

I-20

DISTRIBUTION CENTER
















For Lease

277,874 SF Available

1140 W. Wheatland Rd. Dallas, TX



BUILDING INFORMATION

	Building Size:	277,874 SF
	Clear Height:	36'
	Building Depth:	280'
	Column Spacing:	55' x 52', 60' Speed Bays
	Dock Doors:	53
	Drive-In Doors:	2
	Truck Courts:	190' Ability to Secure Truck Courts
	Auto Parking:	216
	Trailer Parking:	76
	Trailer Storage:	49
	Future Trailer Storage:	27
	Configuration:	Rear-Load
	Tax Exemption:	Triple Freeport Tax Exemption Available

LOCATION DISTANCE

	I-20	Frontage
	I-35	1 Mile
	I-45	7 Miles
	Proximity	Union Pacific Intermodal Facility
	Dallas CBD	10 Miles
	Fort Worth CBD	33 Miles
	DFW Airport	24 Miles

RENDERINGS



IN THE NEIGHBORHOOD



Site Features



Abundant Nearby Amenities



Robust Labor Base



Proximity to FedEx and UPS



W WHEATLAND RD

INTERSTATE
20

INTERSTATE
35

S POLK ST

INGRESS

EGRESS

