

SUNRIDGE BUSINESS PARK - WILMER, TEXAS



“The South Dallas area has emerged as a major hub for distribution of goods being shipped or received through the Union Pacific intermodal hub and Interstates 45, 20, and 35. This area has already attracted the attention of several major national companies who have located distribution facilities totaling over 8 million square feet of Class A distribution space. The connectivity made possible through intermodal transportation has transformed North Texas from a regional distribution center to a global logistics hub.”

Terry Pohlen, PhD
Director, Center for Logistics and Management, University of North Texas





DALLAS INTERMODAL TERMINAL



145

SWANGO ROAD

FUTURE RETAIL

GOODE ROAD

FUTURE HOTEL/RESTAURANT

PLEASANT RUN ROAD

GOODE ROAD

DISTRIBUTION DRIVE

SUNRIDGE BLVD.

INTERMODAL CARTAGE



SUNRIDGE



FULGHUM ROAD

SUNRIDGE BUSINESS PARK

is ideal for warehousing, manufacturing, distribution, and speculative, or build-to-suit development.

2

189,280 SF

1

467,480 SF

3

327,600 SF

4

312,000 SF

5

312,000 SF

6

709,280 SF

7

594,880 SF

ACE Hardware

8

240,240 SF

9

270,400 SF

OSBORN-HESSEY
SPROUTS

10

684,320 SF

11

502,320 SF

Unilever



ACCESSIBILITY

- 1** 30 minutes to Dallas Love Field
- 2** 36 minutes to DFW International Airport
- 3** 10 minutes to I-35 (NAFTA Highway)
- 4** 5 minutes to I-20 (east/west connector to East and West Coast)
- 5** 5 minutes to Loop 9 connecting I-45 to I-35E (Coming in 2019)



Offering an exceptional planned park environment in booming Southern Dallas County, Sunridge Business Park is located at I-45 and Pleasant Run Road in Wilmer, Texas. Just 13 miles south of downtown Dallas and directly across from Union Pacific's 360-acre Intermodal Terminal, the park offers excellent ingress and egress off I-45 and Pleasant Run Road. Sunridge Business Park offers multiple site options with up to 320 acres of land that can be configured for various building sizes ranging from 150,000 to 1 million square feet.

Sunridge Business Park is currently home to Unilever, Osborn-Hessey Sprouts and Ace Hardware, who occupy over 1.8 million square feet. The park has great exposure along I-45 and offers a unique opportunity to acquire land in an outstanding park environment, with streets and utilities already installed. Sunridge Business Park is ideal for warehousing, manufacturing, distribution, and speculative, or build-to-suit development.

SUNRIDGE BUSINESS PARK HIGHLIGHTS

- 320 acres available in a 510 acre planned park environment
- Fiber provided by Verizon
- Concrete 4-lane-wide streets
- 12" water and 10" sewer
- Gas service by Atmos
- Excellent ingress and egress from I-45
- Outstanding access to labor: over 1.8 million people within 30 minute drive time of the property
- Light and heavy zoning
- Tax Abatements/Incentives from city of Wilmer with lowest combined tax rate in Dallas County





SUNRIDGE

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