



Q4 2022 DELIVERY
421,890 SF CLASS A INDUSTRIAL

2001 N HAMPTON ROAD
DESOTO, TEXAS 75115

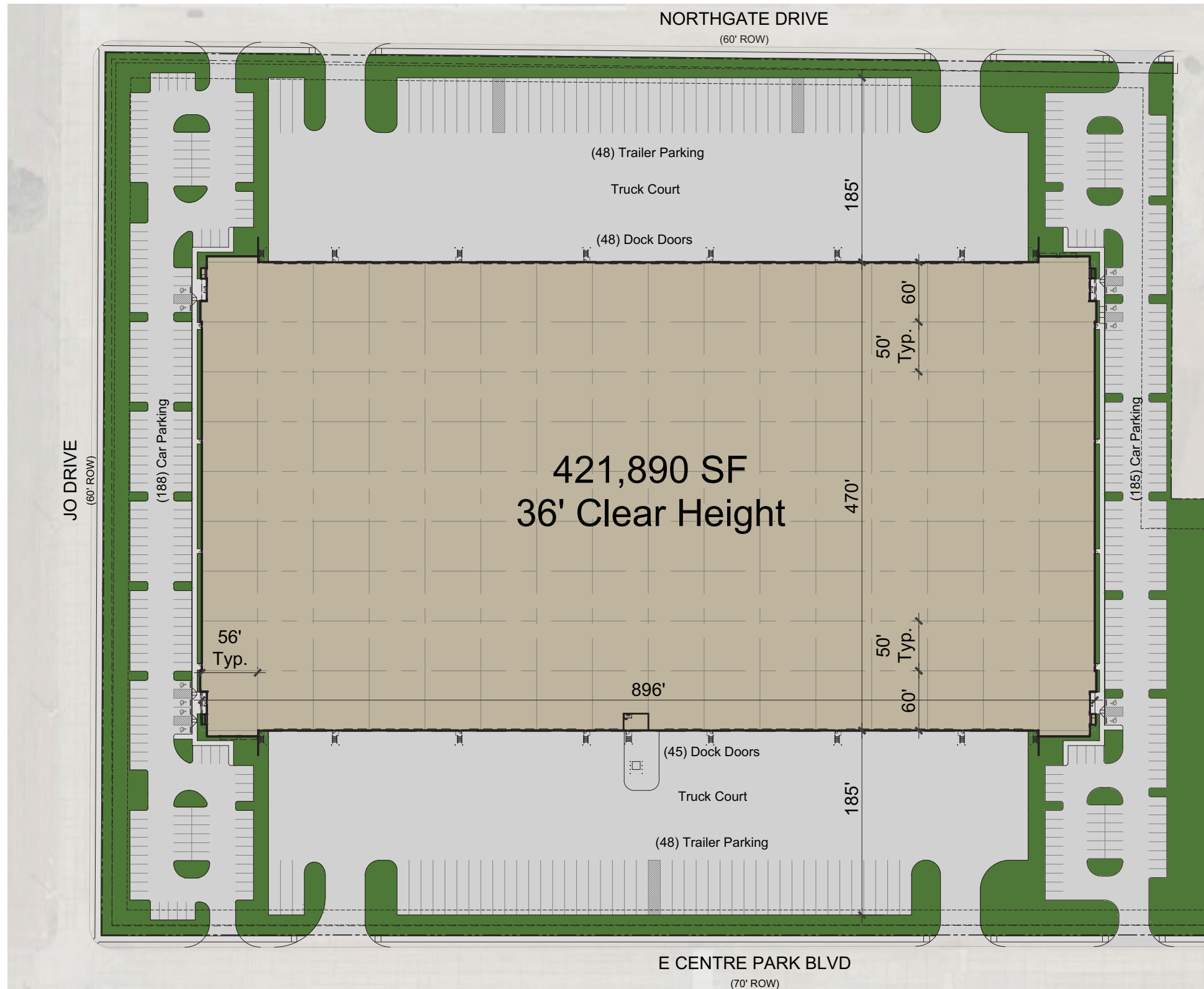


STONERIDGE
AT HAMPTON ROAD



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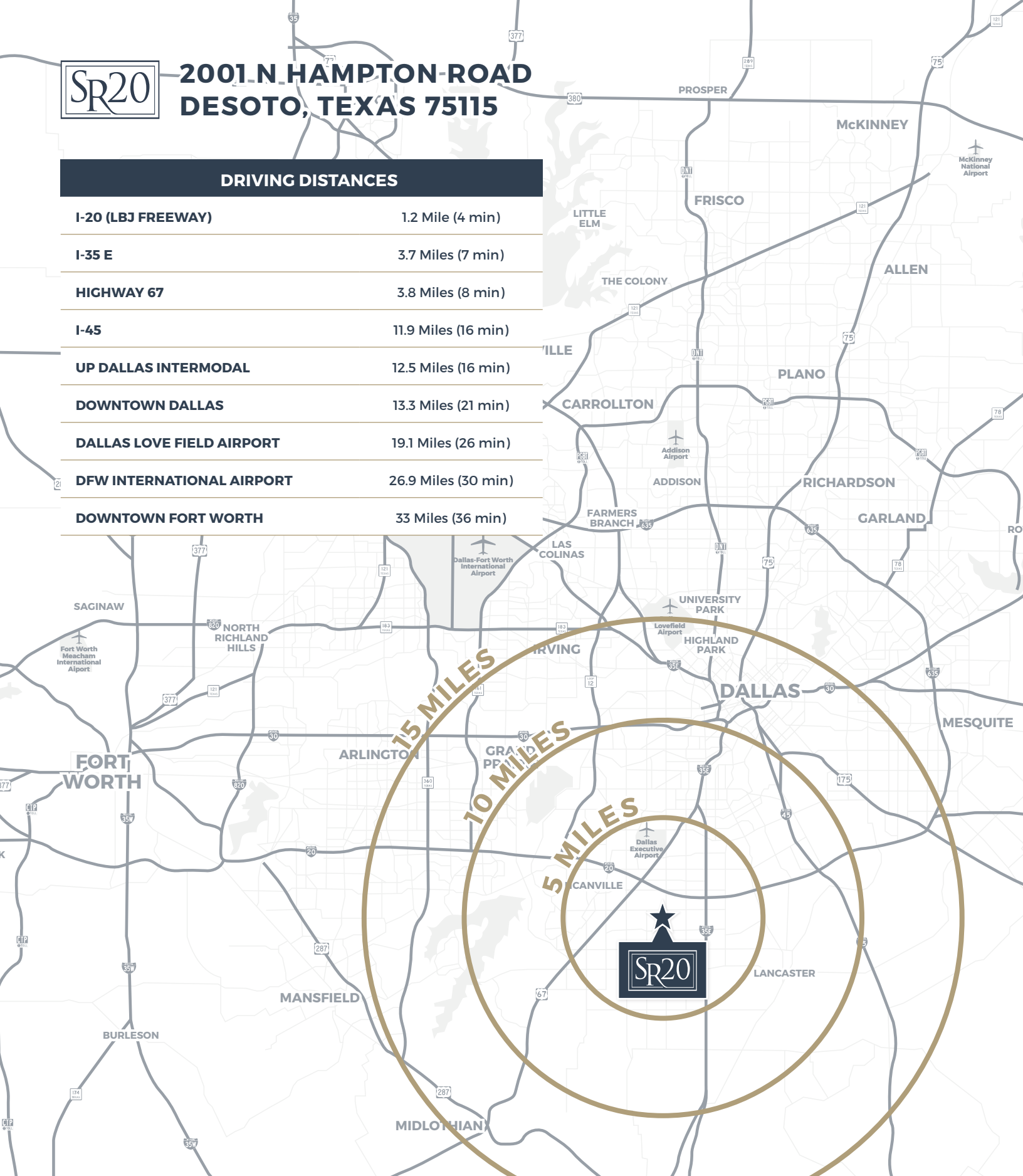
	TOTAL SIZE	421,890 SF (Divisible to 210,945 SF)
	SITE AREA	23.6 Acres
	OFFICE AREA	Build to Suit
	BUILDING DEPTH	470'
	TYPICAL BAY SIZE	56'W x 50'D
	STAGING BAY	60'
	CLEAR HEIGHT	36'
	LOADING	93 - 9' x 10' Dock High Doors
	RAMPS	2 - 12' x 14' Ramped Drive-In Doors
	POWER	2,500 KVA Transformer
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185'
	PARKING	373 Car Parks 96 Trailer Parks
	SECURITY	Fences and gated access available

SR20

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DRIVING DISTANCES

I-20 (LBJ FREEWAY)	1.2 Mile (4 min)
I-35 E	3.7 Miles (7 min)
HIGHWAY 67	3.8 Miles (8 min)
I-45	11.9 Miles (16 min)
UP DALLAS INTERMODAL	12.5 Miles (16 min)
DOWNTOWN DALLAS	13.3 Miles (21 min)
DALLAS LOVE FIELD AIRPORT	19.1 Miles (26 min)
DFW INTERNATIONAL AIRPORT	26.9 Miles (30 min)
DOWNTOWN FORT WORTH	33 Miles (36 min)



STONERIDGE AT HAMPTON ROAD

BUILDING FEATURES

- Master-planned 4.9 M SF Stoneridge Industrial Park
- Class A building design
- Freestanding building
- Isolated employee parking
- 185' truck courts with trailer parking
- Truck circulation enhanced via perimeter road access
- Direct access to I-20 & I-35
- Multiple paths of ingress/egress
- Established industrial park with proximity to restaurants & other amenities
- Close proximity to deep labor pools
- 380 Tax Agreement (Triple Freeport equivalent)



