



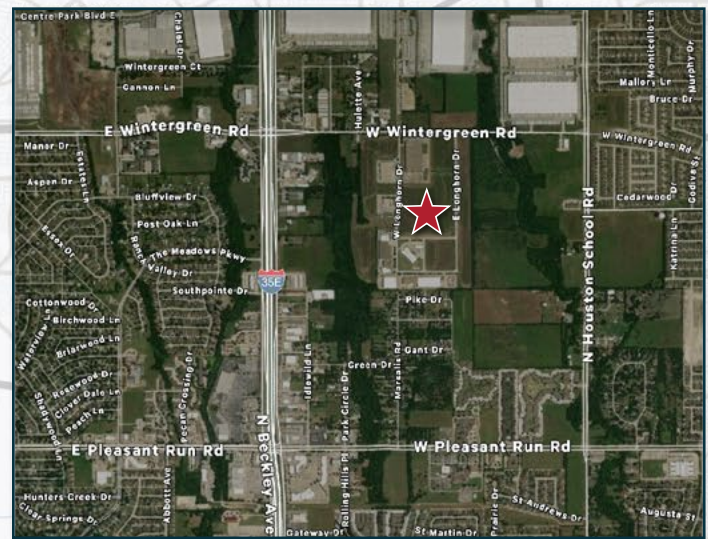
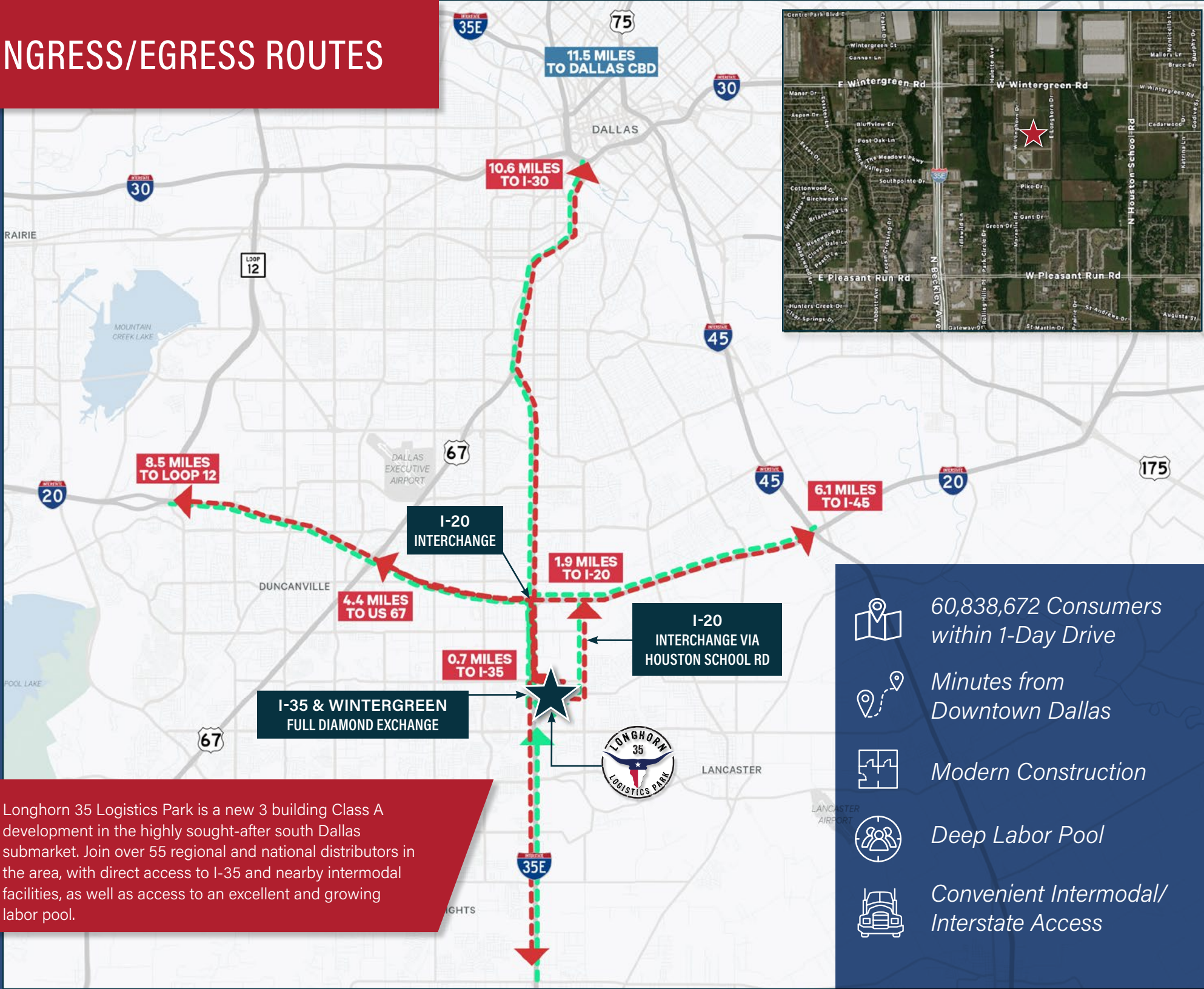
LANCASTER, TEXAS



LEASED  
BUILDING 1  
215,219 SF

**CLASS A | 3 BUILDING INDUSTRIAL PARK | UP TO 631,646 AVAILABLE**

# INGRESS/EGRESS ROUTES



Longhorn 35 Logistics Park is a new 3 building Class A development in the highly sought-after south Dallas submarket. Join over 55 regional and national distributors in the area, with direct access to I-35 and nearby intermodal facilities, as well as access to an excellent and growing labor pool.



60,838,672 Consumers within 1-Day Drive



Minutes from Downtown Dallas



Modern Construction

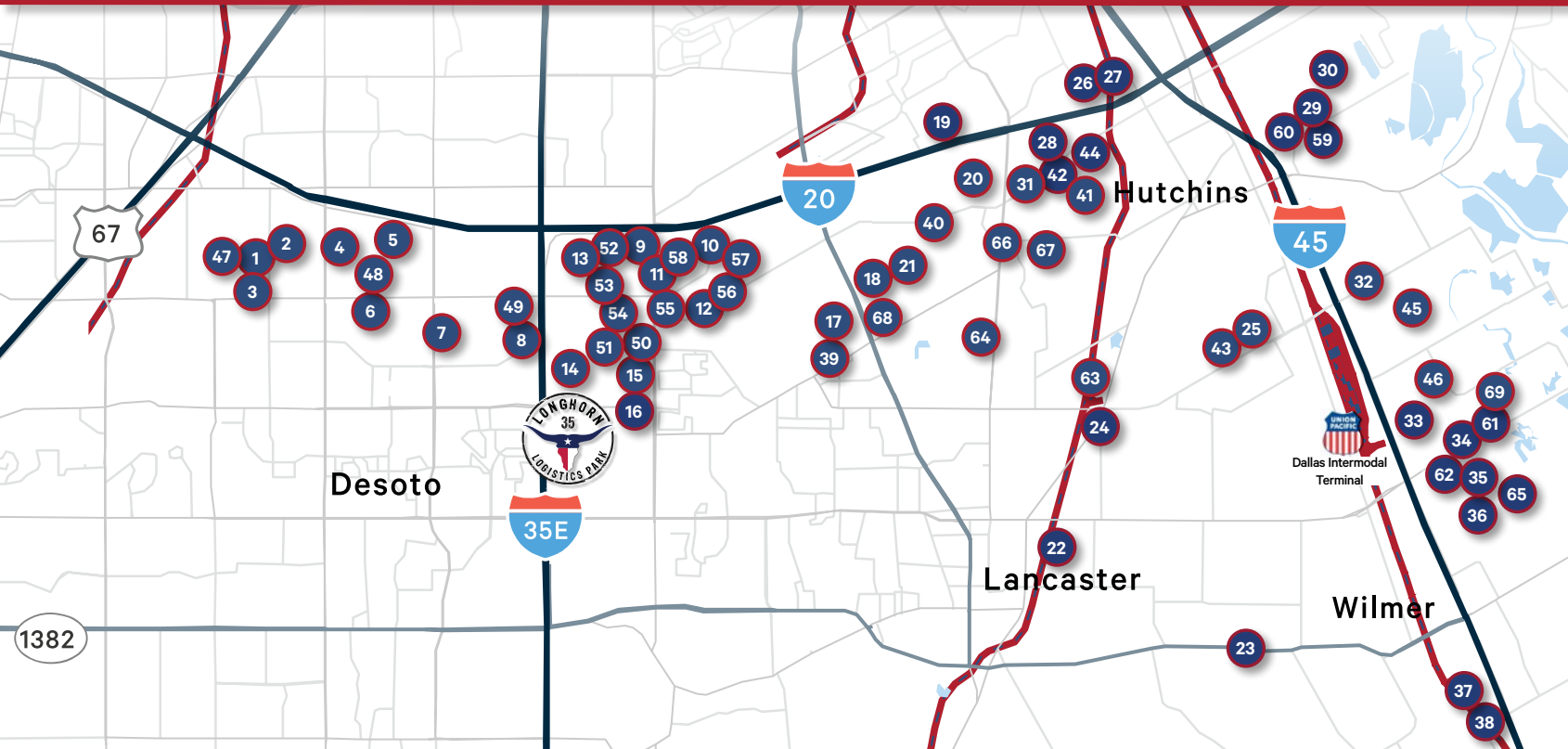


Deep Labor Pool



Convenient Intermodal/ Interstate Access

# CENTRAL I-35 EAST LOCATION IN THE SOUTH DALLAS SUBMARKET

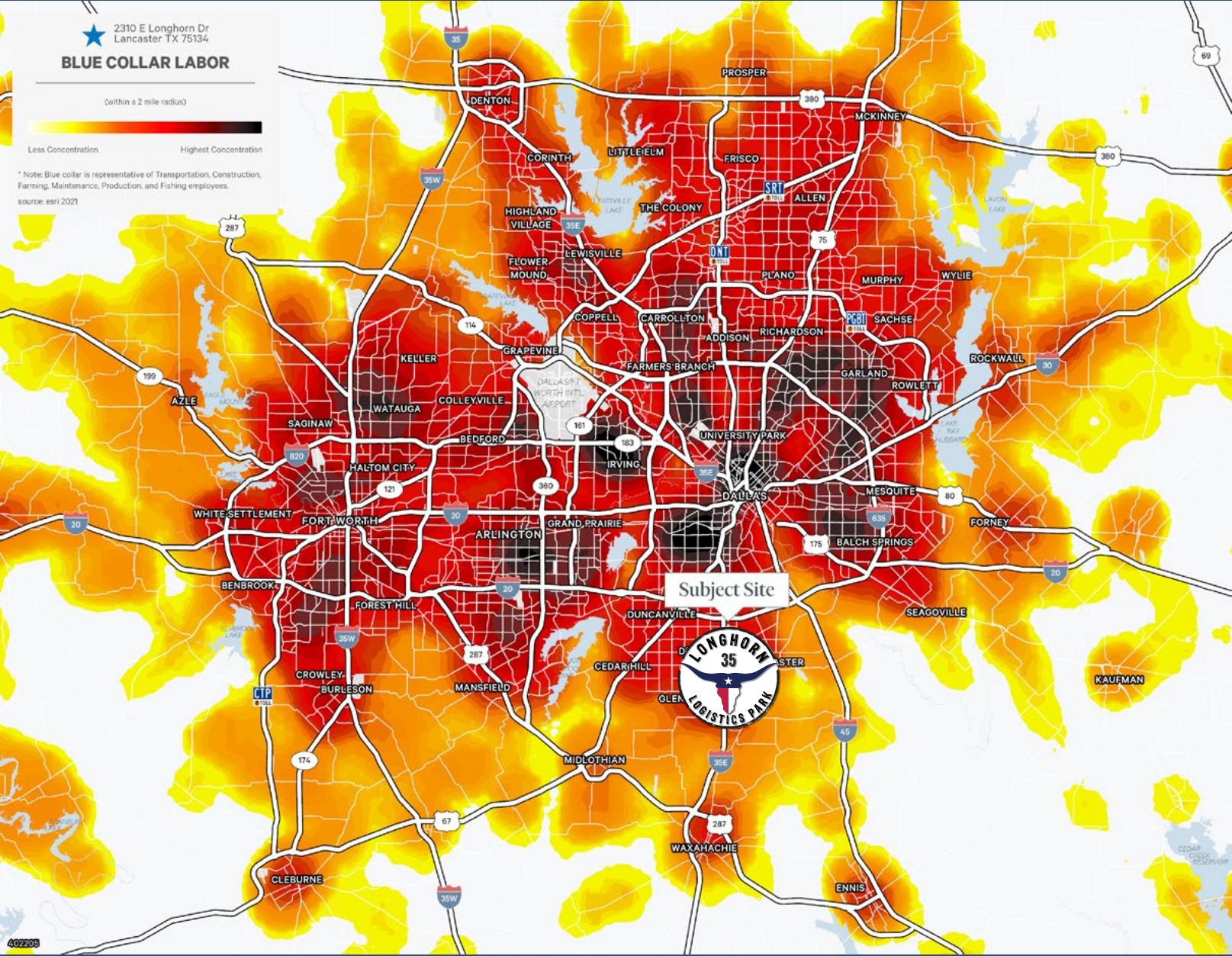


- Direct access to I-35
- Close proximity to I-20, I-45 and I-30
- 20 Minutes from Dallas Central Business District
- 30 Minutes from Dallas-Fort Worth International Airport
- Strong Blue Collar Labor Pool

## SOUTH DALLAS TENANTS



# EXCELLENT ACCESS TO LABOR



# SITE PLAN

WINTERGREEN RD



**BASF**  
The Chemical Company

**BASF**  
The Chemical Company

**WADDINGTON  
NORTH AMERICA**  
A NOVOLIX BRAND

  
Veterans Health  
Administration

**LGS**  
TECHNOLOGIES

LEASED  
BUILDING 1  
215,219 SF

BUILDING 2  
473,013 SF

FABRICATION DR

BUILDING 3  
158,633 SF

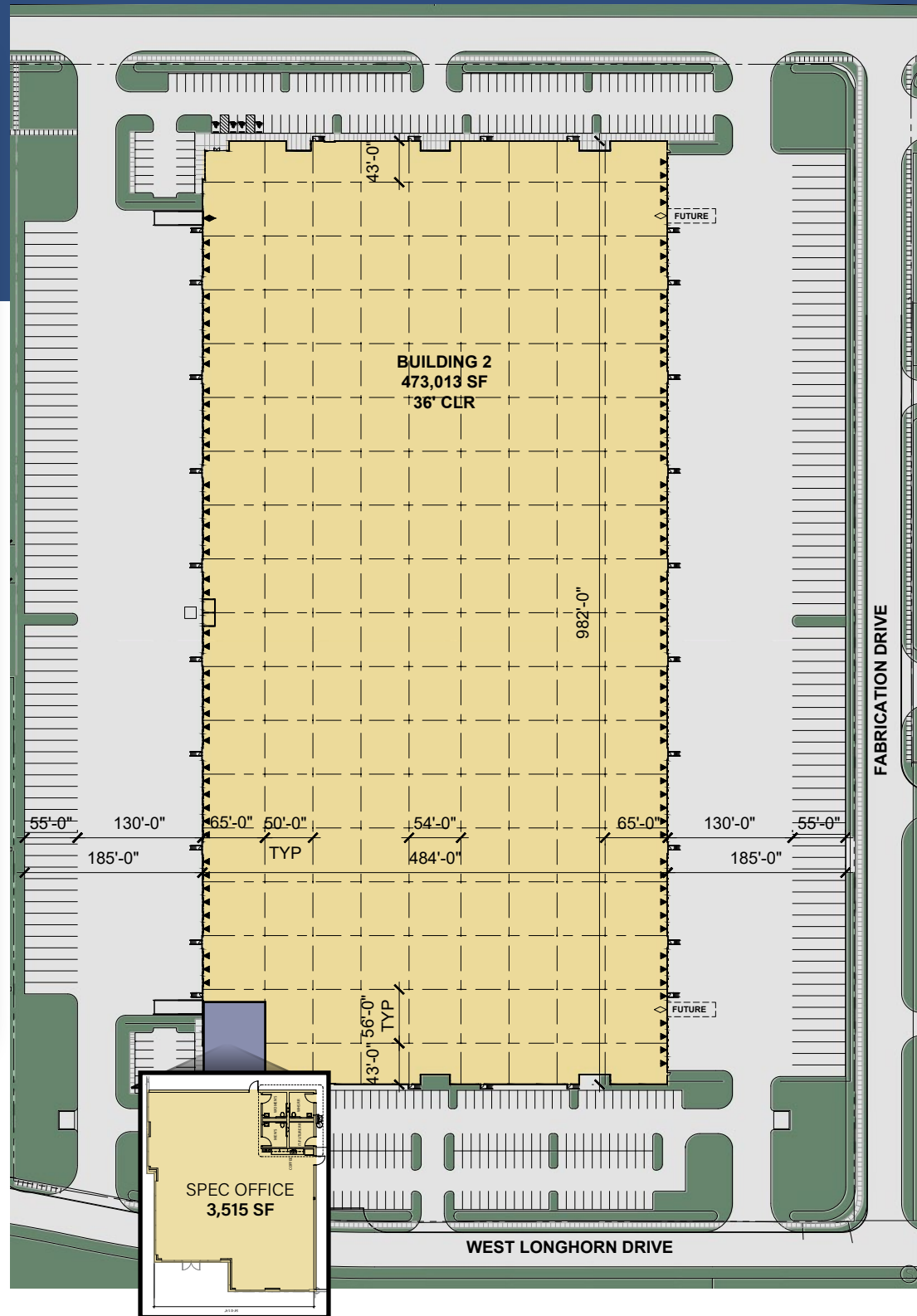
LONGHORN DR

E LONGHORN DR

# BUILDING 2 DETAILS

2301 E. LONGHORN DR.  
LANCASTER, TX 75134

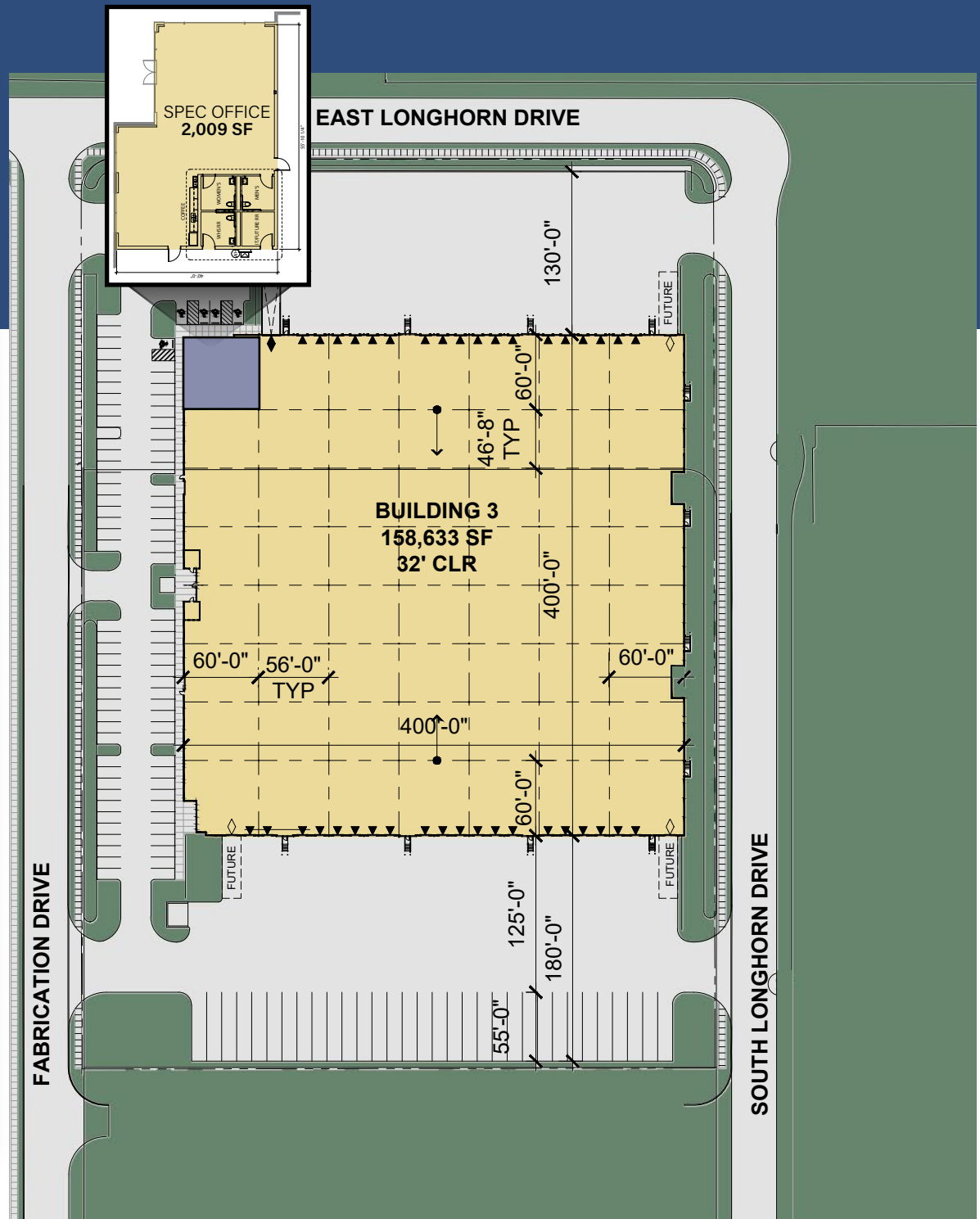
<b>BUILDING SIZE:</b>	473,013
<b>CONFIGURATION:</b>	Cross-Dock
<b>COLUMN SPACING:</b>	50' x 56'
<b>SPEED BAY:</b>	65'
<b>DOCK DOORS:</b>	104
<b>RAMP DOORS:</b>	2 Proposed (2 Future)
<b>TRUCK COURT DEPTH:</b>	130'
<b>TRAILER PARKING:</b>	145
<b>AUTO PARKING:</b>	289
<b>FIRE PROTECTION:</b>	ESFR
<b>CLEAR HEIGHT</b>	36'



# BUILDING 3 DETAILS

2201 E. LONGHORN DR.  
LANCASTER, TX 75134

<b>BUILDING SIZE:</b>	158,633
<b>CONFIGURATION</b>	Cross-Dock
<b>COLUMN SPACING:</b>	50' x 56'
<b>SPEED BAY:</b>	65'
<b>DOCK DOORS:</b>	41
<b>RAMP DOORS:</b>	1 Proposed (3 Future)
<b>TRUCK COURT DEPTH:</b>	125' - 130'
<b>TRAILER PARKING:</b>	32
<b>AUTO PARKING:</b>	87
<b>FIRE PROTECTION:</b>	ESFR
<b>CLEAR HEIGHT</b>	32'





## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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