I-20 Dallas Crossing

Cross Dock Logistics Facility
4501 Cleveland Road, Dallas, Texas 75210

410,102 s.f. Available for Lease

Jones Lang LaSalle Brokerage, Inc.

JLL®

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ROBINSON | WEEKS
PARTNERS

I-20 Dallas Crossing

410,102 SF – cross dock

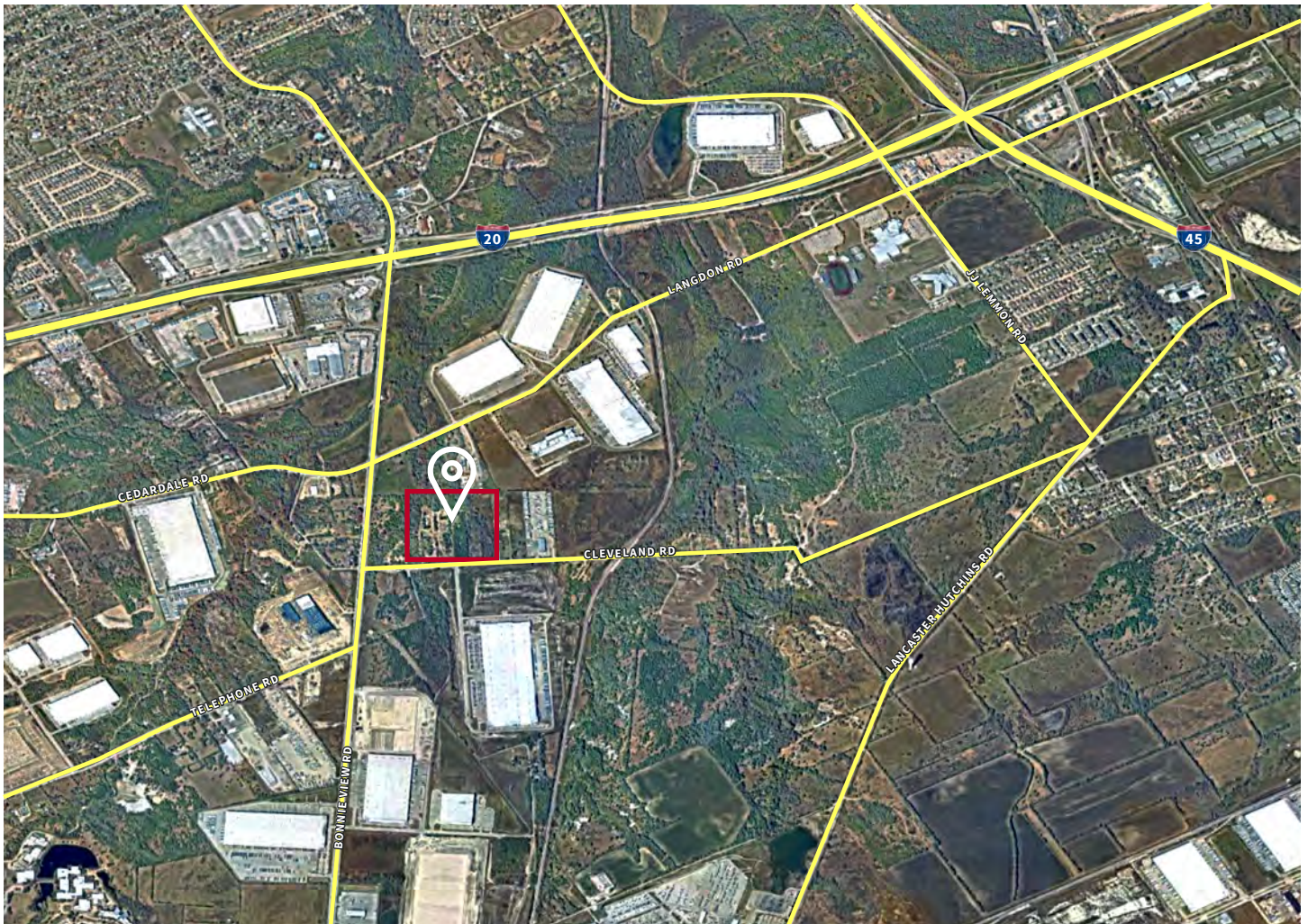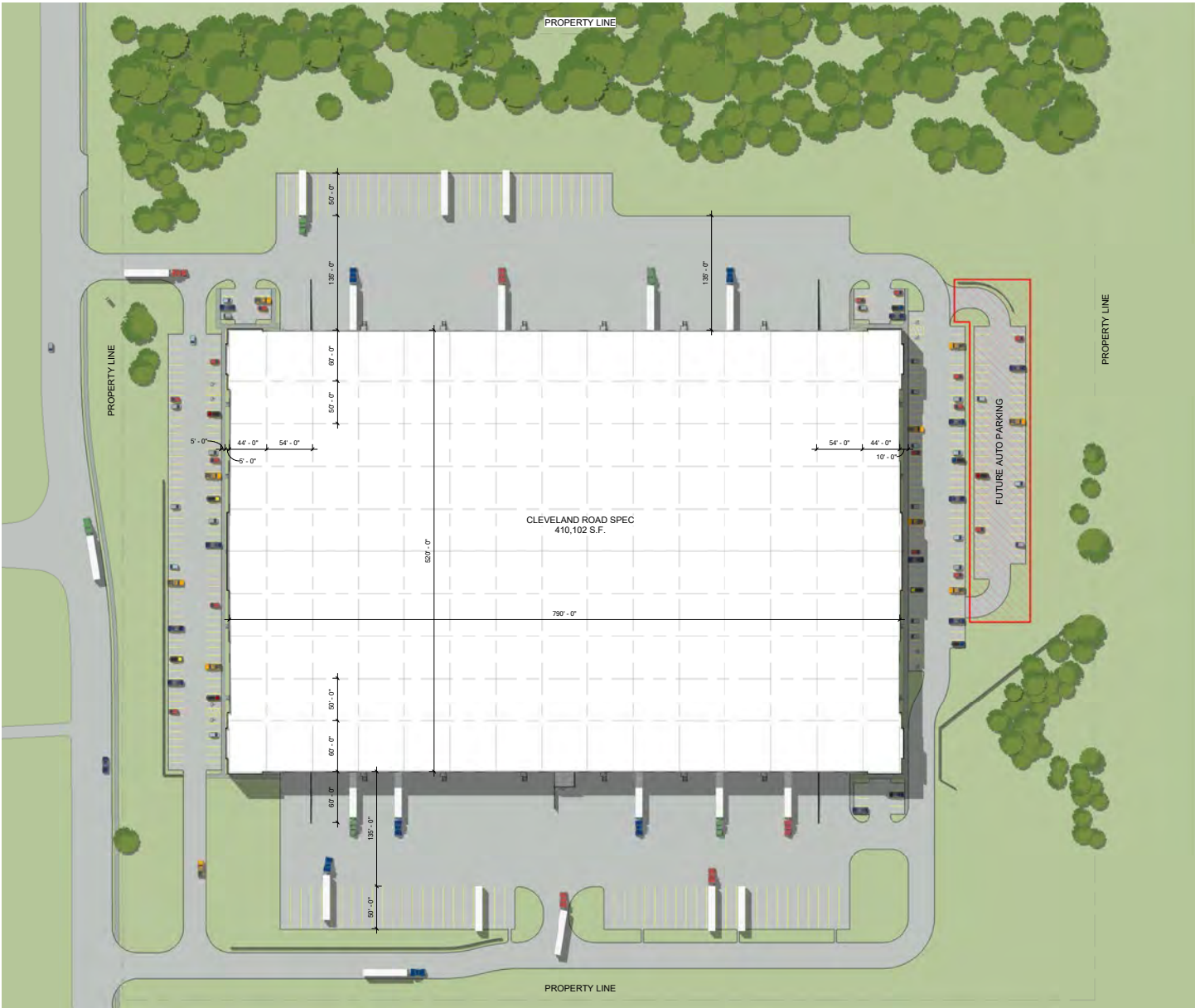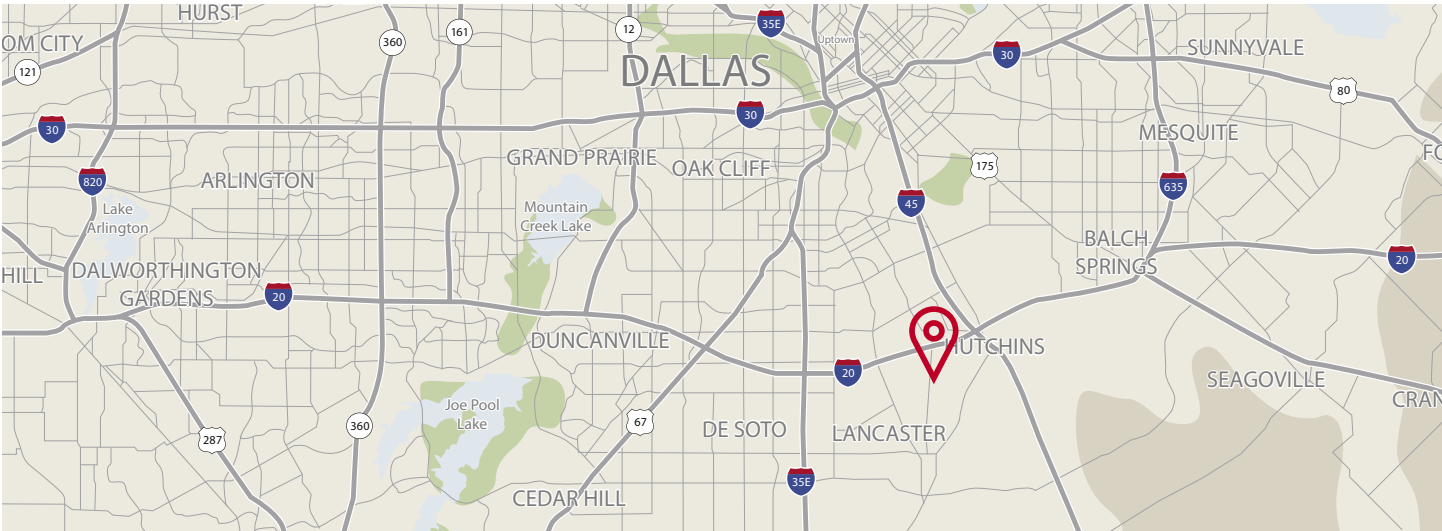±30 Acres

520' Building Depth

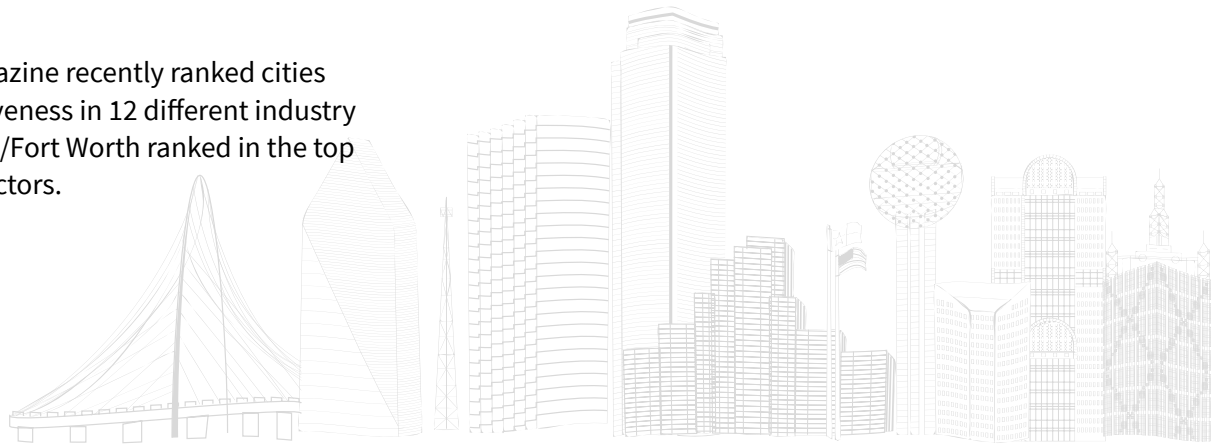ESFR Sprinklers

Up to 185' Truck Courts

- **Typical Bay Spacing:** 54' x 50'
- **Speed Bay Spacing:** 54' x 60'
- **Clear Height:** 36'
- **Slab Thickness:** 7" thick concrete Slab on Grade
- **Dock-High Doors:** 78 (9'x10') manual Overhead

- **Drive-In Doors:** 4 (14'x16') motorized Overhead
- **Parking Spaces:** 224
- **Future Parking Spaces:** 64
- **Trailer Storage Spaces:** 80
- **Electrical Service:** 3000A, 480V, 3P

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

FUTURE AUTO PARKING

CLEVELAND ROAD SPEC
410,102 S.F.

50' - 0"

135' - 0"

135' - 0"

60' - 0"

50' - 0"

5' - 0"

44' - 0"

54' - 0"

54' - 0"

44' - 0"

10' - 0"

520' - 0"

790' - 0"

50' - 0"

60' - 0"

60' - 0"

135' - 0"

50' - 0"

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**

1
- Aerospace
- Food & Beverage

2
- Energy
- Logistics

3
- Electronics
- Business & Financial Services
- Automotive

4
- IT & Communications
- Machinery & Equipment
- Metals

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

JLL®