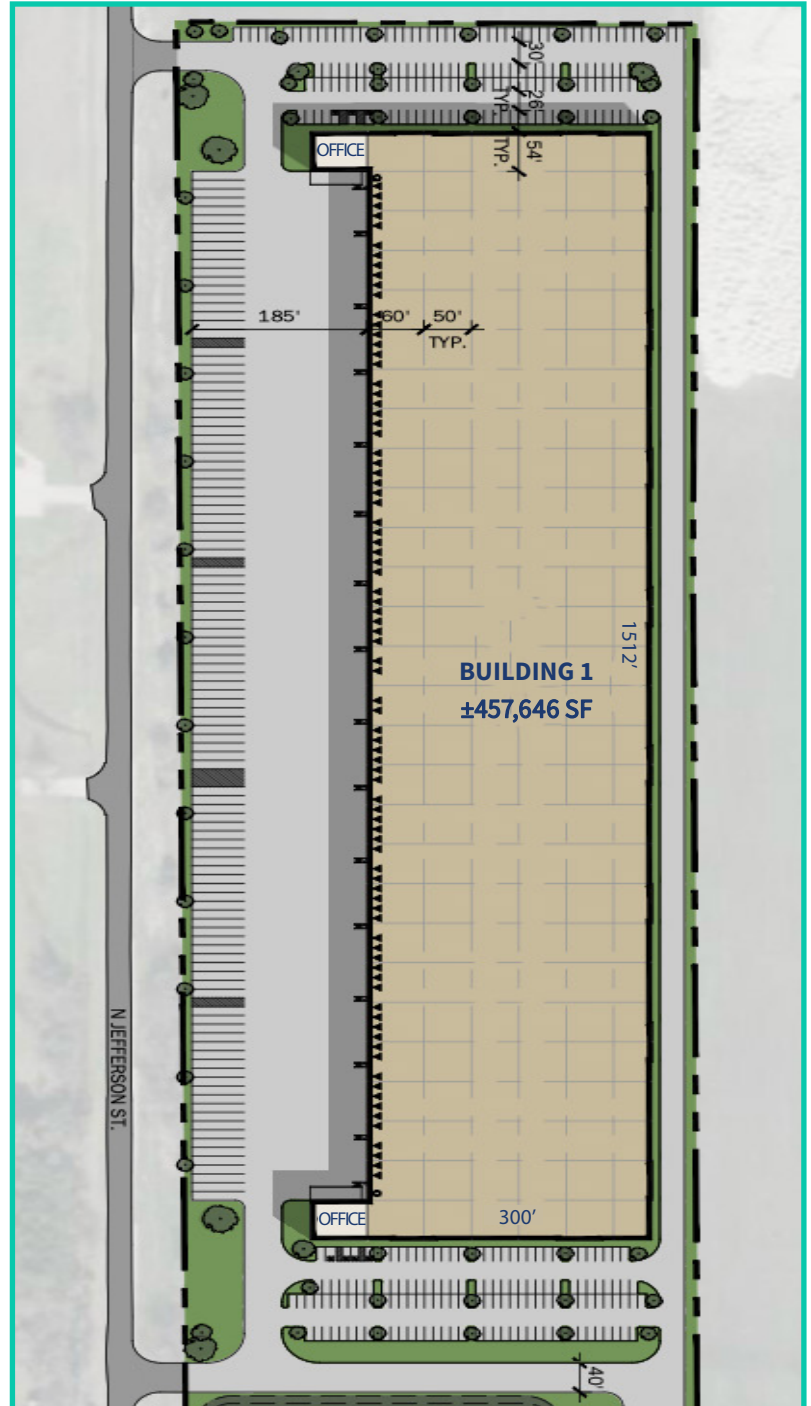
1740 N Jefferson St,
Lancaster, TX 75134

±457,646 SF Total

Office To Suit

BUILDING SPECIFICS

Size	±457,646 SF
Loading	Front load
Dock Doors	85
Drive Ins	2
Depth	300'
Clear Height	36'
Trailer Parks	116
Car Parks	296
Sprinklers	ESFR



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Bldg 2

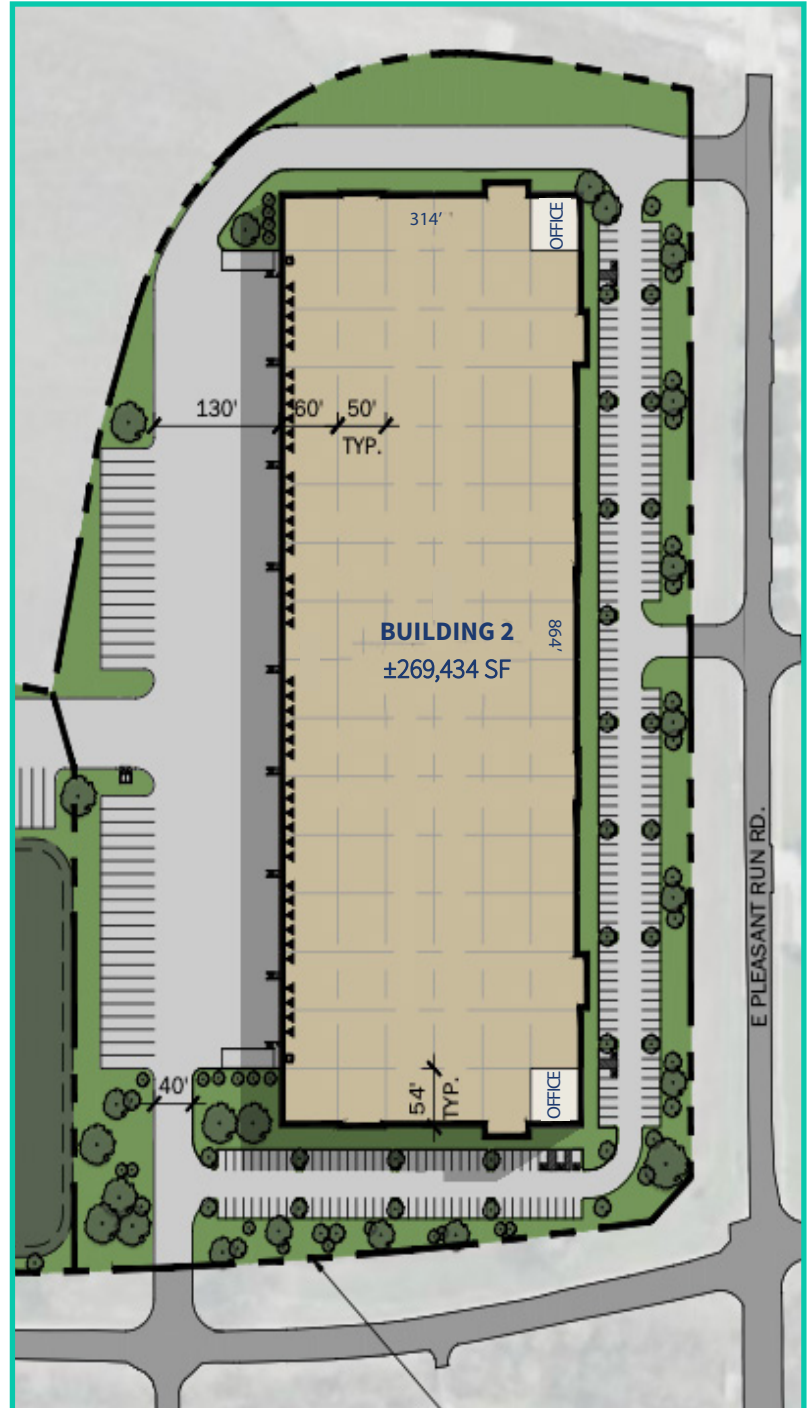
511 E Pleasant Run Rd,
Lancaster, TX 75134

±269,434 SF Total

Office To Suit

BUILDING SPECIFICS

Size	±269,434 SF
Loading	Rear load
Dock Doors	43
Drive Ins	2
Depth	314'
Clear Height	36'
Trailer Parks	89
Car Parks	236
Sprinklers	ESFR





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
- 9 Roma Italian Restaurant
- 10 Texas Rose Restaurant & Club
- 11 The Grill
- 12 Waffle House
- 13 Whataburger
- 14 Popeyes
- 15 Soulmans Bar-B-Que

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

DISTANCE TO MAJOR THOROUGHFARES & DESTINATIONS

Interstate 20	Interstate 45	Interstate 35E	UP Dallas Intermodal	Dallas CBD	DFW Airport
3.6 miles / 7 minutes	3.8 miles / 7 minutes	6 miles / 13 minutes	4.7 miles / 9 minutes	13.8 miles / 16 minutes	32.7 miles / 30 minutes

CONTACT US

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