

I-20 DALLAS CROSSING

4501 CLEVELAND ROAD, DALLAS, TEXAS 75210

CROSS DOCK LOGISTICS FACILITY **413,480 SF**



SITE
CLEARED



SLAB
POURED



WALLS
TILTED



ROOF
INSTALLED



DOCK EQUIP.
INSTALLED



COMPLETE

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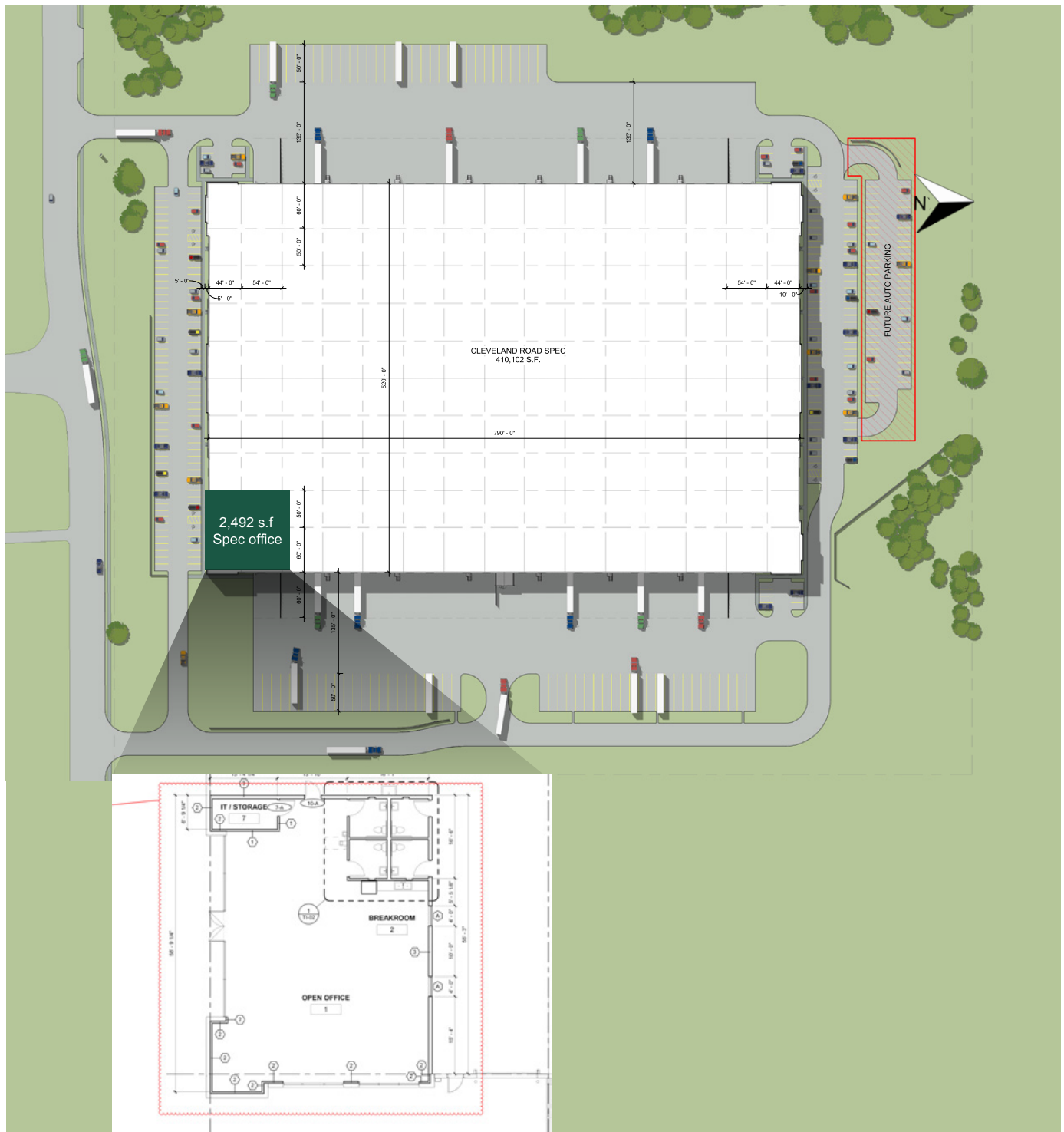
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ROBINSON | WEEKS
PARTNERS

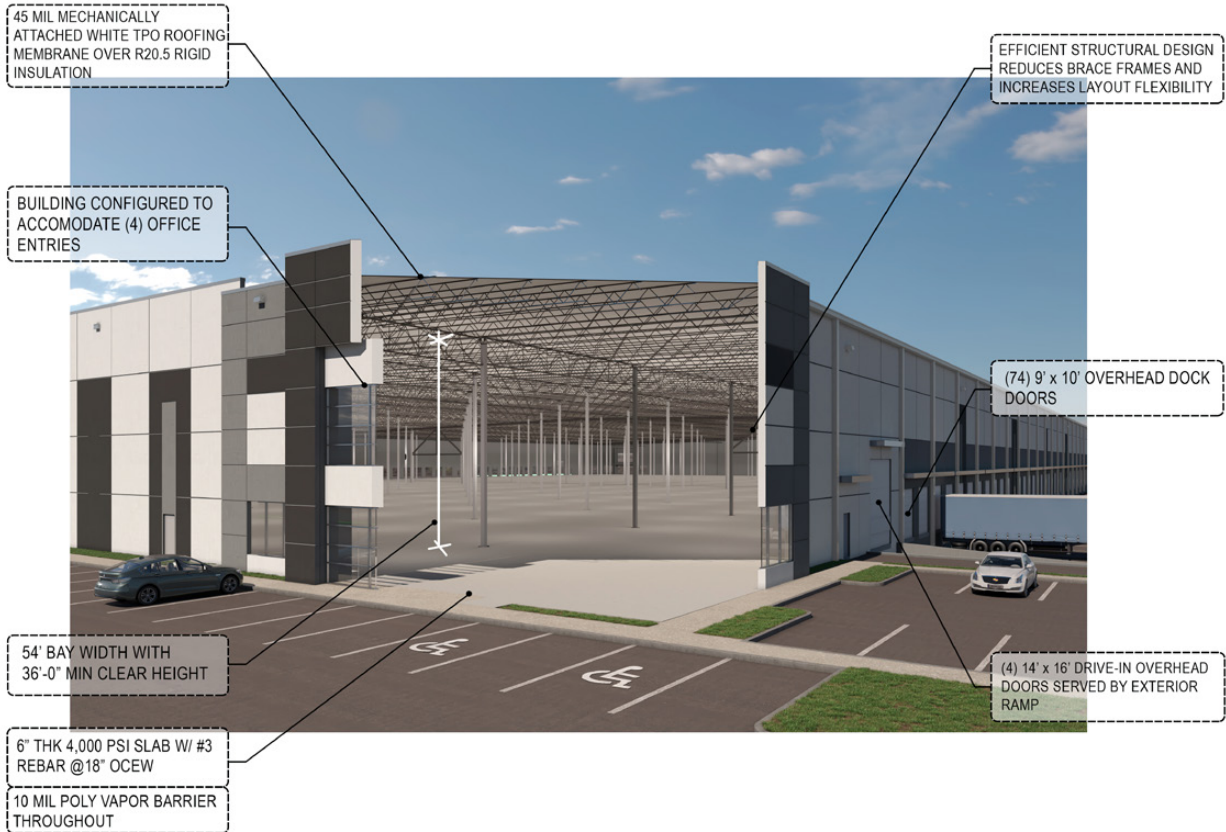
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413,480 SF AVAILABLE FOR LEASE

TOTAL SQUARE FEET 413,480 SF Total

OFFICE SF 2,492 SF

SLAB 7" Thick concrete slab on grade

BUILDING DEPTH 520'

CLEAR HEIGHT 36'

DOCK-HIGH DOORS 74 (9' x 10') manual overhead

LAND ±30 acres

DRIVE-IN DOORS 4 (14' x 16') motorized overhead

COLUMN SPACING 54' wide x 50' deep with 60' speed bays

TRUCK COURT DEPTH 185'

TRAILER PARKS 80 trailer parks

AUTO PARKS 64 auto spaces

ELECTRICAL 3000A, 480V, 3P

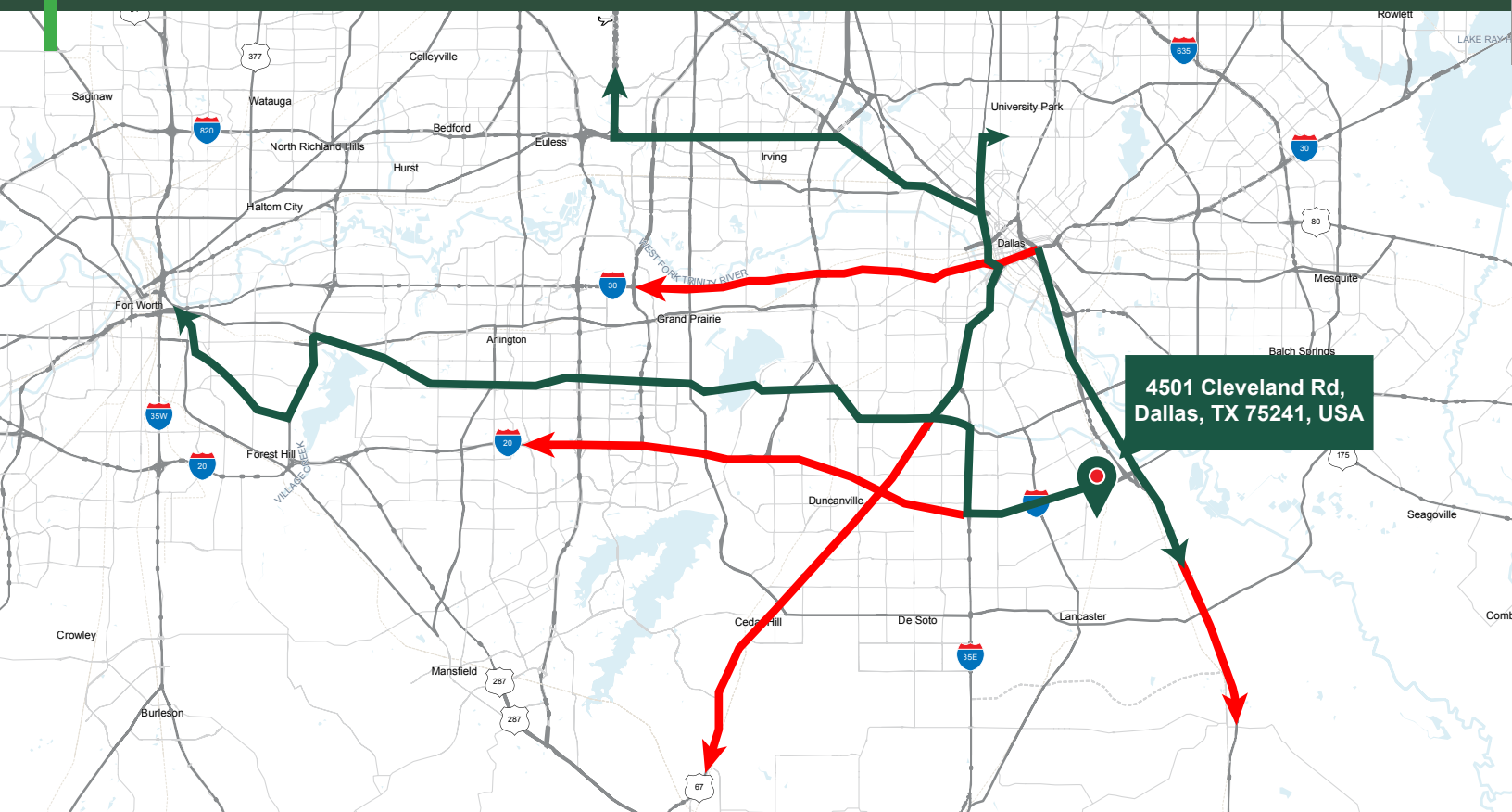
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Drive-times to major thoroughfares

I-45	6.5 miles	8 minutes
I-20	26 miles	24 minutes
I-35E	18.3 miles	17 minutes
I-30	25.3 miles	23 minutes
Highway 67	21.1 miles	20 minutes

Destinations via major thoroughfares

UP Intermodal	6.4 miles	9 minutes
Dallas CBD	12.7 miles	16 minutes
Love Field	19.6 miles	20 minutes
DFW Airport	32.4 miles	30 minutes
Fort Worth CBD	39.2 miles	37 minutes

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