

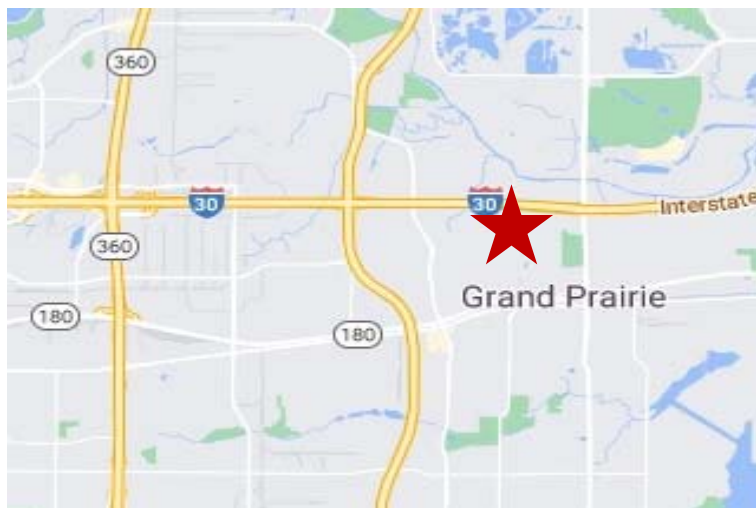
I-30/MACARTHUR BUSINESS CENTER

Building 3 – 53,815 SF

2407 E INTERSTATE 30
Grand Prairie, Texas

PROPERTY HIGHLIGHTS

- New construction
- Delivers 4Q 2021
- Building totals 53,815 SF
- Spaces range in size from 10,615 SF, 14,400 SF, 25,015 SF, 28,800 SF and 53,815 SF
- 24' clear height to bottom of joists
- Ample parking available – 134 spaces
- 120' truck court depths
- 160' – 320' building depth
- Nine (9) 9' x 10' dock high overhead doors
- Two (2) 12' x 14' overhead doors with ramp
- Class IV Fire Protection System
- Roof Insulation- R-11.4
- Building power- 1,200A @ 277/480V
- Dock high and grade level loading
- I-30 freeway exposure
- Direct accessibility going east and west on I-30 via MacArthur



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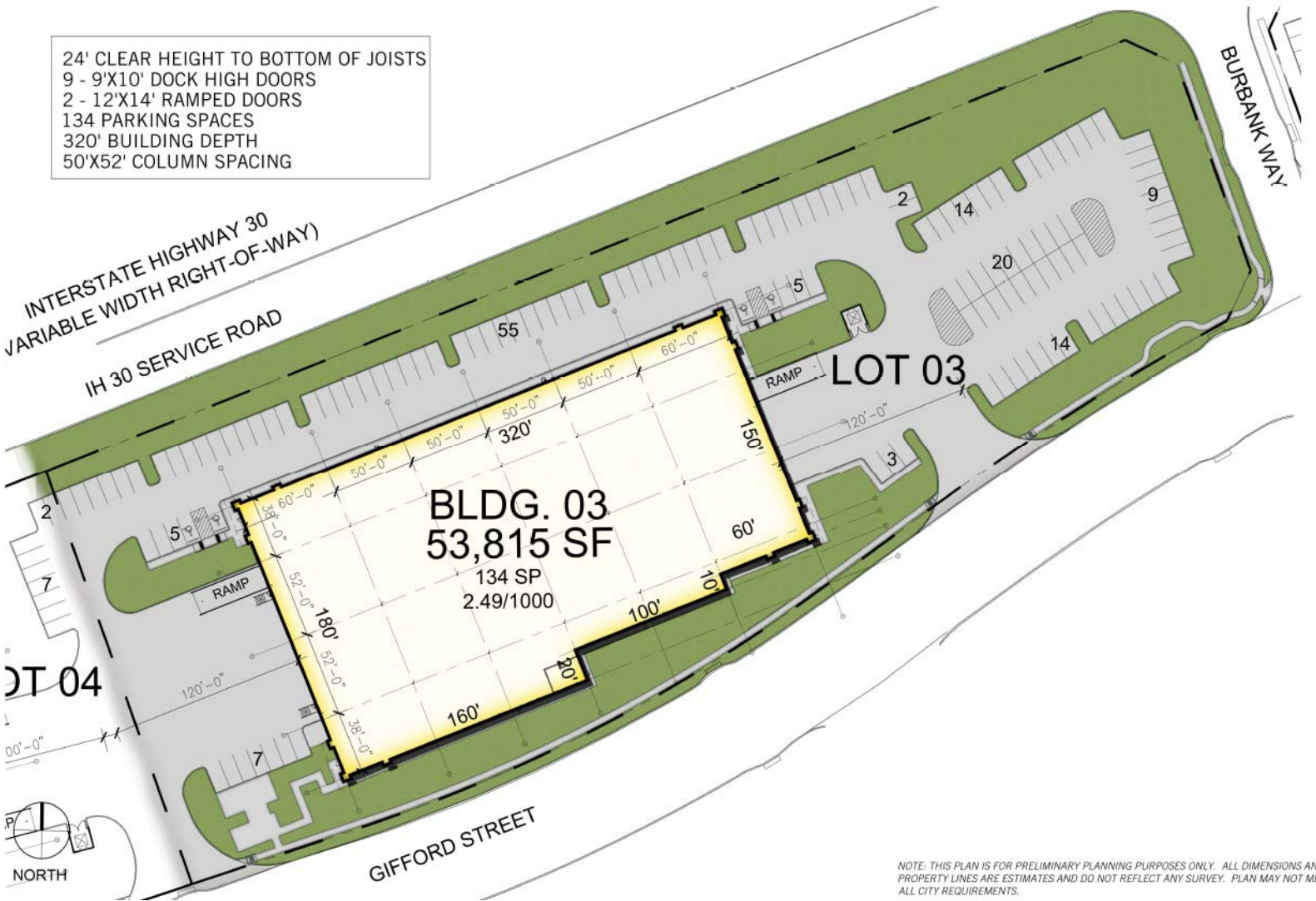


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24' CLEAR HEIGHT TO BOTTOM OF JOISTS
9 - 9'X10' DOCK HIGH DOORS
2 - 12'X14' RAMPED DOORS
134 PARKING SPACES
320' BUILDING DEPTH
50'X52' COLUMN SPACING



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