

INNOVATION RIDGE

LOGISTICS PARK



OWNERSHIP



FOR LEASE

45,000-264,992 SF Available



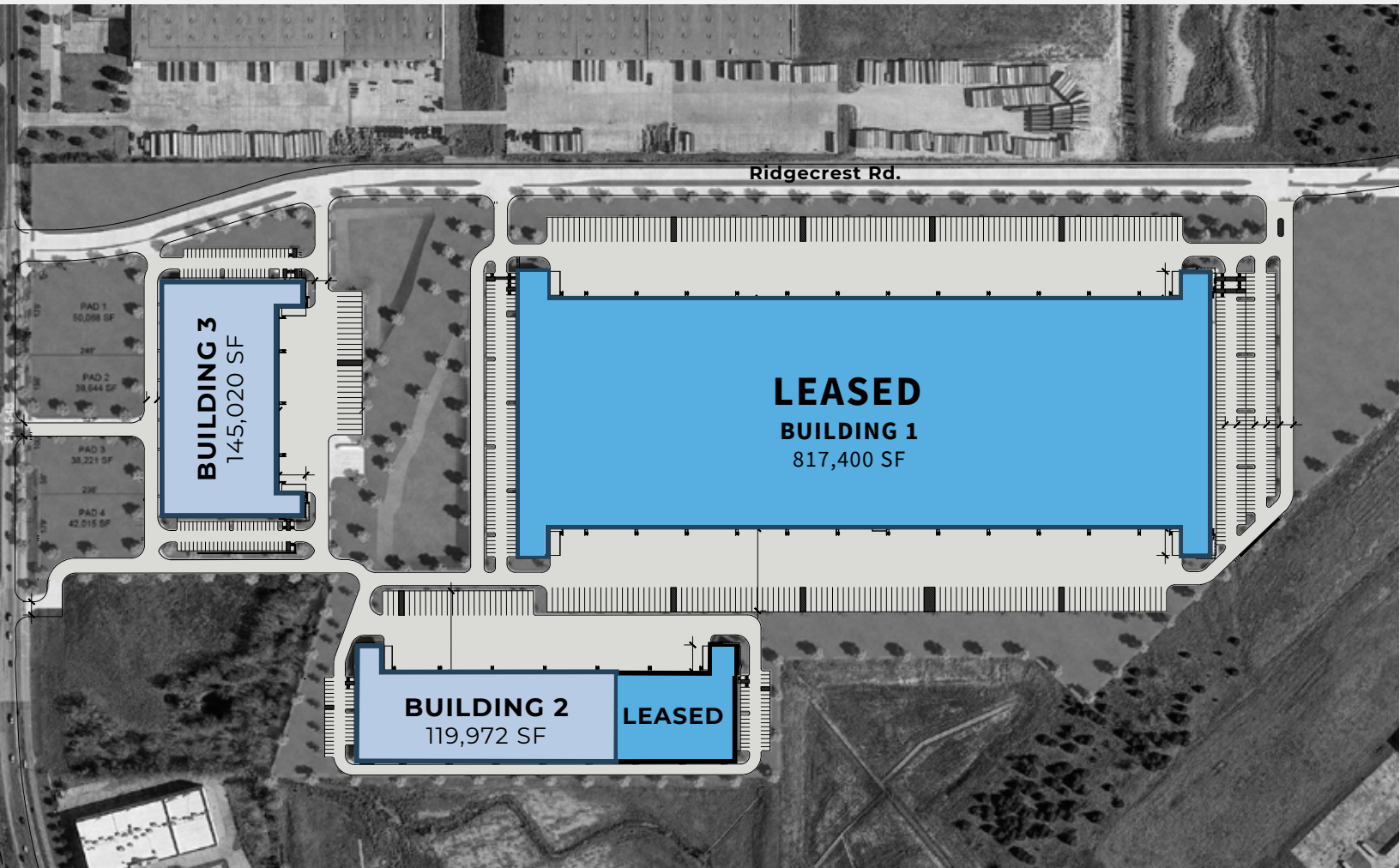
721 & 733 Ridgcrest Road Forney, TX

OWNERSHIP



INNOVATION RIDGE LOGISTICS PARK

PROPERTY FEATURES



45,000-264,992 SF
Available



Strong Labor
Base



Triple Freeport Tax
Exemption



Ability to Secure
Truck courts



Located within the Fastest
Growing county in america



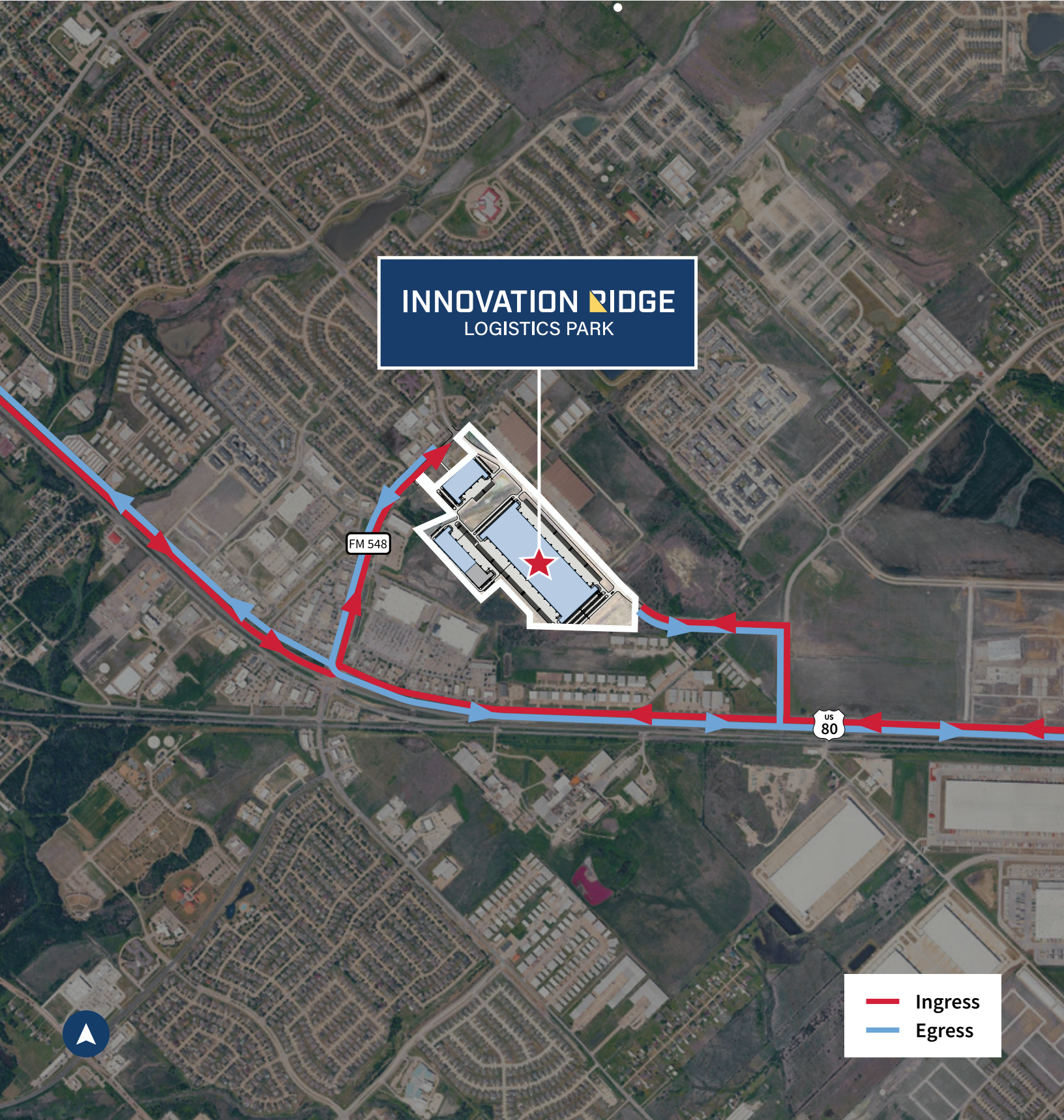
Close Proximity to
Numerous amenities

OWNERSHIP



INNOVATION RIDGE LOGISTICS PARK

INGRESS/EGRESS



INNOVATION RIDGE
LOGISTICS PARK

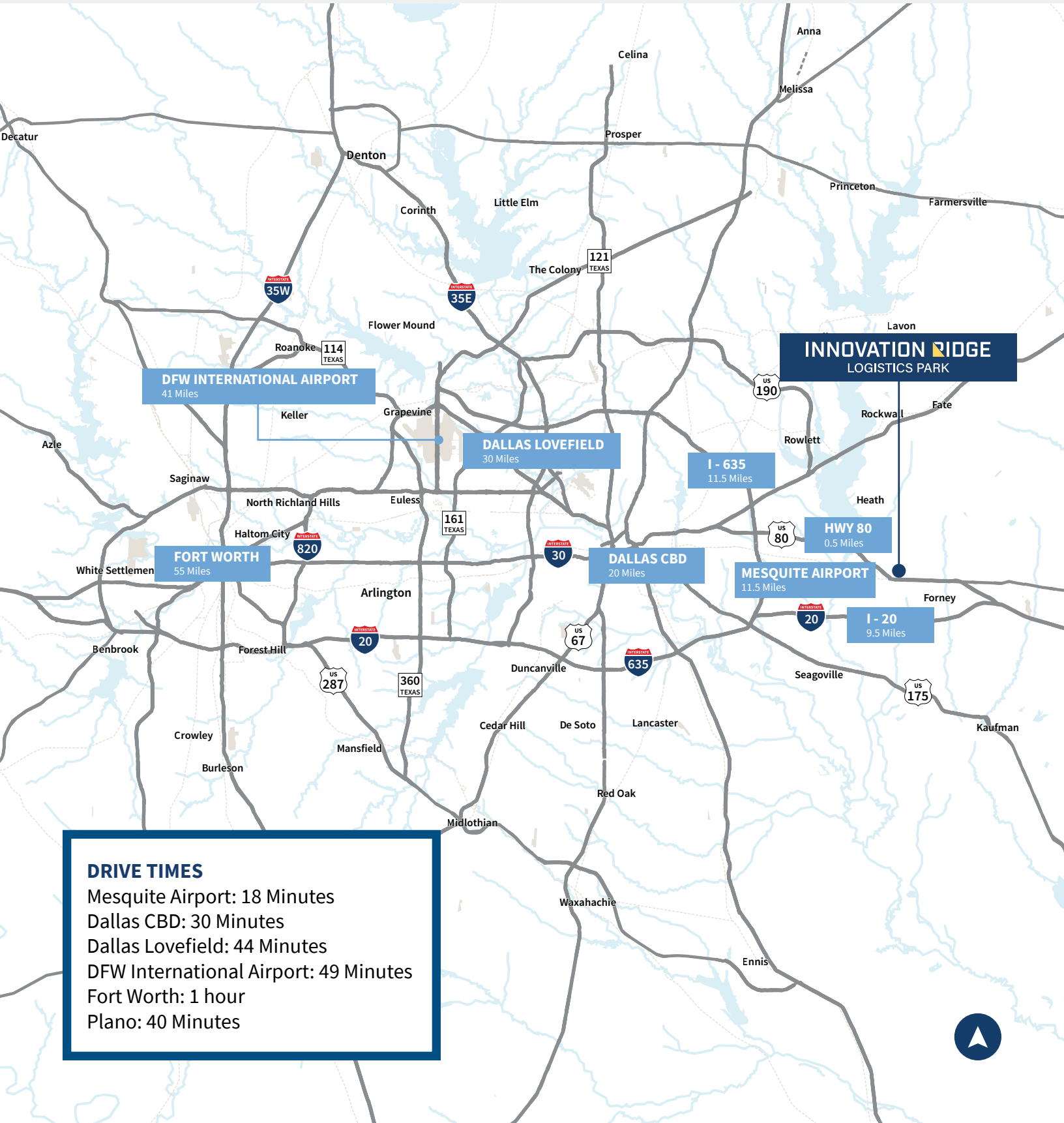
FM 548

US
80

— Ingress
— Egress



MAP



DRIVE TIMES

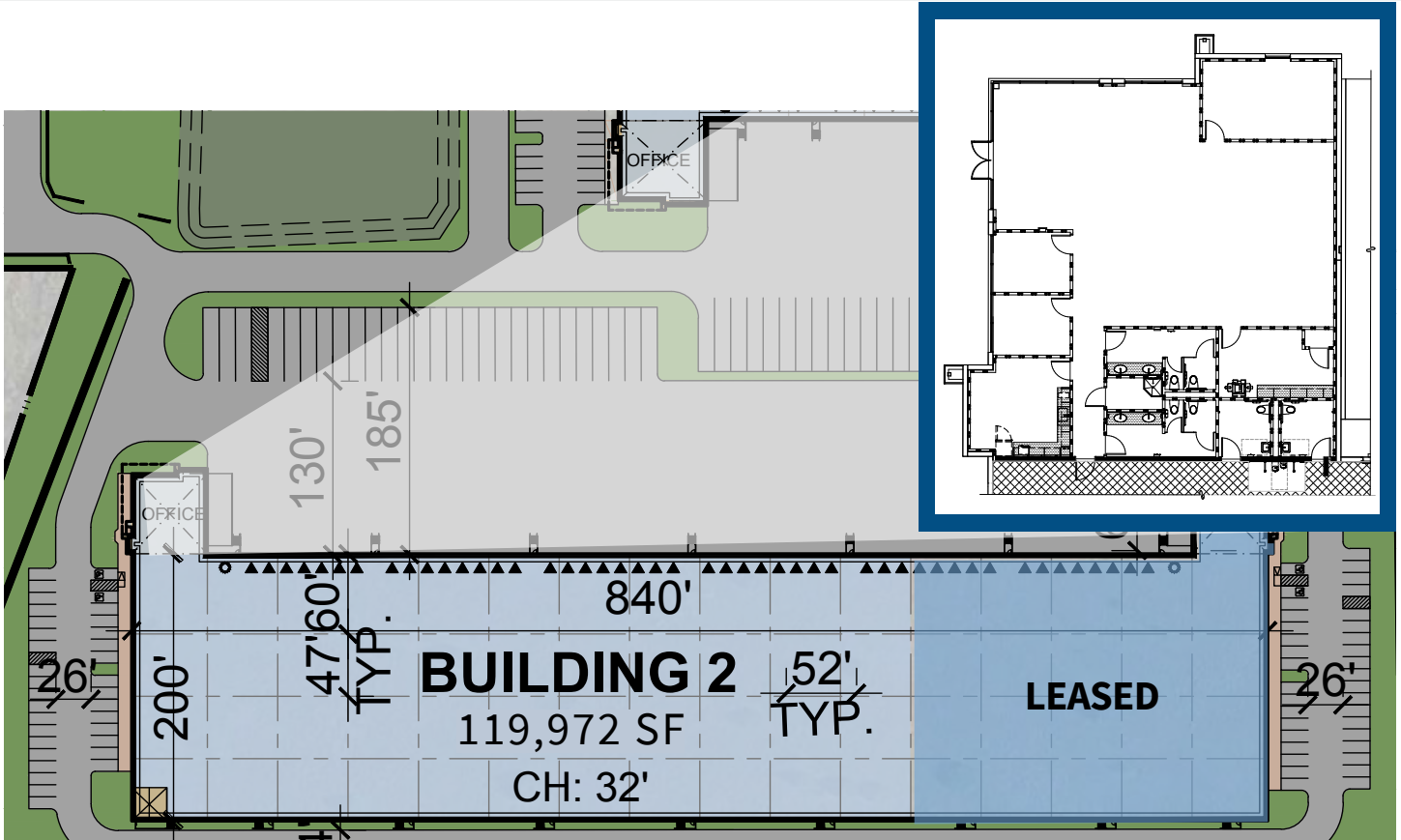
Mesquite Airport: 18 Minutes
Dallas CBD: 30 Minutes
Dallas Lovefield: 44 Minutes
DFW International Airport: 49 Minutes
Fort Worth: 1 hour
Plano: 40 Minutes



INNOVATION RIDGE LOGISTICS PARK

733 Ridgcrest Road, Forney, Texas 75126

BUILDING 2 | 119,972 SF REMAINING



Interior Lighting:
SPEC LED lights



Configuration:
Front load



Building Depth:
200'



Car Parking:
34 parking spaces available



Trailer Parking:
22 trailer spaces available



Spec Office:
3,394 SF spec office



Clear Height:
32'



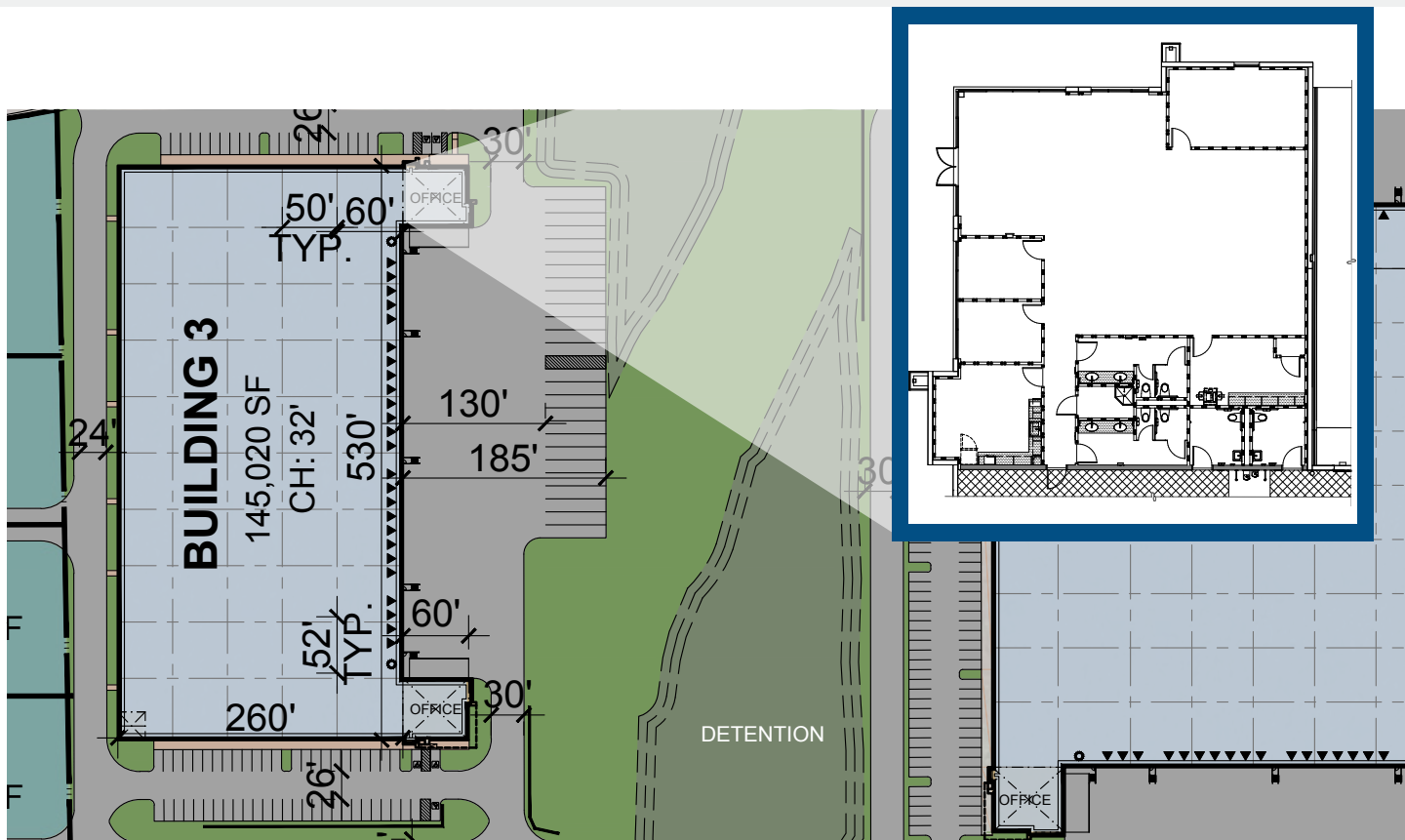
Column Spacing:
Typical bays - 52' x 47'
Speed Bays: 60'



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

721 Ridgcrest Road, Forney, Texas 75126

BUILDING 3 | 145,020 SF



SPEC LED lights



Front load



260'



105 parking spaces available



26 trailer spaces available



3,455 SF spec office



32'



Typical bays - 52' x 50'

Speed Bays: 60'



26 dock doors, 2 drive-ins,

8 levelers





NEARBY AMENITIES

RESTAURANTS

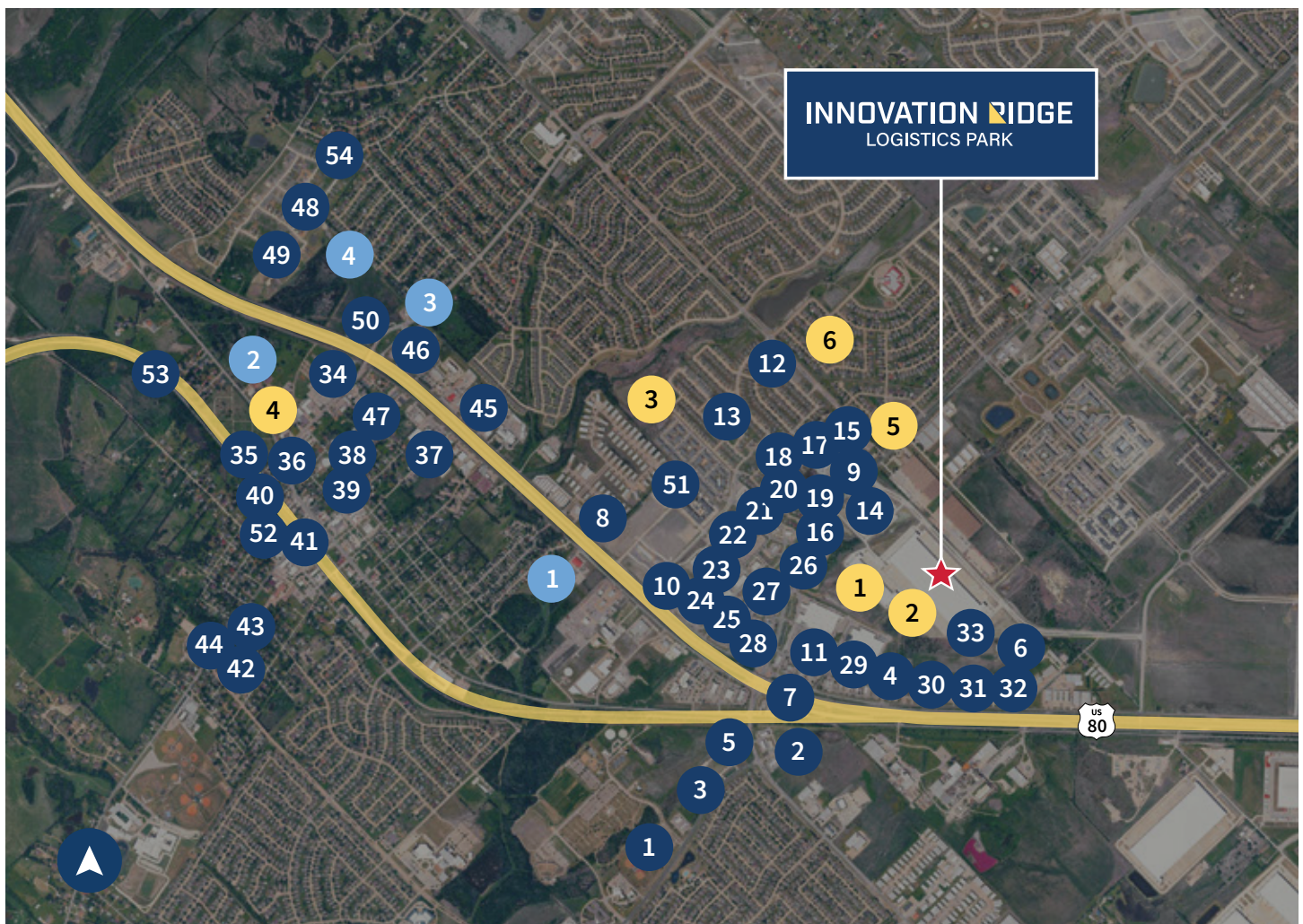
1. Taco Casa
2. McDonald's
3. Jimmy John's
4. Chick-fil-A
5. Wing Snob
6. Thai Square Sushi
7. Raising Cane's Chicken Fingers
8. Mo' Bettahs Hawaiian Style Food
9. Hong Kong Express
10. Tokyo Harbor
11. Chili's Grill & Bar
12. Crumbl - Forney
13. Smoothie King
14. Sonic Drive-In
15. Papa Johns Pizza
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



With more than 70 years of experience as an owner and developer of commercial real estate, NFI Real Estate leverages its operational expertise to create a better model for real estate development. The real estate industry has long lived by the phrase “location, location, location,” but

NFI believes successful real estate is built upon location, information and execution. NFI is a fully integrated third-party supply chain solutions provider. Serving customers around the world, across a variety of industries, NFI is dedicated to providing customized, engineered solutions that propel a business to succeed. NFI’s business lines include dedicated transportation, warehousing, intermodal brokerage, transportation management, global real estate services, and industrial real estate.

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