



FOR LEASE > BUILDING 2

SUNRIDGE BUSINESS PARK

1610 NORTH GOODE ROAD, WILMER, TX 75172

Colliers
INTERNATIONAL



FOR LEASE 748,800 SF WAREHOUSE AVAILABLE 2ND QTR. 2017

Property Overview

This 748,800 square foot warehouse is located in Sunridge Business Park directly across the freeway from Union Pacific's 360-acre Intermodal Terminal on I-45 between Pleasant Run Road and Fulghum Road in Wilmer, Texas. Just 12-miles south of Downtown Dallas, the park offers excellent ingress and egress directly off I-45, and is only 4-miles south of I-20. Currently home to Unilever, Osborn-Hessey, Sprouts, Ace Hardware and Medline, who occupy over 2.6 million square feet of warehouse space, Sunridge Building 2 offers state-of-the-art features and a first class business park environment.

Building 2 - Property Features

- > 748,800 SF Available on 37.3 Acres
- > ESFR Fire Sprinkler System
- > 36' Clear Height (flexible)
- > Cross Dock Loading
- > 53'4" x 50' Typical Column Spacing; 60' in Staging Bays
- > Clerestory Windows
- > 45 Mil TPO Roof R15
- > 150 - 9' x 10' Dock High Doors with Bumpers
- > 2 - Drive In Ramps with 12' x 14' Doors
- > 185' Truck Courts
- > 124 - Auto Parking Spaces; expandable to 248
- > 234 - Trailer Parking Spaces; expandable
- > Office Finish to Suit

Please Contact

CHRIS TEESDALE, SIOR
DIR: 214 217 1233
MOB: 214 676 3322
Dallas, TX
chris.teesdale@colliers.com

TOM PEARSON, SIOR
DIR: 217 217 1277
MOB: 214 676 2477
Dallas, TX
tom.pearson@colliers.com

COLLIERS INTERNATIONAL
1717 McKinney Avenue, Suite 900
Dallas, TX 75202

www.colliers.com/texas

A Development of:





FOR LEASE > BUILDING 2

SUNRIDGE BUSINESS PARK

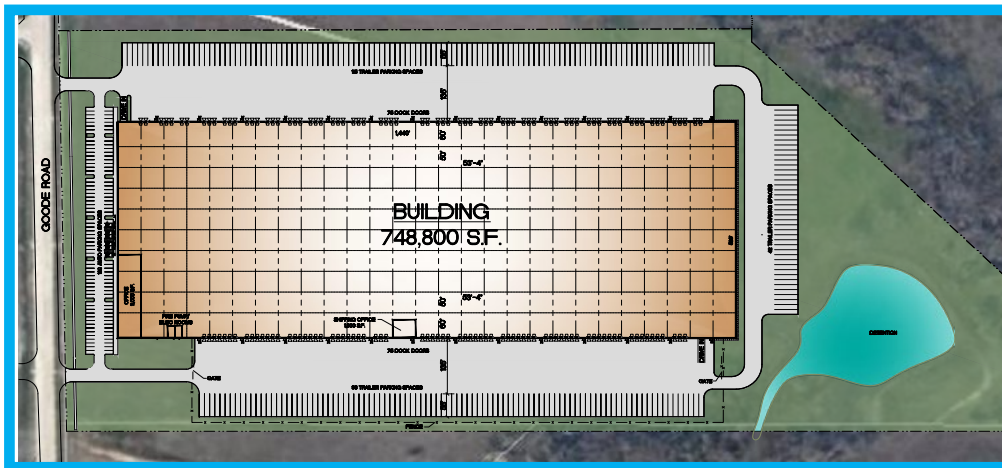
1610 NORTH GOODE ROAD, WILMER, TX 75172



- > ESFR Fire Sprinkler System
- > 36' Clear Height (flexible)
- > Cross Dock Loading
- > 53'4" x 50' Typical Column Spacing; 60' in Staging Bays
- > Clerestory Windows
- > 45 Mil TPO Roof R15
- > 150 - 9' x 10' Dock High Doors with Bumpers
- > 2 - Drive In Ramps with 12' x 14' Doors
- > 185' Truck Courts
- > 124 - Auto Parking Spaces; expandable to 248
- > 234 - Trailer Parking Spaces; expandable
- > Office Finish to Suit
- > Excellent Visibility on I-45

Lowest Tax Rate in Southern Dallas County

- > Triple-Freeport Inventory Tax Exemption
- > Foreign Trade Zone No. 39
- > Excellent Access to I-20, I-35, I-45 and I-635
- > Approximately 1/2-mile from Union Pacific Dallas Intermodal Terminal
- > Excellent Labor Base
- > 2016 Ad Valorem Tax Rate \$2.421435/\$100



A Development of:



Please Contact

CHRIS TEESDALE, SIOR

DIR: 214 217 1233

MOB: 214 676 3322

Dallas, TX

chris.teesdale@colliers.com

TOM PEARSON, SIOR

DIR: 217 217 1277

MOB: 214 676 2477

Dallas, TX

tom.pearson@colliers.com

COLLIERS INTERNATIONAL

1717 McKinney Avenue, Suite 900

Dallas, TX 75202

www.colliers.com/texas

