

DFW INLAND PORT

250,000 TO 1.3 MILLION SF RAIL-SERVED BTS



MULTIPLE CONFIGURATIONS POSSIBLE



LAVENDER ROAD

FUTURE TRAILER PARKING

200'

650'

200'

60'

53'

60'

2080'

1,352,000 SF

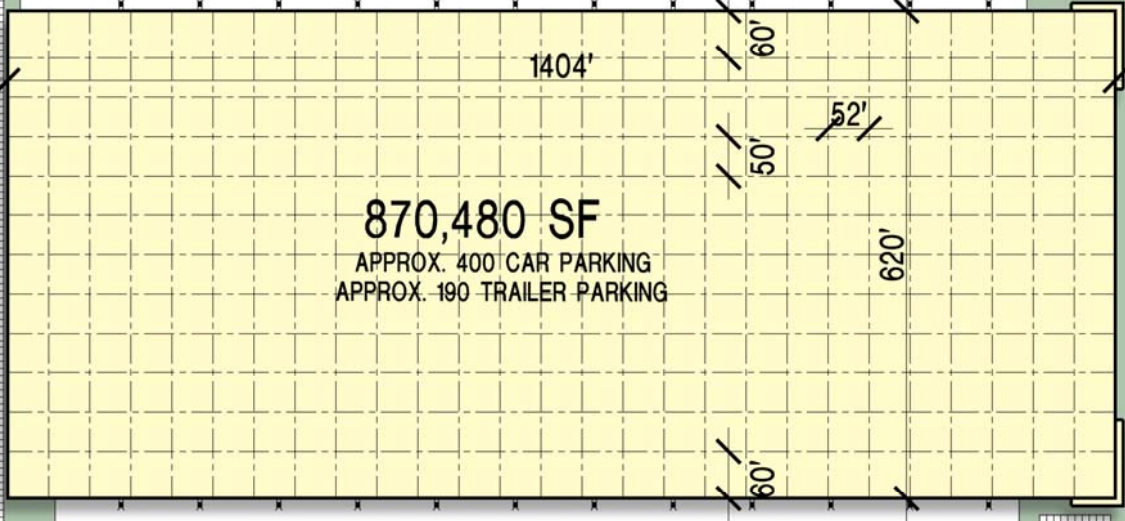
APPROX. 600 CAR PARKING
APPROX. 300 TRAILER PARKING

MILLERS FERRY ROAD

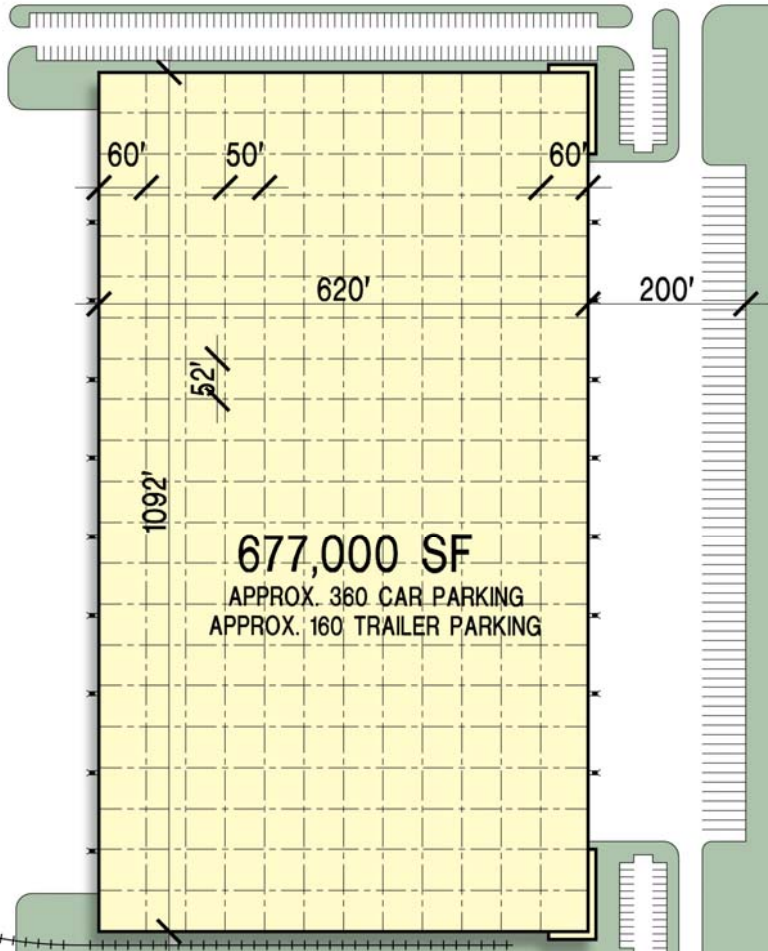
UNION PACIFIC RAILROAD

AVAILABLE
RAIL SERVICE

LAVENDER ROAD



MILLERS FERRY ROAD

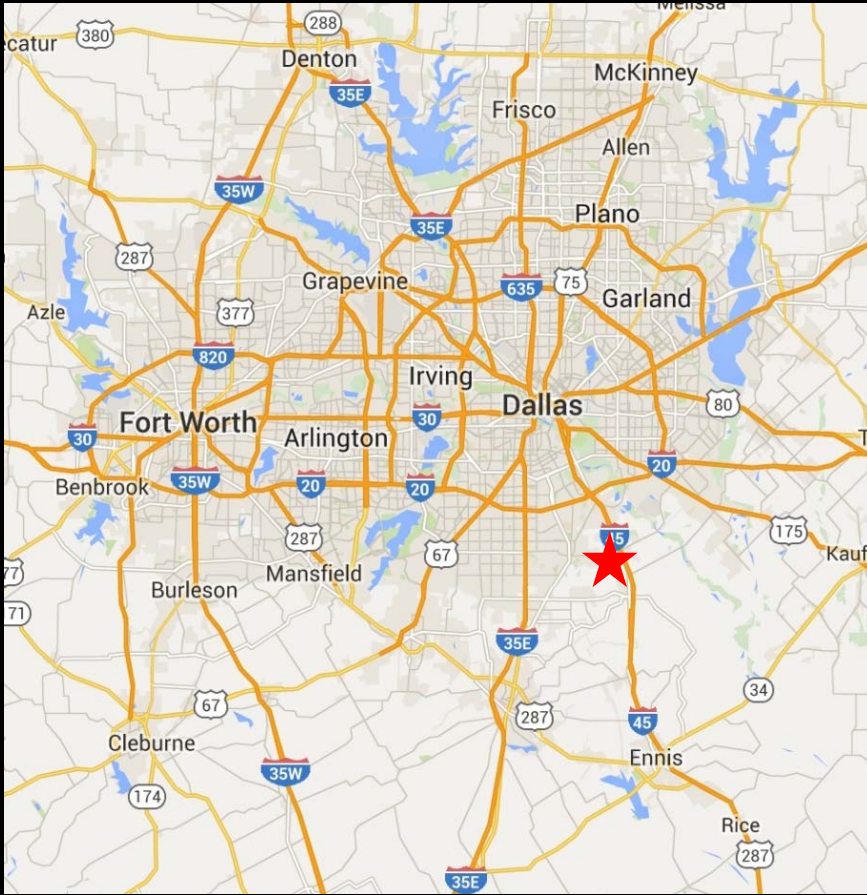


FUTURE TRAILER PARKING

UNION PACIFIC RAILROAD

AVAILABLE
RAIL SERVICE

SUPERIOR LOCATION IN WILMER PROXIMATE TO I-45



- Situated on the southwest corner of Lavender Rd & Miller's Ferry Rd
- Less than 1/4 mile from I-45
- 7 Miles from I-20 and 12 miles from I-30
- Ideally located within the heart of South Dallas distribution patterns
- Phenomenal inland port and bulk user address
- Site conveniently serves all of Dallas and Southwestern United States



38.0 miles to Dallas-Fort Worth International Airport



23.1 miles to Dallas Love Field Airport



3.9 miles to Lancaster Airport

FLEXIBLE BUILDING CONFIGURATION

- 250,000 Up to 1.3 Million SF Build-to-Suit Opportunity
- Situated on ±84.7 Acres
- Union Pacific Rail Service Potential
- Triple Freeport
- City Tax Abatements Available



3.8 miles to Union Pacific Intermodal Terminal



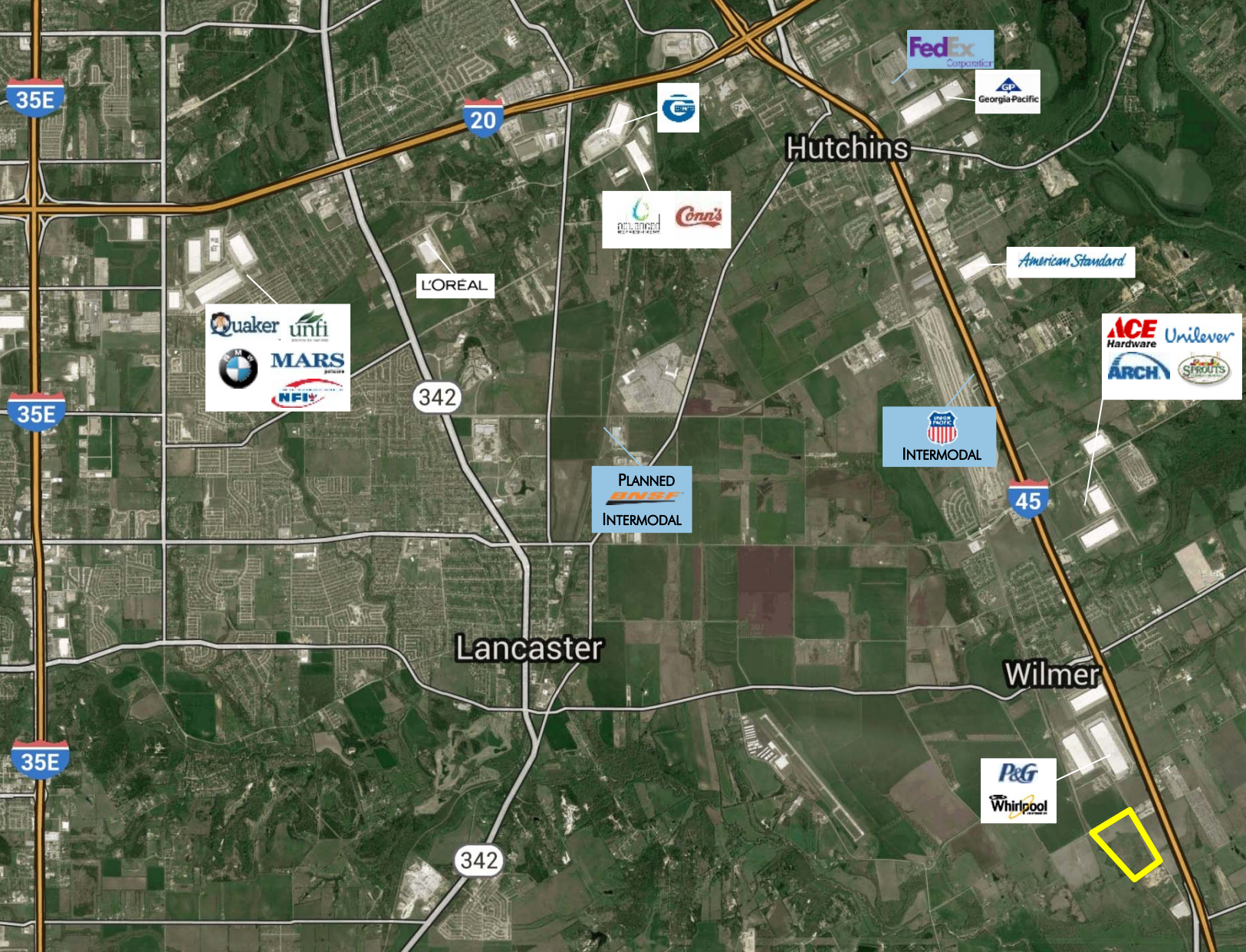
6.8 miles to proposed BNSF Facility



6.9 miles to FedEx distribution facility



22.8 miles to UPS distribution facility



ABOUT OWNER & DEVELOPER

PIRET (Pure Industrial Real Estate Trust) is an unincorporated, open-ended investment trust that owns and operates a diversified portfolio of income-producing industrial properties in leading markets. PIRET is an internally managed REIT that focuses exclusively on investing in industrial properties.



**FOR MORE
INFORMATION
PLEASE CONTACT:**

Dave Anderson
Executive Vice President
O: 214.979.6500
C: 214.533.9009
dave.anderson@cbre.com

CBRE