

I-20 Dallas Crossing

Cross Dock Logistics Facility

4501 Cleveland Road, Dallas, Texas 75210

410,102 s.f. Available for Lease



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ROBINSON | WEEKS
PARTNERS

I-20 Dallas Crossing

410,102 SF – cross dock



±30 Acres



520' Building Depth

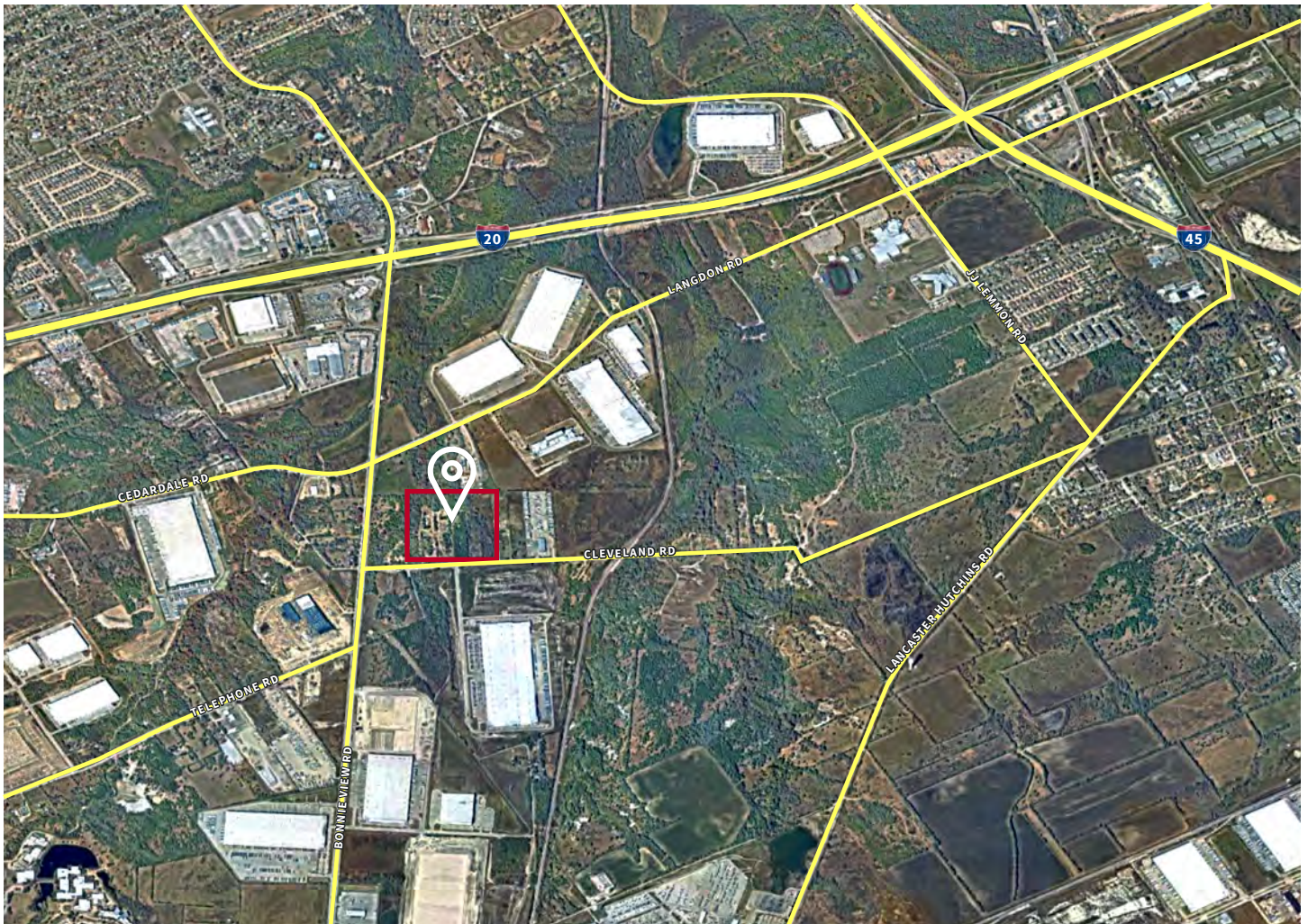


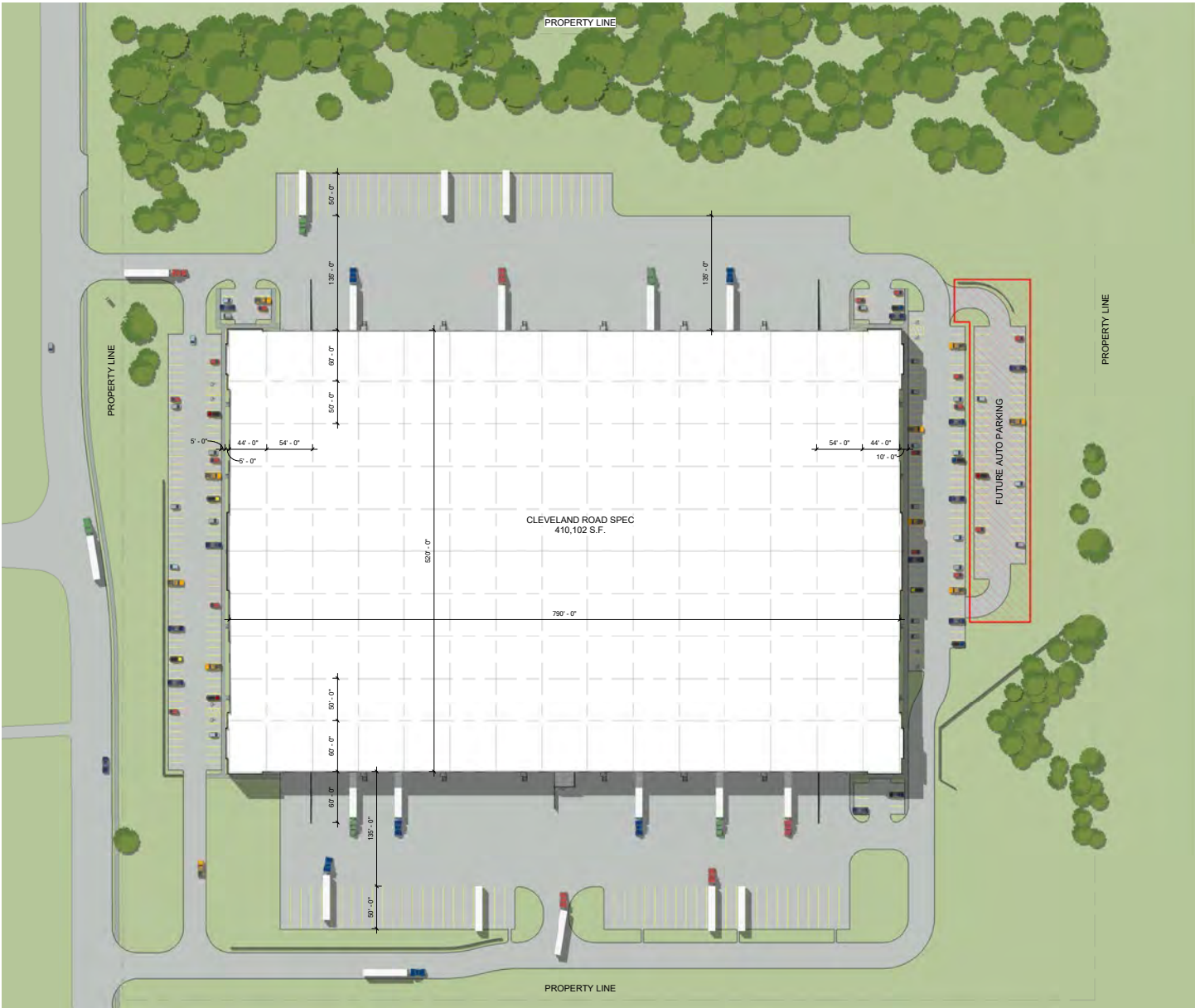
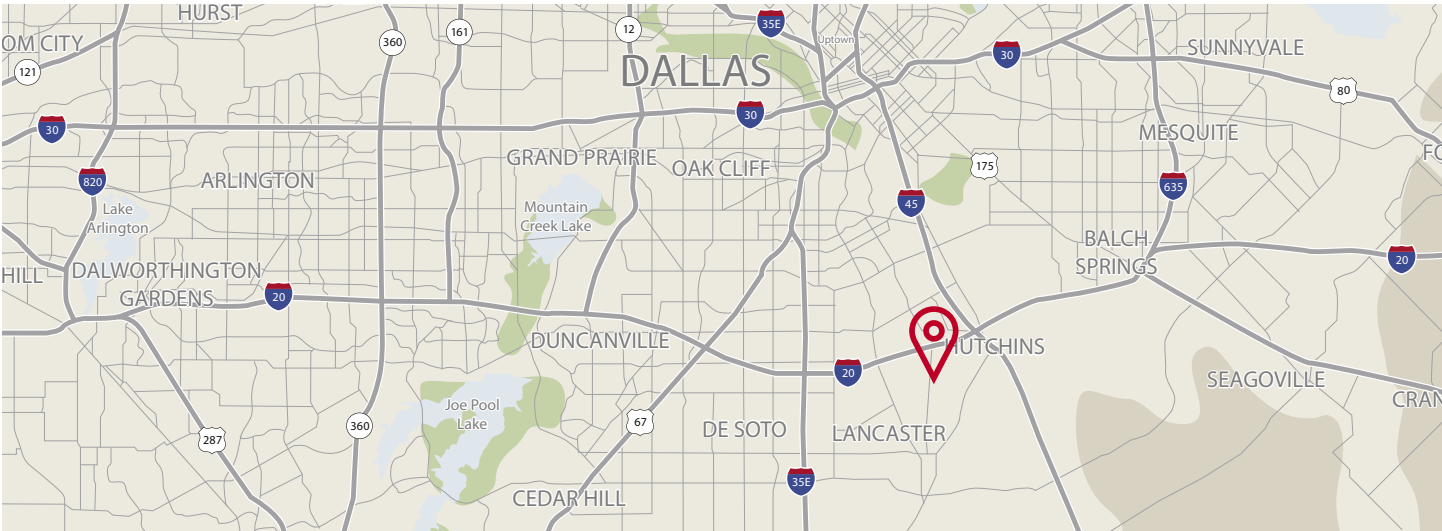
ESFR Sprinklers



Up to 185' Truck Courts

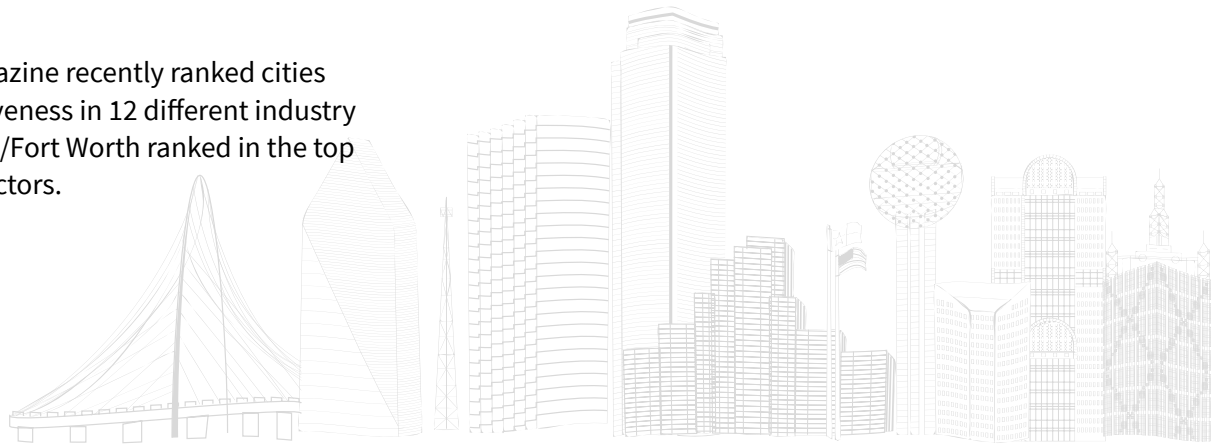
- **Typical Bay Spacing:** 54' x 50'
- **Speed Bay Spacing:** 54' x 60'
- **Clear Height:** 36'
- **Slab Thickness:** 7" thick concrete Slab on Grade
- **Dock-High Doors:** 78 (9'x10') manual Overhead
- **Drive-In Doors:** 4 (14'x16') motorized Overhead
- **Parking Spaces:** 224
- **Future Parking Spaces:** 64
- **Trailer Storage Spaces:** 80
- **Electrical Service:** 3000A, 480V, 3P





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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