



CLARION
PARTNERS
by Franklin Templeton

For lease

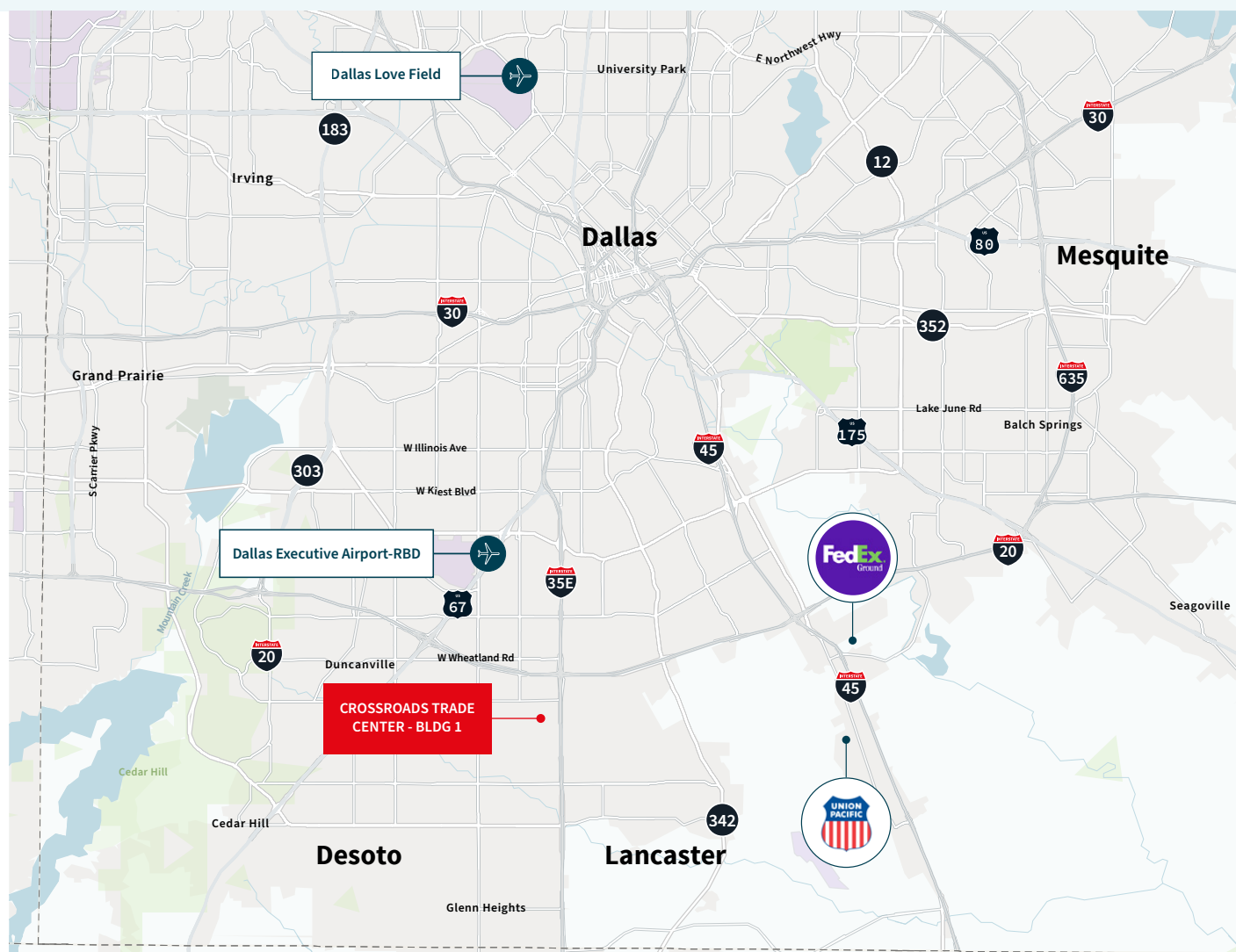
Crossroads Trade Center - Bldg 1
350,150 SF available
1221 E Centre Park Blvd | DeSoto, Texas 75115

Site features

- Class A industrial facility with existing finishes
- Strong available labor base
- Deed restricted business park
- Surrounded by established corporate neighbors

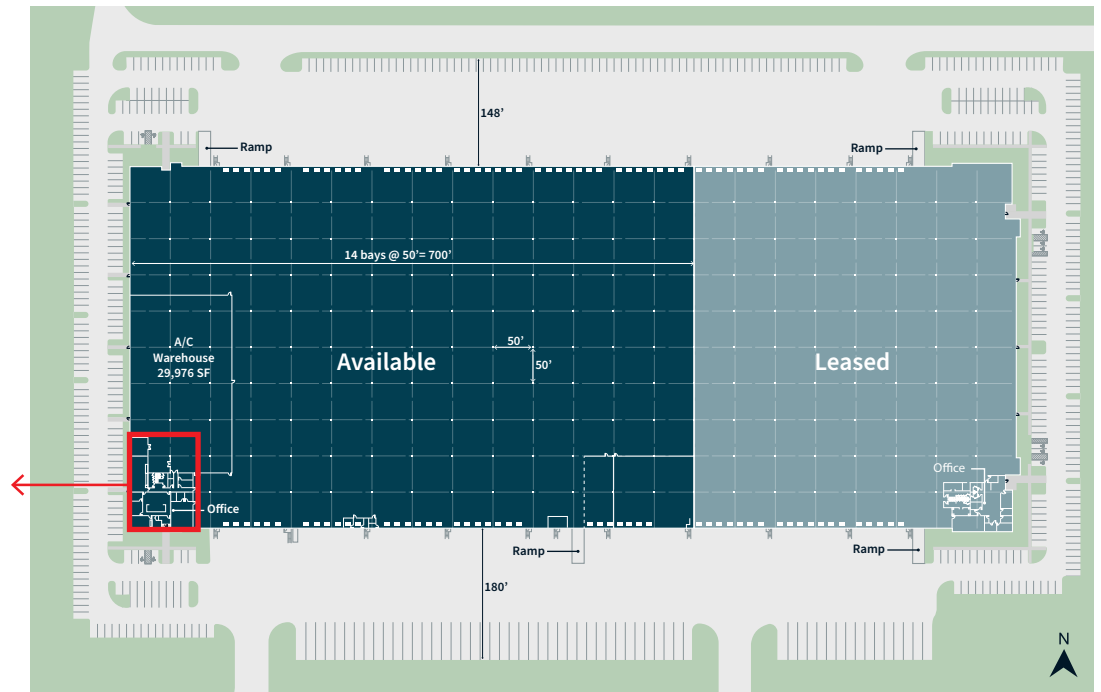
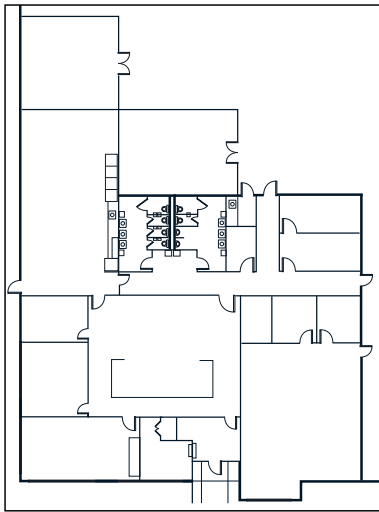
Excellent access

- Immediate access to I-35 and I-20
- 14 Miles to downtown dallas
- 30 Minutes to DFW airport and Dallas Love Field
- Close proximity to Fedex Ground and UP Intermodal



Site plan

West office - 7,280 SF



Building features

- 350,150 SF available
- 29,976 SF HVAC warehouse
- 32' clear height
- Cross-dock configuration
- 68 dock doors
- 2 drive-in ramps
- 47 Levelers with dock locks
- 6 HVLS fans
- 50' (W) x 50'(D) column spacing
- 263 car parks
- 41 trailer parks
- 148' north and 180' south truck courts
- 500' building depth
- White box interior
- ESFR sprinkler system
- Secure truck courts with exterior circulation drive

Corporate neighbors



Contacts

Kurt Griffin

Senior Managing Director

Kurt.griffin@jll.com

+1 214 683 4444

Nathan Orbin

Senior Managing Director

nathan.orbin@jll.com

+1 214 316 0833



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