

CROSSROADS TRADE CENTER

BUILDING 3

2119 N I-35E | DeSoto, TX 75115

458,588 Square Feet Available | Class A Industrial

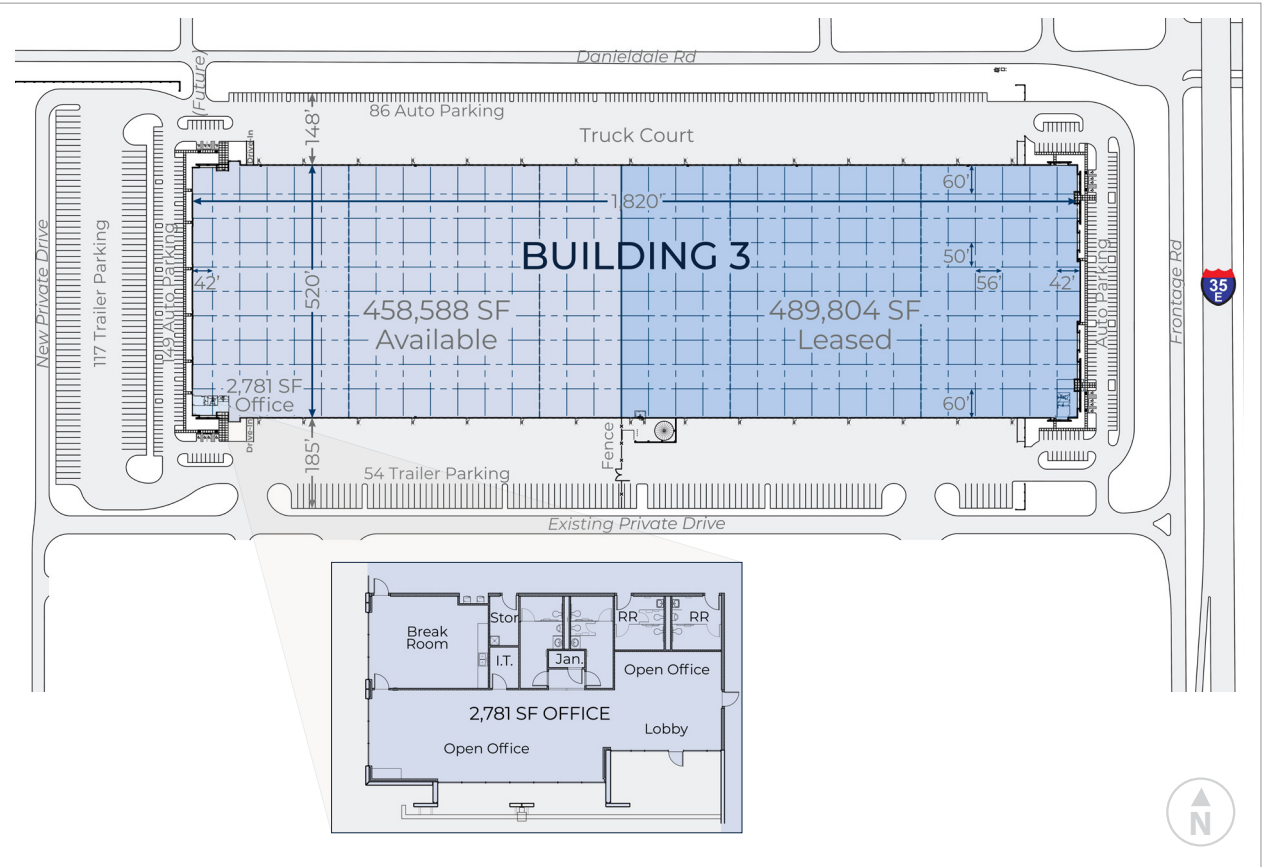
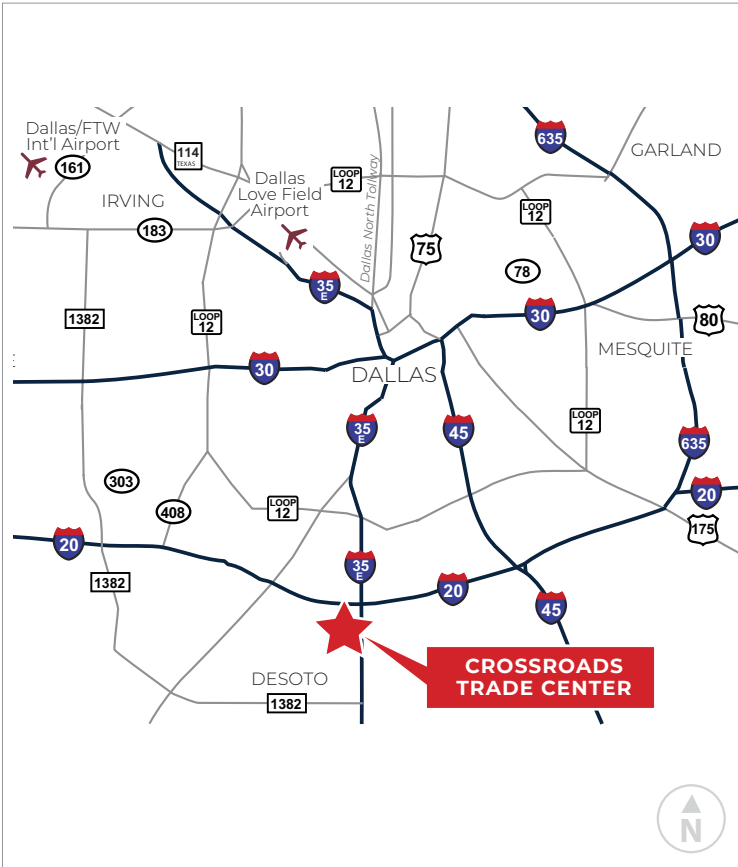
Crossroads Trade Center 3 is a 948,392 square foot state-of-the-art distribution center on approximately 50 acres that fronts Interstate 35 East at Daniieldale Road. The cross-dock facility is available immediately for lease.













CROSSROADS TRADE CENTER | BUILDING 3






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PROPERTY OVERVIEW



-  458,588 SF available
-  2,781 SF office
-  36' minimum clear height
-  ESFR fire protection system
-  4' x 8' skylights every other bay excluding corner entrances
-  Cambridge heaters with electronic ignition and unit mounted thermostats

-  Cross-dock loading
-  50' D x 56' W typical column spacing; 60' D in staging bays
-  94 - 9' x 10 dock doors including bumpers and Z-guard protection
-  2 - drive-in ramps with 12' x 14' doors protected by Z-guard track protection

-  185' and 148' deep truck courts
-  235 - auto parking spaces
-  171 - trailer parking spaces
-  60 mil TPO single-ply roof
-  Columns painted 8' high with safety yellow and white to bottom of girder