

LOOP

12  
SOUTH



**Class A+ Cross-Dock Industrial Building | 178,540 SF**

**A development by:**



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.

Part of TheJohnsonGroup

**TRAPPER GRAFF**

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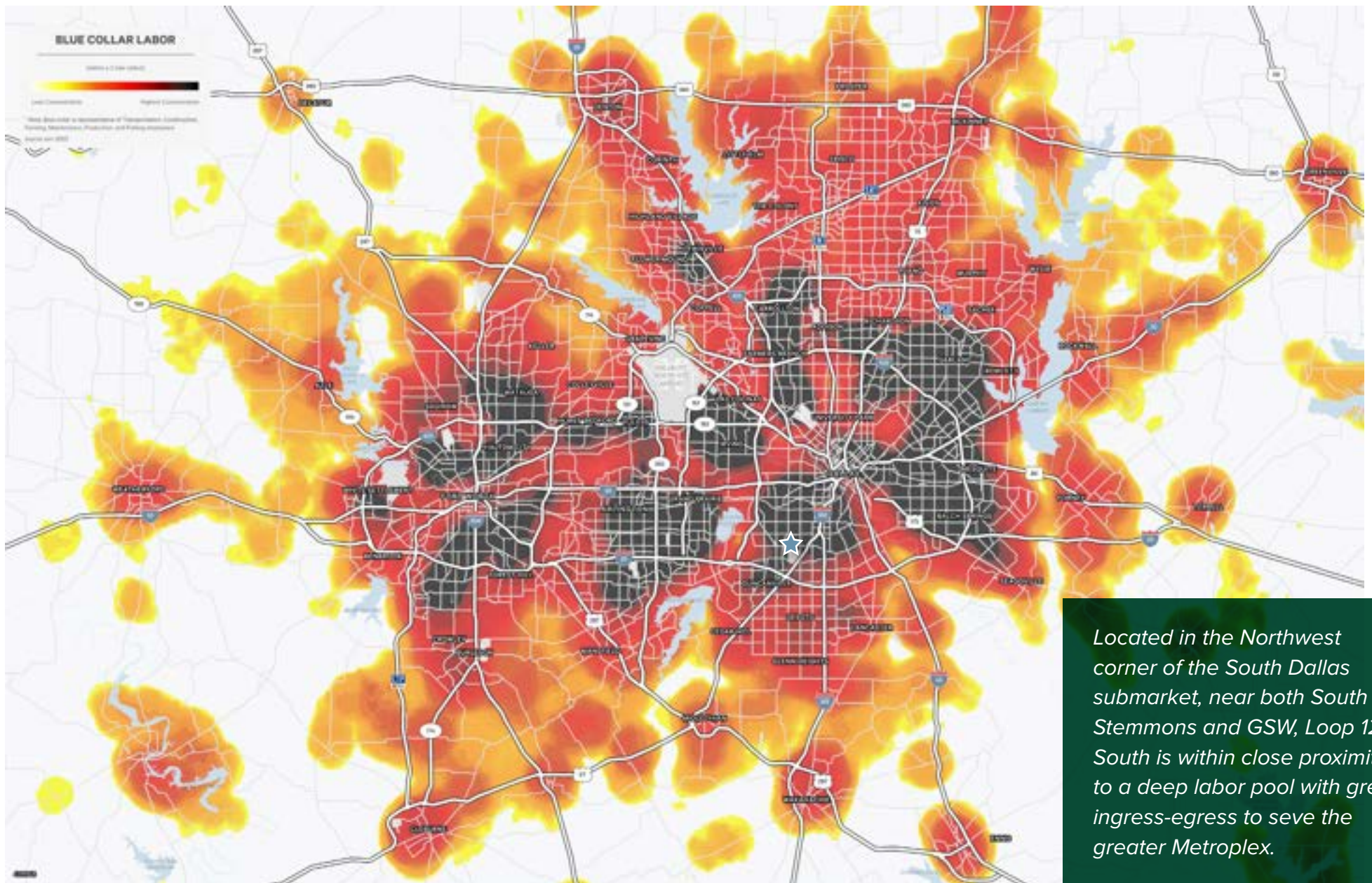
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**CBRE**

# Convenient South Dallas Location



# Prime Labor Pool



*Located in the Northwest corner of the South Dallas submarket, near both South Stemmons and GSW, Loop 12 South is within close proximity to a deep labor pool with great ingress-egress to serve the greater Metroplex.*





Loop 12 South is a Class A+ Cross-Dock Industrial facility in the highly sought-after Northwest quadrant of the South Dallas submarket. Within close proximity to Loop 12, I-20 and I-35, the facility is ideal for corporations serving the DFW metro, the state of Texas, or the entire region. The facility is also surrounded by one of the best warehouse labor pools in the entire metroplex.



# Site Plan



## LOOP 12 SOUTH BUILDING DETAILS:

4597 W. Ledbetter Dr.  
Dallas, TX

Completion/Delivery:	Q4 2023
Building Size:	178,540
Configuration:	Cross-Dock
Column Spacing:	50' x 52'
Speed Bays:	60'
Dock Doors:	34
Ramp Doors:	2
Truck Court Depth:	130' - 185'
Trailer Parking:	22
Auto Parking:	116
Fire Protection:	ESFR
Roof:	60 mil TPO with 20-Year Warranty





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## **CONTACT US**

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