

# Dallas Midpoint Crossing

Cross Dock Logistics Facility

3301 N Dallas Ave, Lancaster, TX 75134

551,579 s.f. Available for Lease



Jones Lang LaSalle Brokerage, Inc.



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**ROBINSON | WEEKS**  
PARTNERS

# Dallas Midpoint Crossing

551,579 SF – cross dock



22.89 Acres



600' Building Depth

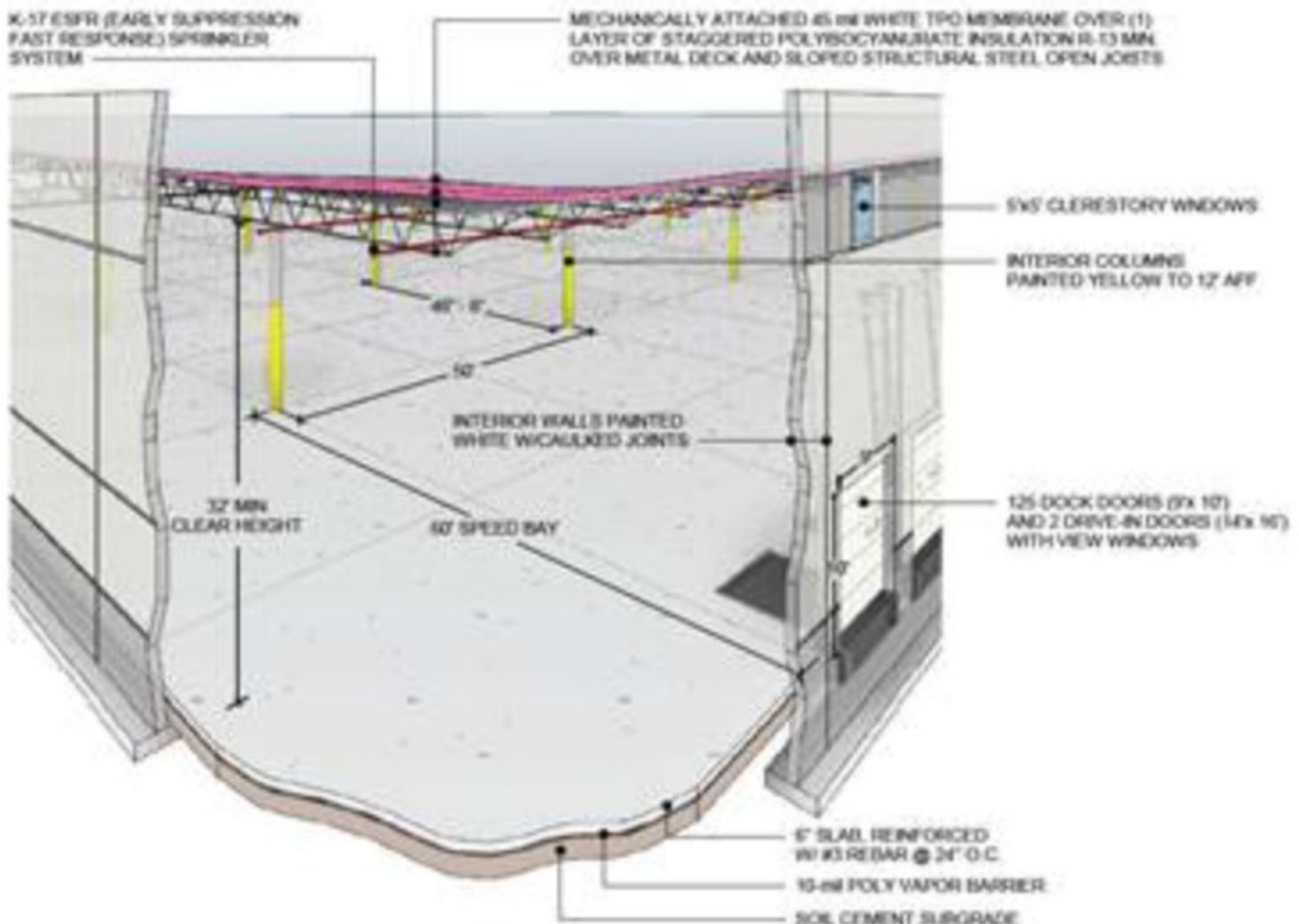


ESFR Sprinklers

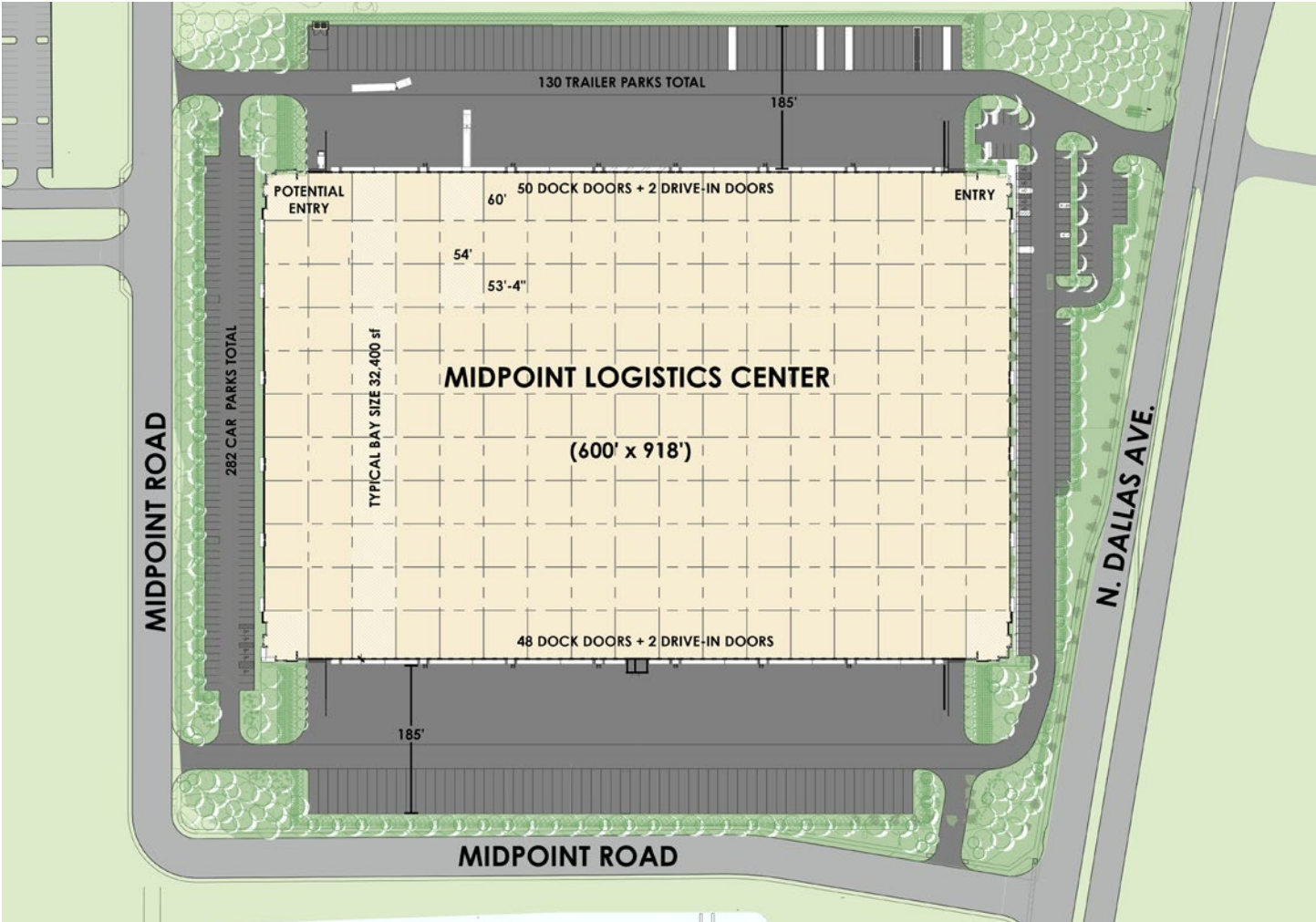
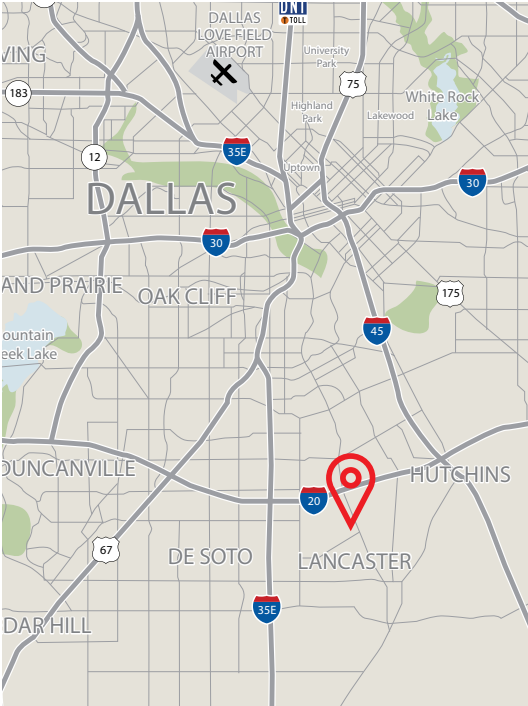


190' Truck Courts

- **Typical Bay Spacing:** 54' x 53'-4"
- **Speed Bay Spacing:** 54' x 60'
- **Clear Height:** 36' Clear Height (behind first column line at speed bay)
- **Slab Thickness:** 7" thick concrete Slab on Grade
- **Dock High Doors:** 98 (9'x10') manual Overhead Dock Doors
- **Drive-Up Doors:** 4 (14'x16') motorized Overhead Drive-up Doors
- **Parking Spaces:** 282
- **Trailer Storage Spaces:** 130
- **Electrical Service:** 3000A, 480V, 3P

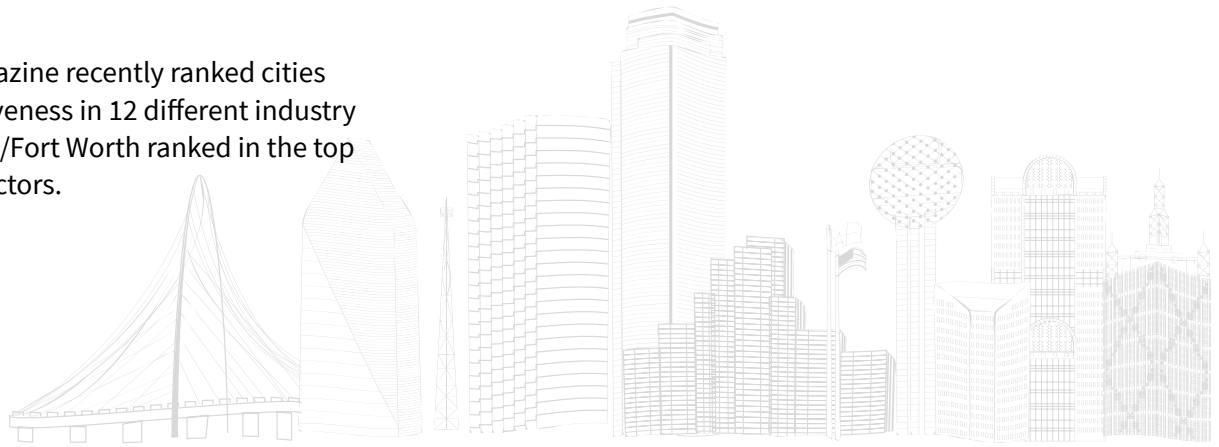




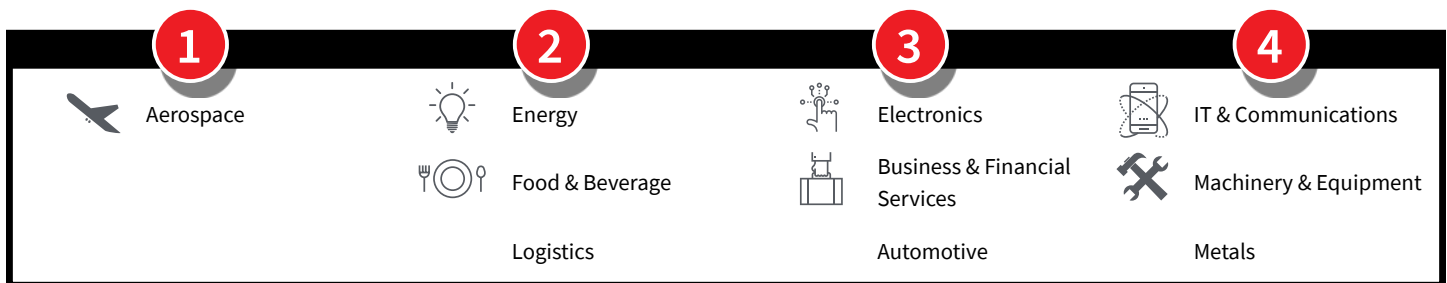


# Why DFW?

Site Selection Magazine recently ranked cities on their competitiveness in 12 different industry sectors, and Dallas/Fort Worth ranked in the top 5 in 10 of the 12 sectors.



## 10 out of 12 industry sectors ranked in the **TOP 5**



**LOW COST OF DOING BUSINESS**  
Score of 88.45  
(U.S. avg = 100.00)



**FAVORABLE TAX CLIMATE**  
0% State & Local Income Tax



**HIGH-QUALITY OF LIFE**  
Favorable year-round climate and traffic commute time



**LEADING PRO-BUSINESS ENVIRONMENT**  
#1 for doing business 14 years in a row



**CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES**  
144 corporate headquarter relocations since 2010



**MAGNET FOR TOP TALENT IN THE U.S.**  
Strong wages and low cost of living create an attractive employment base



**LEADING ECONOMIC & POPULATION GROWTH**  
Projected to add 610,500 residents and 127,600 new jobs from 2019 – 2024

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