

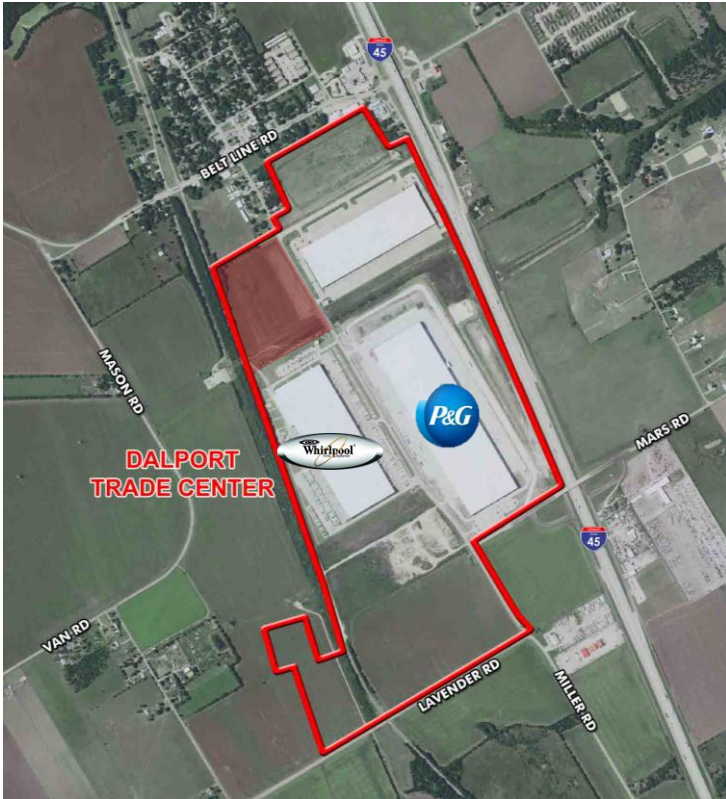


SITE C | BUILDING 3
365,040 SF | 19.25 Acres
Master planned industrial park
Wilmer, TX



A development by:





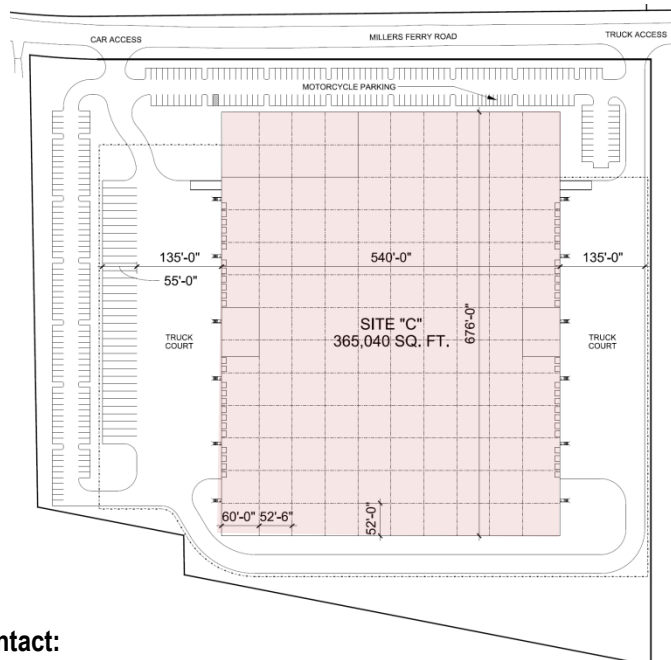
Location features

- Located at I-45 and Beltline Road, 5 miles South of I-45 and I-20 intersection
- 15 minutes from Downtown Dallas
- Directly accessible and visible from I-45
- Within one mile of Union Pacific Dallas' Intermodal Terminal

Property features

- 339 acre master planned campus
- 280 car and 35 trailer parking spots
- 50 dock doors (9'x10')
- 2 ramp up doors (12'x14')
- Union Pacific rail service agreement in place
- Foreign trade zone status

- Triple Freeport
- Up to 75% tax rebate available from local tax authority
- Protective covenants in place to ensure quality business park and improved property values
- Zoned Light Industrial



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