

# TRADEPOINT45 WEST

1200 North Sunrise Road | Wilmer, TX 75172

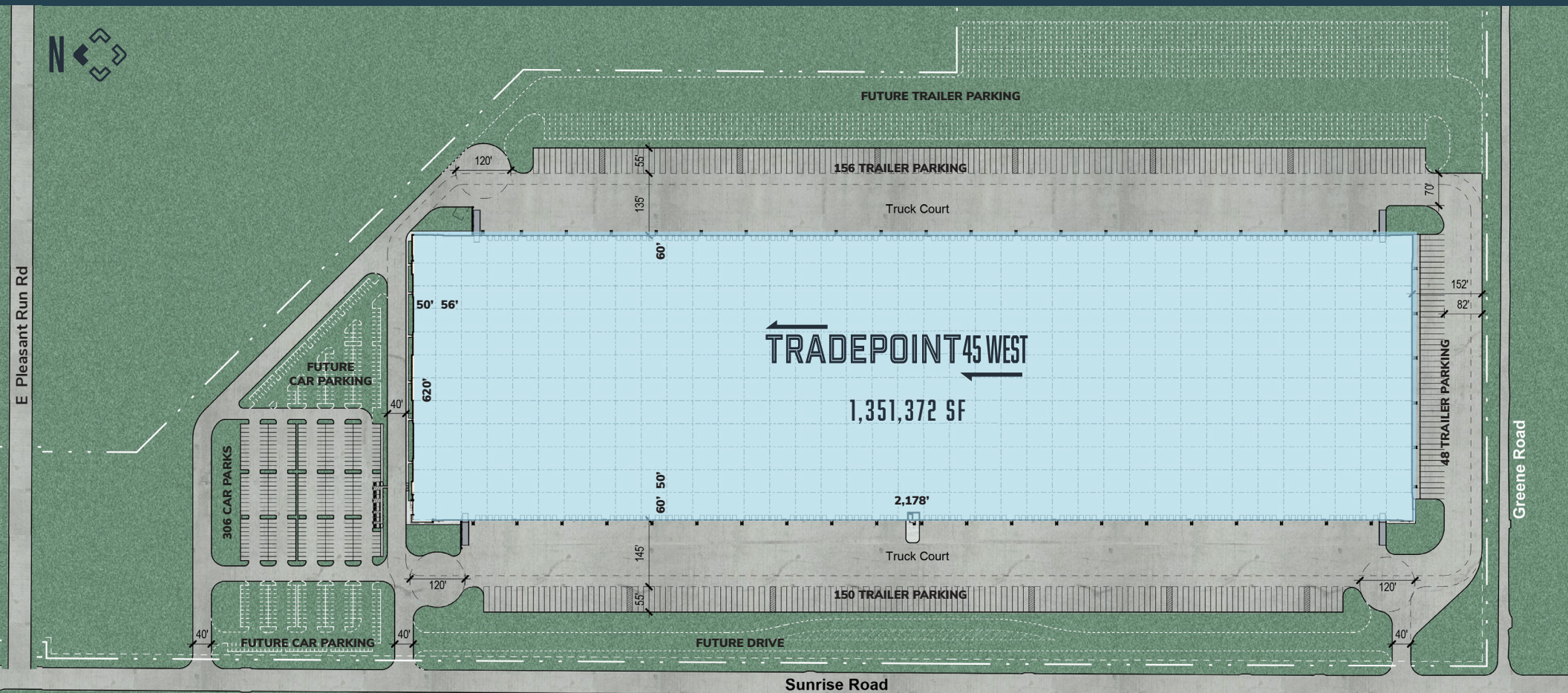
1,351,372 SF



DELIVERING Q3 2023

# TRADEPOINT45 WEST

## SITE PLAN

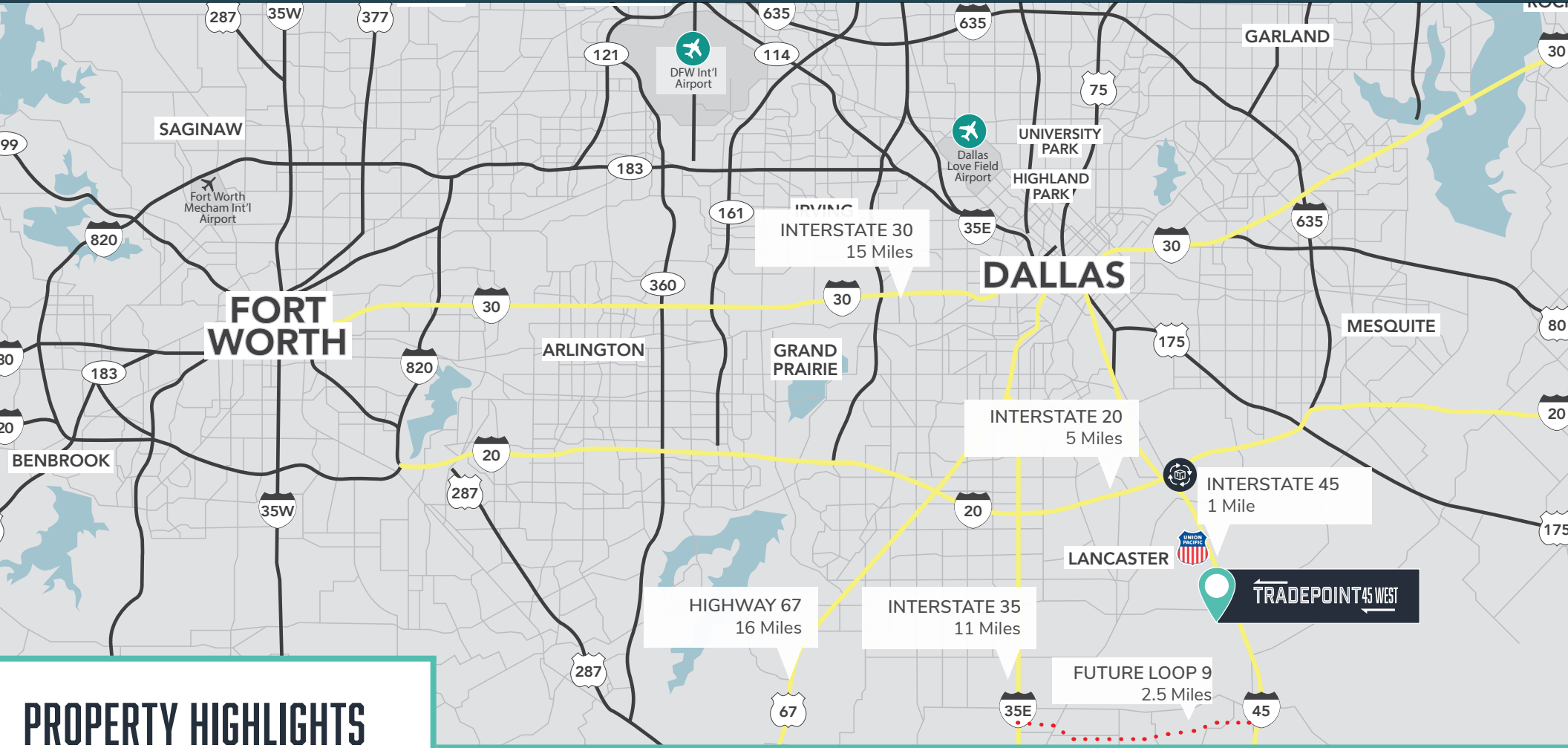


## BUILDING SPECS

|                               |               |
|-------------------------------|---------------|
| <b>Size:</b>                  | 1,351,372 SF  |
| <b>Dimensions:</b>            | 620' x 2,178' |
| <b>Office:</b>                | BTS           |
| <b>Clear Height:</b>          | 40'           |
| <b>Loading Configuration:</b> | Cross Dock    |

|                        |                         |
|------------------------|-------------------------|
| <b>Dock Doors:</b>     | 237 (9' x 10')          |
| <b>Drive-In Doors:</b> | 4 (12' x 14')           |
| <b>Column Spacing:</b> | 56'w x 50'd             |
| <b>Staging Bay:</b>    | 60'                     |
| <b>Trailer Parks:</b>  | 354 (Expandable by 336) |

|                              |                                       |
|------------------------------|---------------------------------------|
| <b>Sprinkler System:</b>     | ESFR                                  |
| <b>Car Parks:</b>            | 306 (Expandable by 251)               |
| <b>Truck Court:</b>          | 190' - 200'                           |
| <b>Sunrise Rd Entrances:</b> | Ability to expand to 70' drive aisles |
| <b>Slab:</b>                 | 7" Ductilecrete, 4,000 psi            |



## PROPERTY HIGHLIGHTS

- Strategically located within the heart of the Southern Dallas Inland Port
- Direct access to I-45 for quick access to I-20 and I-35
- Minutes away from the Union Pacific Intermodal
- Recently improved E Pleasant Run Rd and Sunrise Rd
- Wilmer has one of the lowest millage rates in Dallas-Fort Worth at 2.43%, generating significant savings in taxes for the tenant.
- Incentives available through City of Wilmer

## MAJOR CITIES

**DOWNTOWN DALLAS**  
15 Miles

**DOWNTOWN FORT WORTH**  
43 Miles

## MAJOR AIRPORTS

**DALLAS LOVE FIELD AIRPORT**  
24 Miles

**DFW INTERNATIONAL AIRPORT**  
34 Miles

## LOGISTICS HUBS

**UNION PACIFIC DALLAS**  
2.3 Miles

**FEDEX SHIPPING HUB**  
5 Miles

# TRADEPOINT 45 WEST

## TENANT MAP



# TRADEPOINT 45 WEST

Tradeport 45 West is strategically located at the heart of the International Inland Port of Dallas (IIPOD). IIPOD is a hub of the nation's best logistics transportation infrastructure comprised of an intermodal and logistics district that encompasses :

 **7,500** ACRES +  **5** MUNICIPALITIES

## 1. UNION PACIFIC INTERMODAL

Located minutes from Tradeport 45 West, The Union Pacific Intermodal is a 360 acres intermodal facility designed to process 365,000 containers annually with expansion capabilities to accommodate 600,000 containers annually.

## 2. GOLINK

GoLink Inland Port Connect is an on-demand service provided by Southern Dallas Inland Port Transportation Management Association. GoLink provides affordable on-demand transportation to employees working within the Dallas Inland Port from Dart bus and trail lines. Learn at [www.inlandport.org](http://www.inlandport.org) or reach out to Laura Freeland at [Laura@inlandPort.org](mailto:Laura@inlandPort.org)!

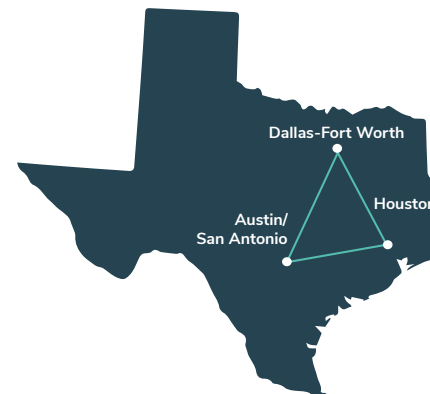
## CONNECTIVITY TO DALLAS INLAND PORT

## 3. PORT OF PLAQUEMINES

The Port of Plaquemines is a new port under construction in southern Louisiana with Phase 1 planned to deliver in 2024. Phase 1 of the port will accommodate 850K TEU's The Port of Plaquemines will provide direct connectivity to UP rail with an estimated 30% of their cargo to be distributed directly to IIPOD. APM Terminals will be the operating partner for port. The port will allow for cargo to bypass the Port of Long Beach and generate 30-35% savings per container with faster delivery time to Southern Dallas.

## 4. TEXAS TRIANGLE

Texas Triangle is formed by the state's four main urban centers, Austin, Dallas–Fort Worth, Houston, and San Antonio. Located at the tip of the Texas Triangle, the location provides access to 18 million people in a 4-hour drive time. The Texas Triangle accounts for more than 66% of the population of Texas and 77% of the GDP in the nation's second largest state. The Texas Triangle would rank in the top 23 economies in the world.



### DRIVE TIMES:

|                |           |
|----------------|-----------|
| Austin:        | 3 Hours   |
| Houston:       | 4 Hours   |
| San Antonio:   | 4.5 Hours |
| Monterrey, MX: | 10 Hours  |

### WHY DALLAS-FORT WORTH?

7.6 M

TOTAL RESIDENTS IN 2021

#1

STATE BUSINESS CLIMATE

11.2M

PROJECTED 2045 POPULATION

\$70,281

MEDIAN HOUSEHOLD INCOME

1.4M

PROJECTED NEW RESIDENTS  
FROM 2020-2029

328

NEW RESIDENTS MOVING TO  
DFW DAILY

#1

IN JOB GROWTH IN 2021  
+ JOB RECOVERY TO  
PRE-PANDEMIC HIGH

0%

STATE + LOCAL  
INCOME TAX

### COST OF LIVING INDEX:



DALLAS

104



CHICAGO

123



LOS ANGELES

149



BOSTON

153



SEATTLE

153



SAN FRANCISCO

194



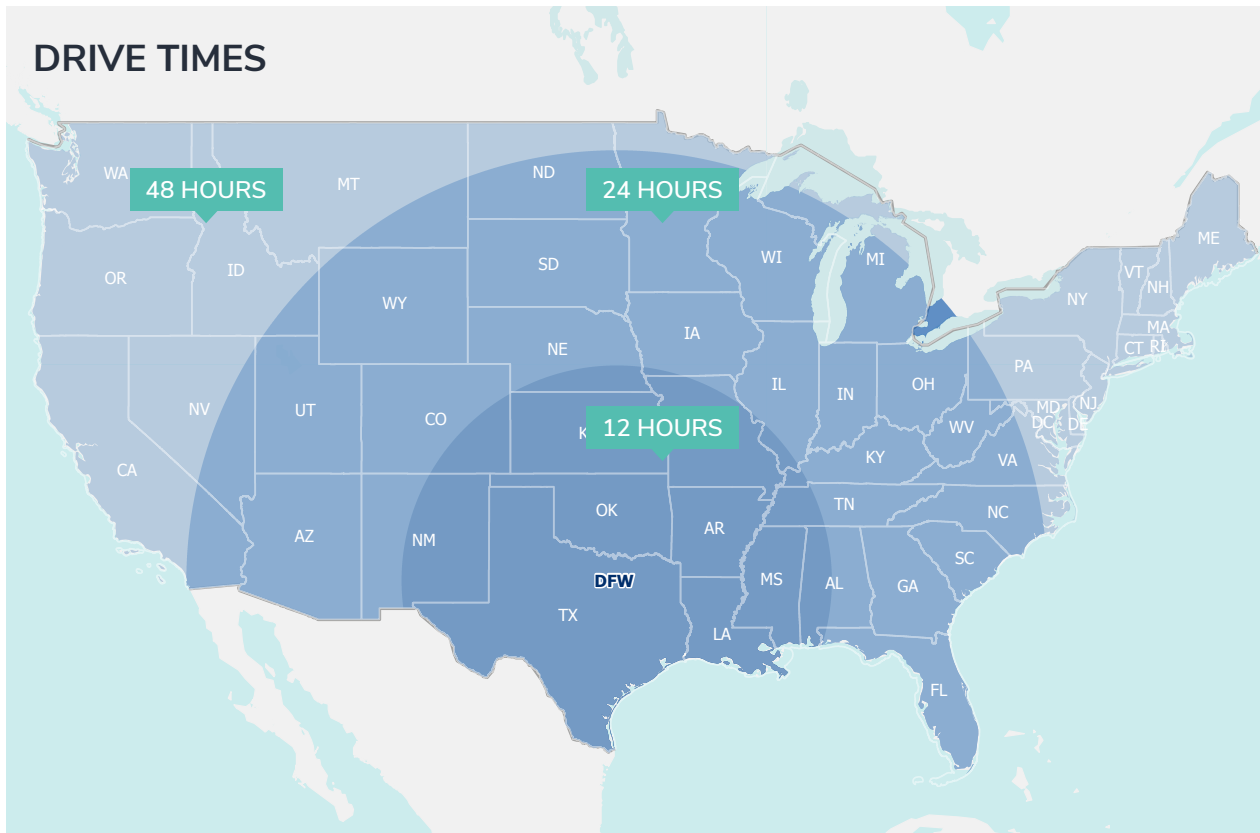
NEW YORK

255

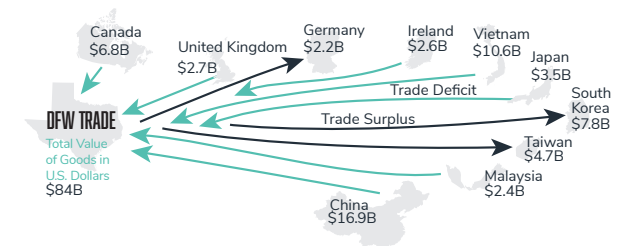
### DFW INDUSTRY DIVERSIFICATION:

- 27% Professional Business
- 20% Trade, Transportation, and Utilities
- 12% Health Services
- 10% Leisure and Hospitality
- 8% Other
- 7% Mining, Lodging and Construction
- 7% Financial
- 4% Manufacturing
- 3% Government and Education
- 2% Information

Dallas Fort-Worths central location provides distribution access to 37% of the country in 24 hours and 93% in 48 hours.



### INTERNATIONAL



### FLIGHT TIMES

Access to ever major city in the continental U.S.

**75M**  
AVERAGE PASSENGERS

**260+**  
NON-STOP DESTINATIONS