

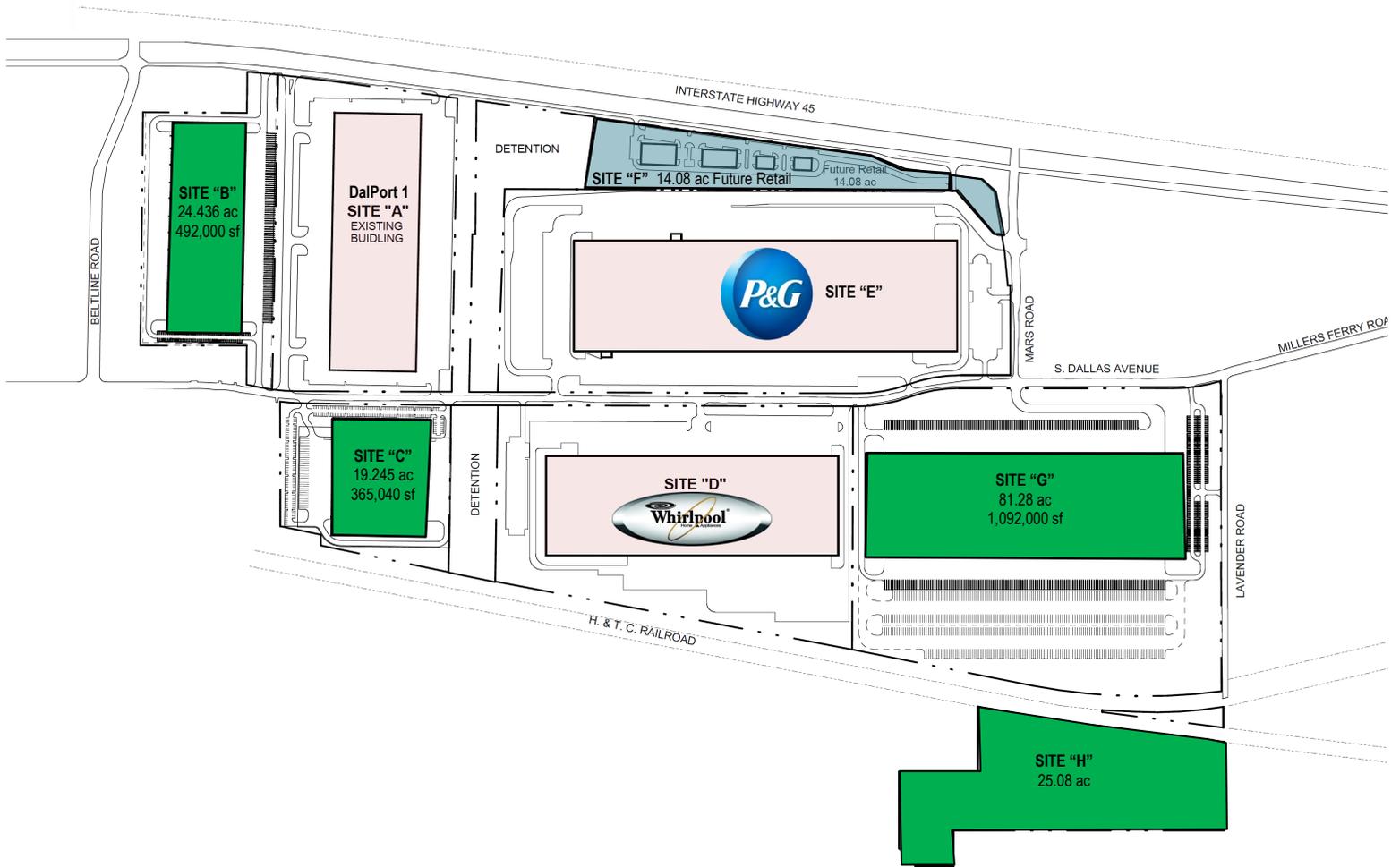


**Master planned industrial park
Wilmer, Texas**

**165 acres available for built-to-suit
For sale or lease**



A development by:  PANATTONI®



Site	Building #	Building SF	Acreage
A	1	758,922	41.78
B	2	492,000	25.44
C	3	365,040	19.25
D	4	1,019,815	56.30
E	5	1,407,319	76.20
F	Retail	NA	14.08
G	6	1,092,000	81.28
H	NA	NA	25.08

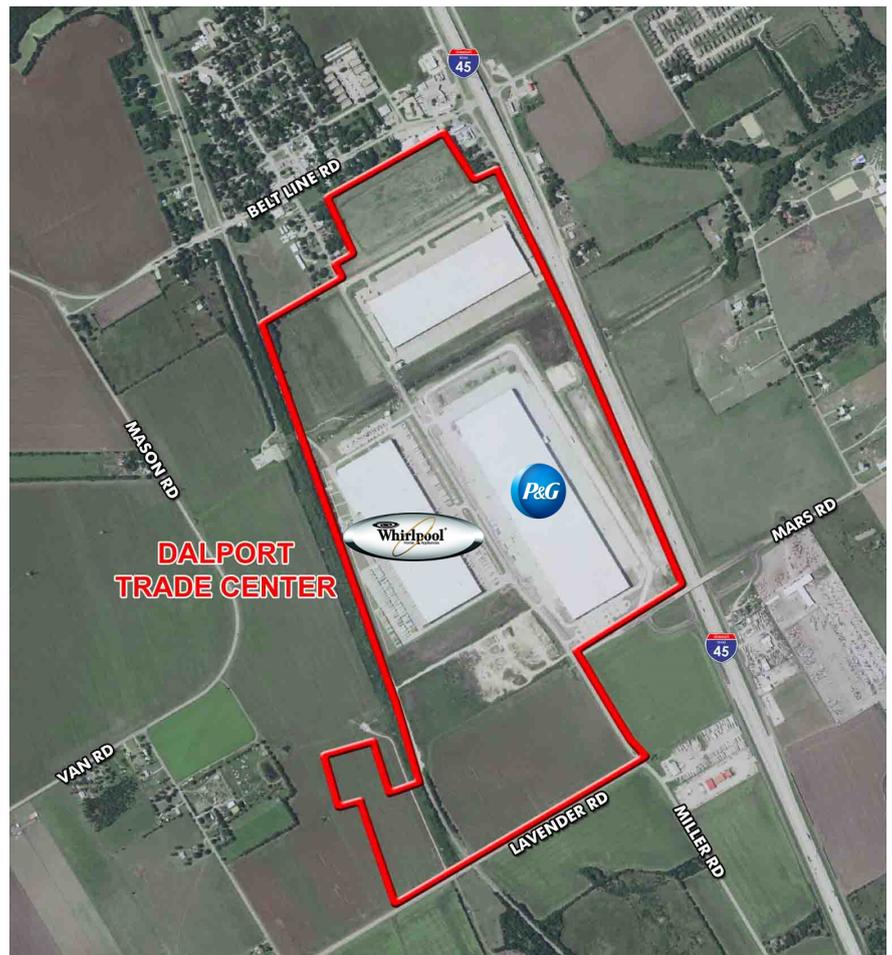
LOCATION FEATURES

DalPort Trade Center offers major interstate access and proximity to Union Pacific's Dallas Intermodal Terminal. As one of the few parks in the Metroplex with direct rail service, DalPort provides true multi-modal transportation alternatives. Foreign Trade Zone status and local tax incentives make DalPort a highly desirable location for companies that wish to serve the DFW consumption zone with imports from around the world.



PROPERTY FEATURES

- 339 acre master planned campus
- 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 two miles of Union Pacific Dallas' Intermodal Terminal
- 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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