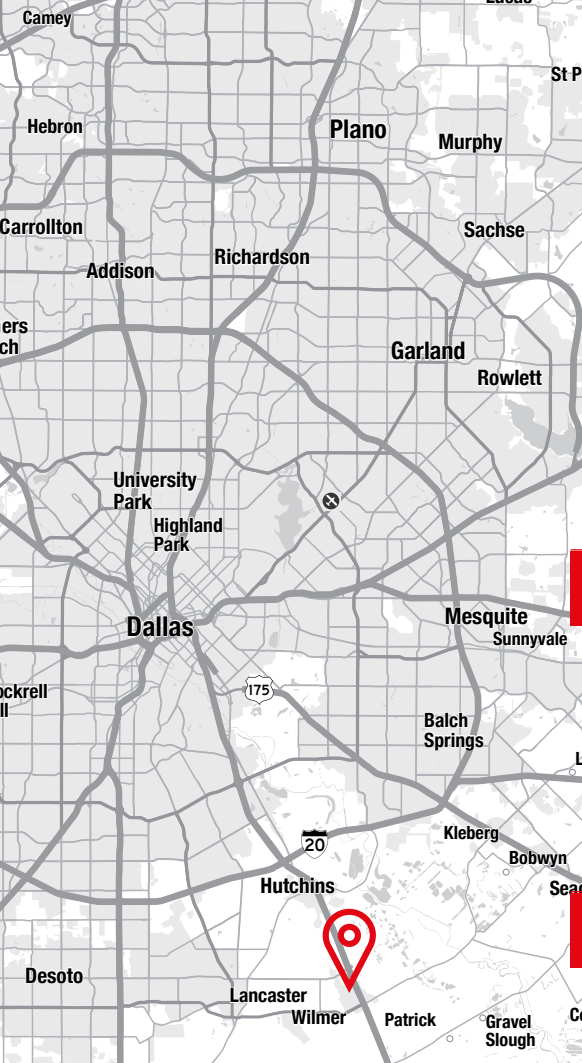




For Lease

1,021,610 SF Available

2101 Millers Ferry Road
Wilmer, Texas

Site Strengths

Visibility from I-45
FTZ Capable
Triple Freeport Tax Exemption
Fully Secured Fenced Truck Court

Existing Infrastructure in Place
Dedicated Cueing Lane for Multiple Trucks
Trailer Parking Expansion Capability

Excellent Access

Highway Frontage
Direct Access to I-45
15 Minutes to Dallas CBD
10 Miles to I-35

5 Miles to I-20
2 Miles to Union Pacific Intermodal
4 Miles to FedEx Hub





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Wilmer, Texas

Property Highlights

1,021,610 SF

14,700 SF Office Space

81.26 Total Acres

100 Dock Doors with Full Packages
Including Shelters, Lights and Dock
Locks

4 Drive-In Doors (12' x 14')

One ±1,500 SF Shipping Office Pod

1,792' x 570' Building Dimensions

50' x 56' Column Spacing

60' Speed Bays

36' Clear Height

185' Truck Courts

350 Auto Spaces

200 Trailer Spaces

Significant Truck Queuing

Fully Secured Site with Guard Shack

ESFR Fire Suppression System

Tilt Wall Construction

LED Lighting on Motion Sensors
Throughout Warehouse



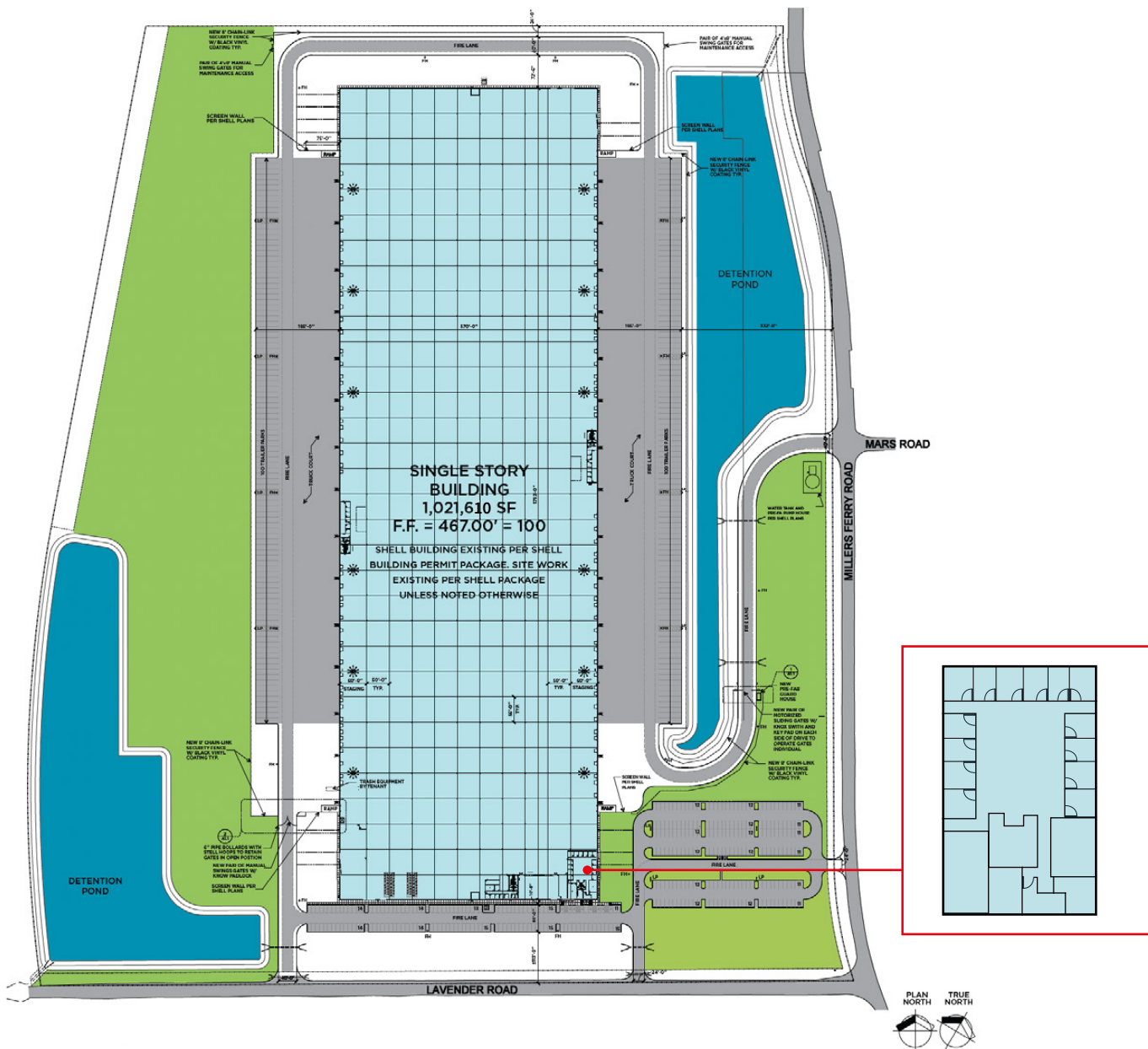


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Site Plan



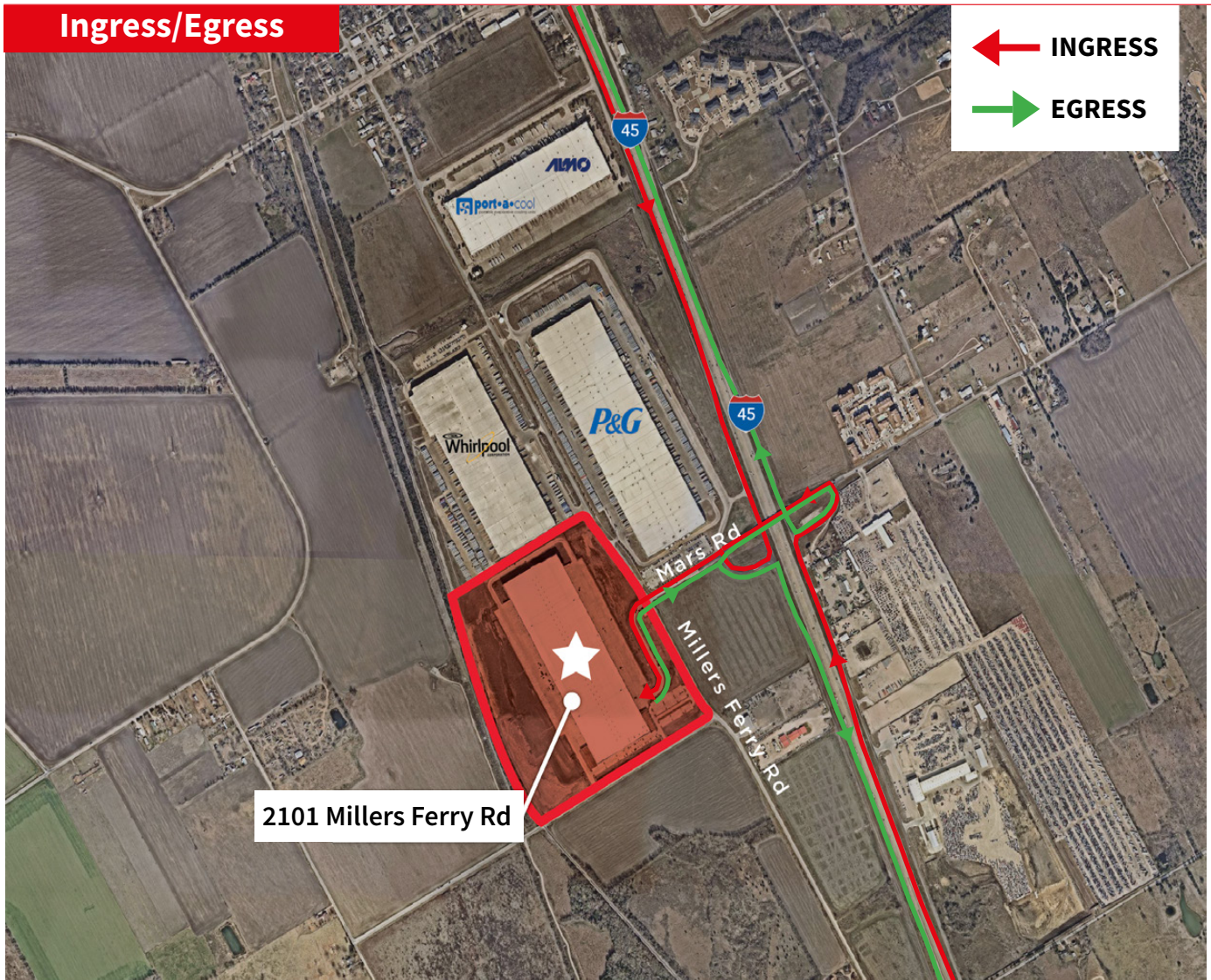


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Wilmer, Texas

Ingress/Egress



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