

DUKE INTERMODAL III

Pleasant Run Road, Wilmer, TX 75172



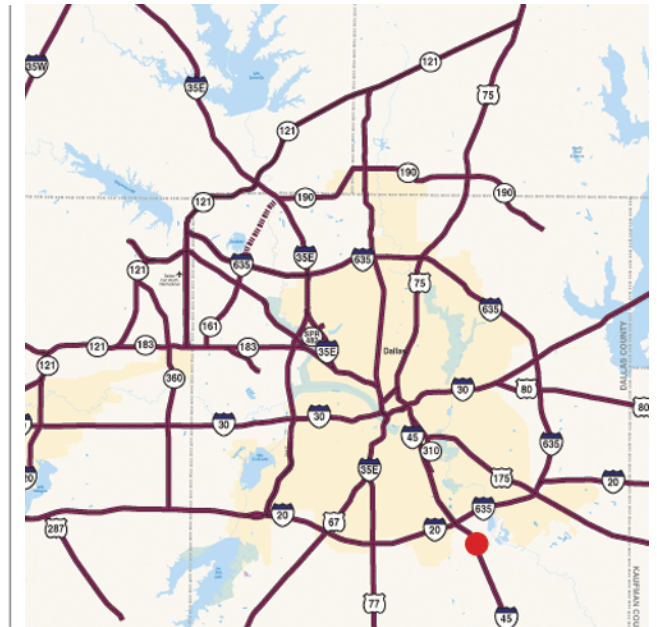
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Property Highlights

- 46.5 acres available for spec or build-to-suit development
- 989,566 square foot proposed bulk warehouse facility
- Abundant trailer storage
- Pad-ready site with utilities in place
- Adjacent to Union Pacific Railroads Dallas Intermodal Terminal
- Excellent access to I-45, I-20/635, I-35 and I-30
- Real property tax abatement available
- Foreign Trade Zone status
- Triple Freeport inventory tax exempt status
- Cross-dock configuration

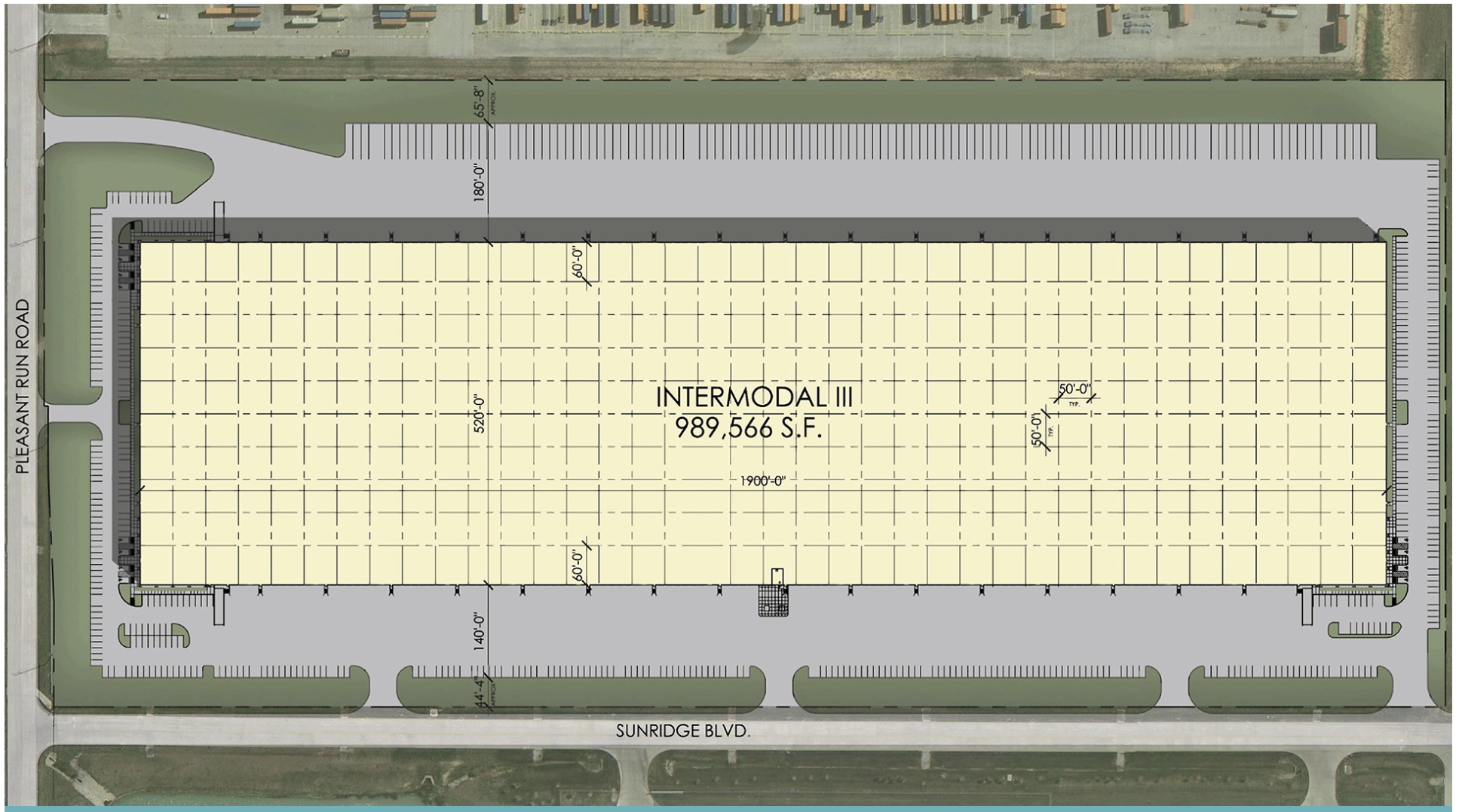


Local Market Contacts

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DUKE INTERMODAL III, SUITE 100

Pleasant Run Road, Wilmer, TX 75172



SUNRIDGE BUSINESS PARK

Pleasant Run Road and Sunridge Boulevard, Wilmer, TX 75172

