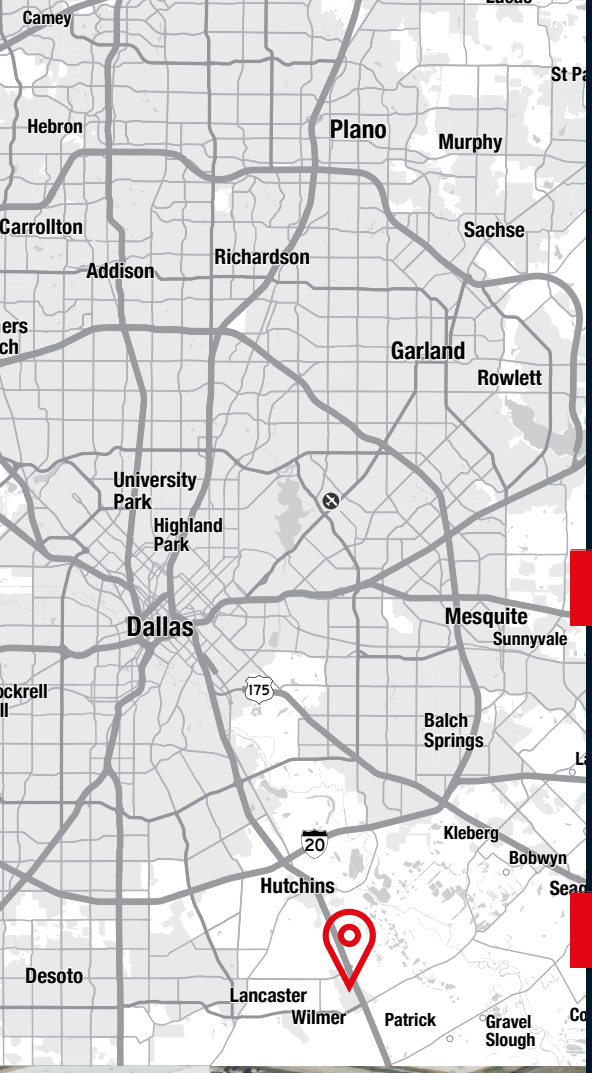


# For Lease

## 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 Infrasture 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

JLL

# For Lease

## 1,021,610 SF Available

2101 Millers Ferry Road
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 Supression System

Tilt Wall Construction

LED Lighting on Motion Sensors Throughout Warehouse

# For Lease

## 1,021,610 SF Available

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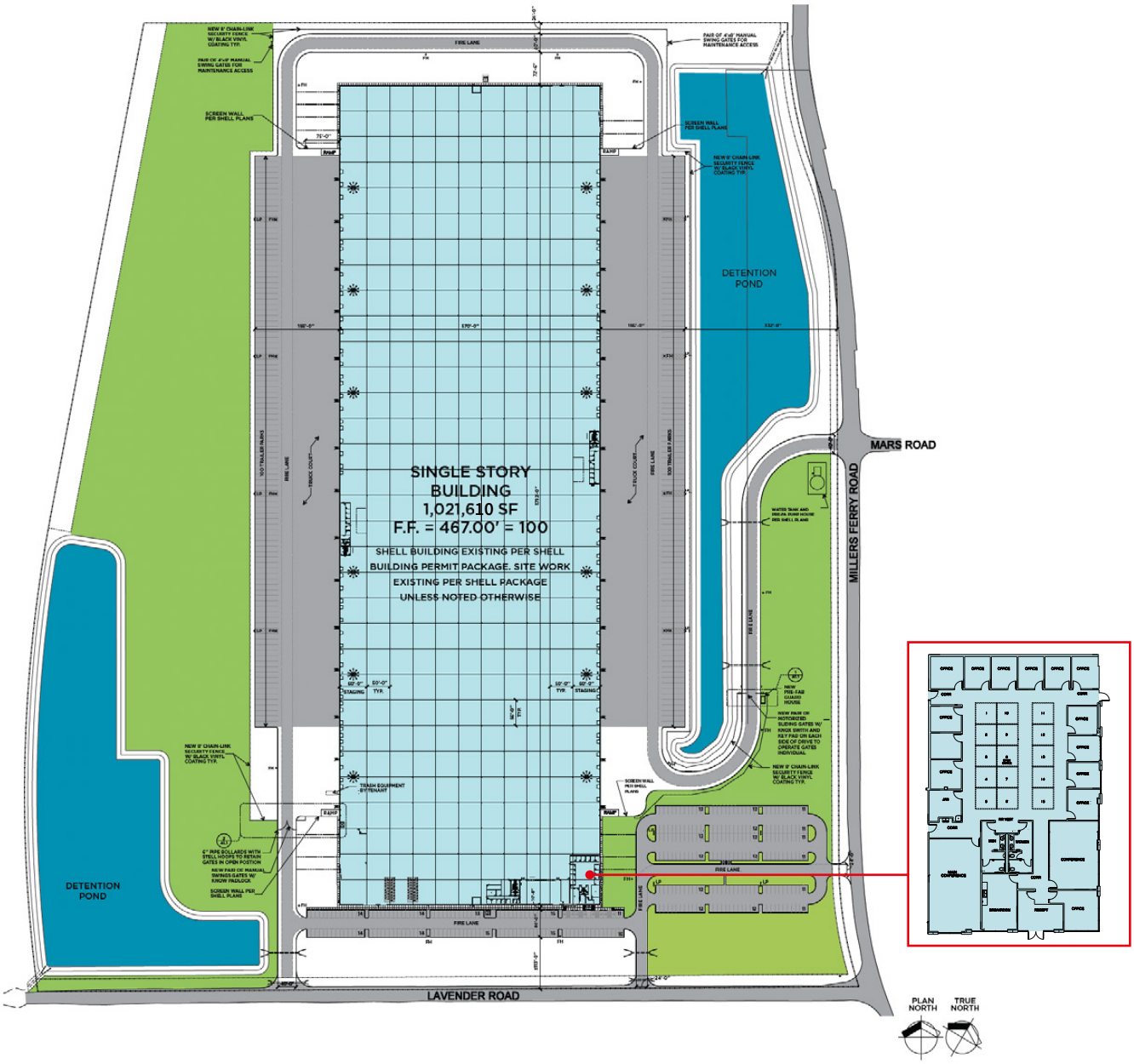
Wilmer, Texas

## Site Plan



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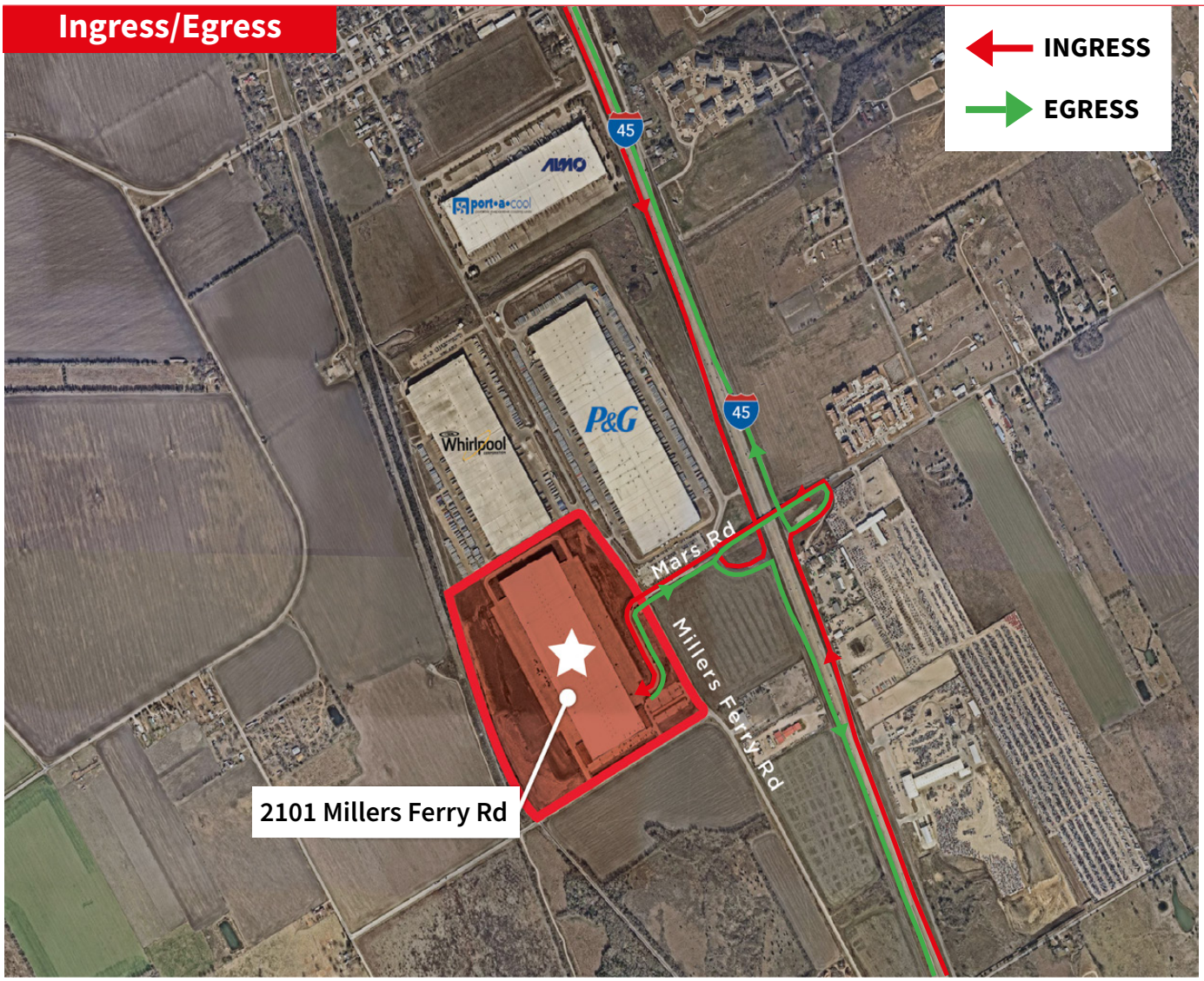



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