



FOR LEASE



Two buildings totaling 454,930 SF with Outside Storage and Direct Access to I-35

2620 W Wintergreen Rd, Lancaster, TX

RIDLEY CULP

ridley.culp@streamrealty.com
214.560.2422

MATT DORNAK, SIOR

mdornak@streamrealty.com
214.267.0461

WILLIAM FAULHABER

william.faulhaber@streamrealty.com
214.560.5189

Leased by:



Developed by:

ROBINSON | WEEKS
PARTNERS

SITE MAP

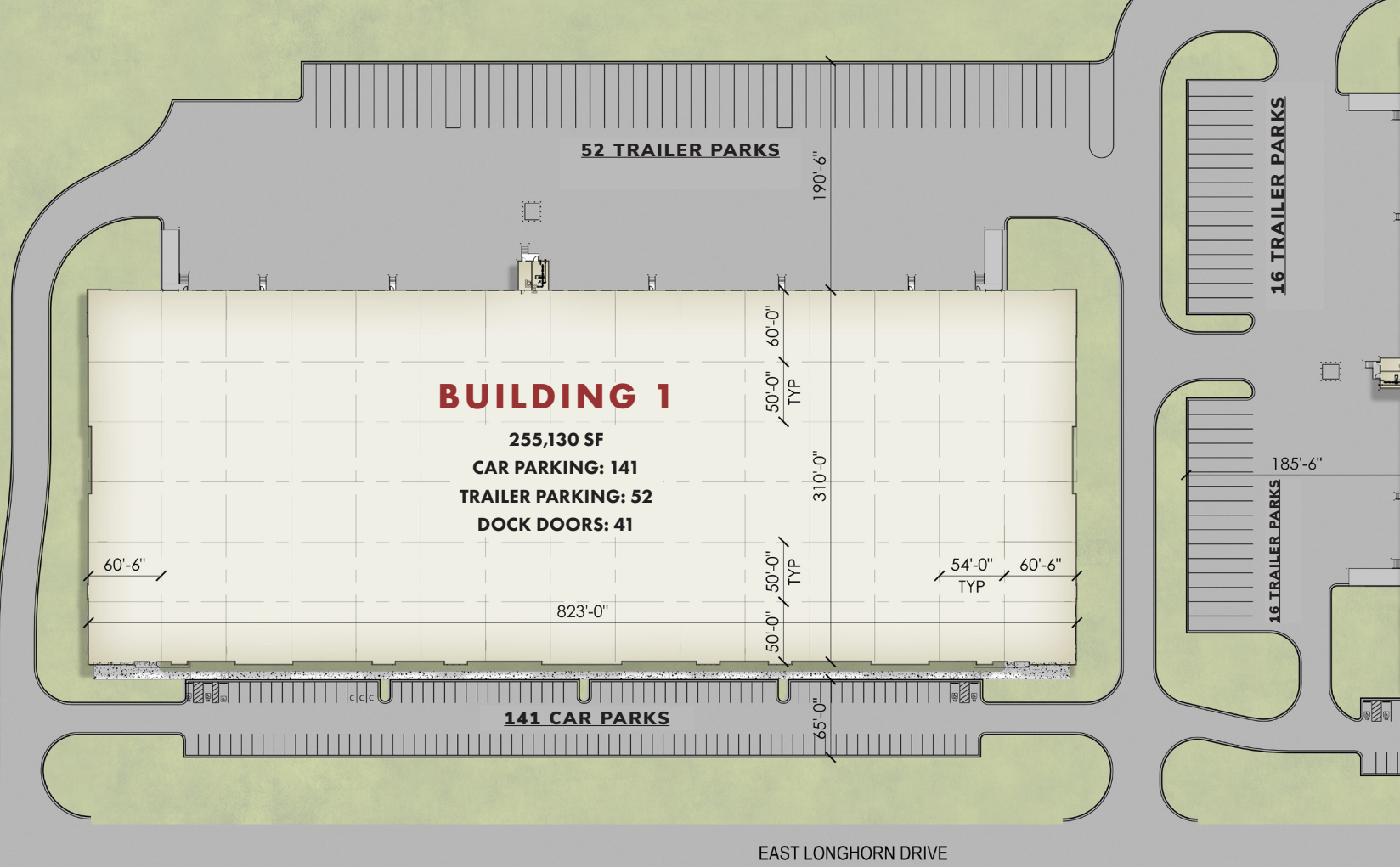
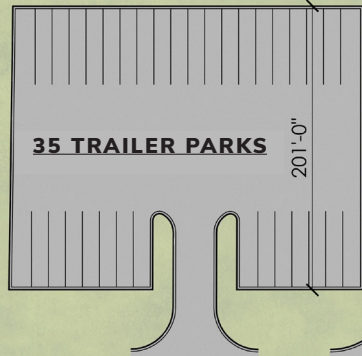


BUILDING 1

- **Size:** 255,130 SF
- **Divisible To:** 100,000 SF
- **Dimensions:** 310' x 823'
- **Clear Height:** 36'
- **Loading Configuration:** Rear Load
- **Dock Doors:** 50 (9'x10')
- **Drive-In Doors:** 2 (12'x14')
- **Column Spacing:** 50'd x 52' w
- **Staging Bay:** 60'
- **Truck Court:** 190'
- **Trailer Parks:** 98
- **Auto Parks:** 141
- **Outside Storage:** Additional 35 trailer positions

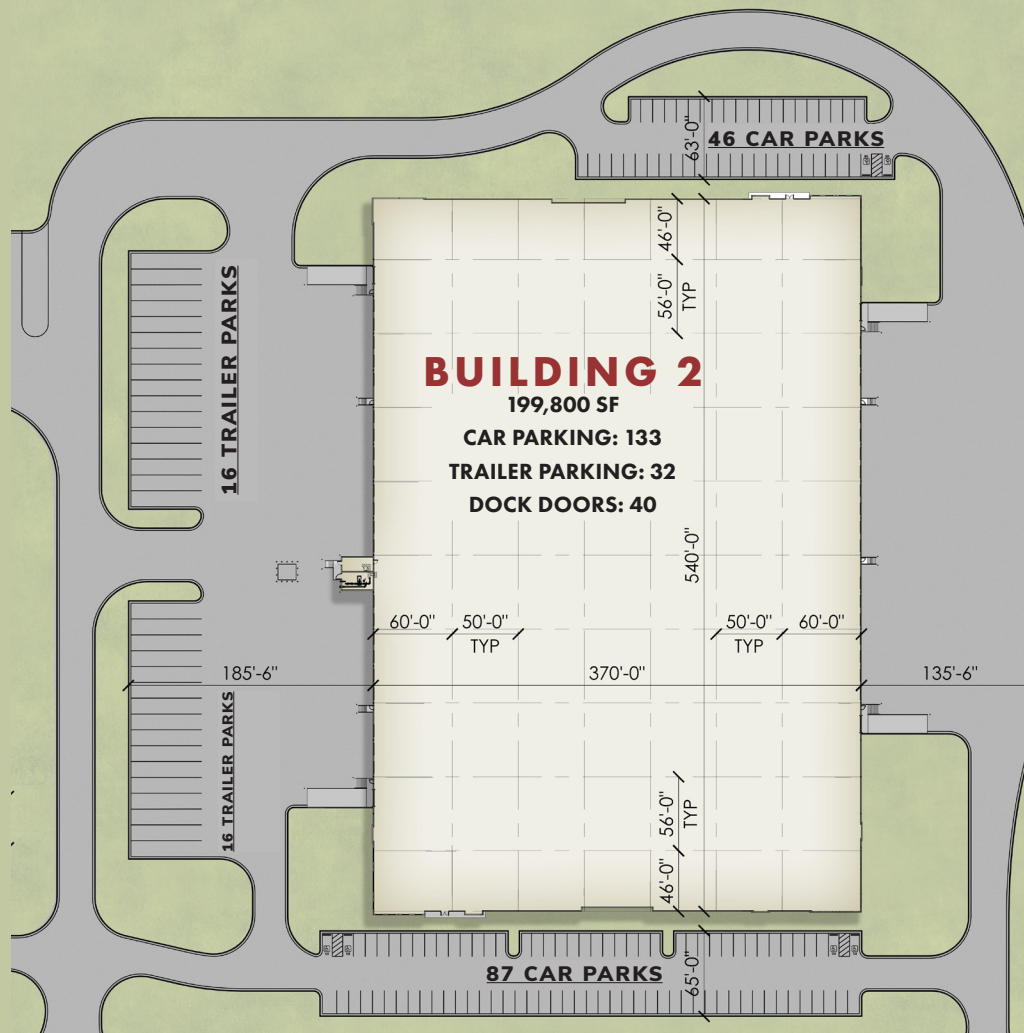
BUILDING 2

- **Size:** 199,800 SF
- **Divisible To:** 100,000 SF
- **Dimensions:** 370'd x 540'w
- **Clear Height:** 36'
- **Loading Configuration:** Cross Dock
- **Dock Doors:** 40 (9'x10')
- **Drive-In Doors:** 4 (12'x14')
- **Column Spacing:** 56'w x 50'd
- **Staging Bay:** 60'
- **Truck Court:** 135' – 185'
- **Trailer Parks:** 32
- **Auto Parks:** 133



BUILDING 1

Size:	255,130 SF	Dock Doors:	50 (9'x10')	Trailer Parks:	98
Divisible To:	100,000 SF	Drive-In Doors:	2 (12'x14')	Auto Parks:	141
Dimensions:	310' x 823'	Column Spacing:	50'd x 52' w	Outside Storage:	Additional 35 trailer positions
Clear Height:	36'	Staging Bay:	60'		
Loading Configuration:	Rear Load	Truck Court:	190'		



BUILDING 2

Size: 199,800 SF

Divisible To: 100,000 SF

Dimensions: 370'd x 540'w

Clear Height: 36'

Loading Configuration: Cross Dock

Dock Doors: 40 (9'x10')

Drive-In Doors: 4 (12'x14')

Column Spacing: 56'w x 50'd

Staging Bay: 60'

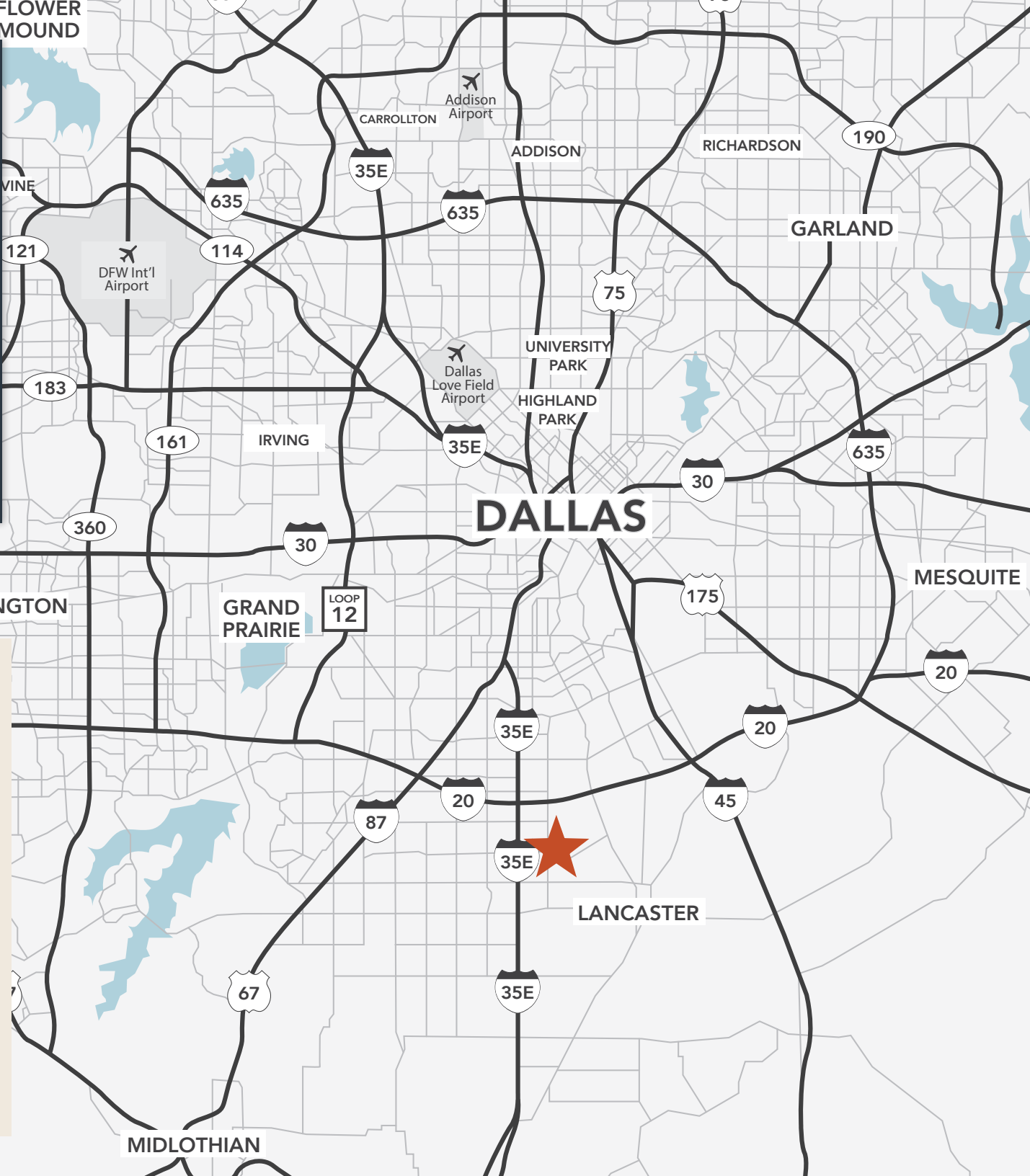
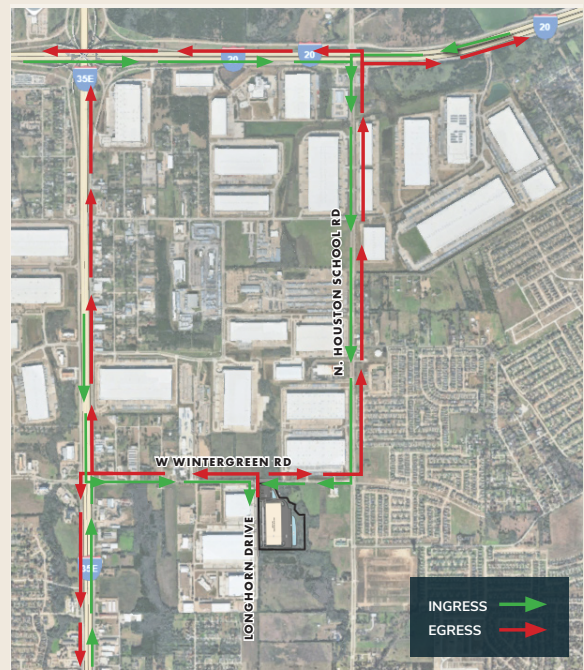
Truck Court: 135' – 185'

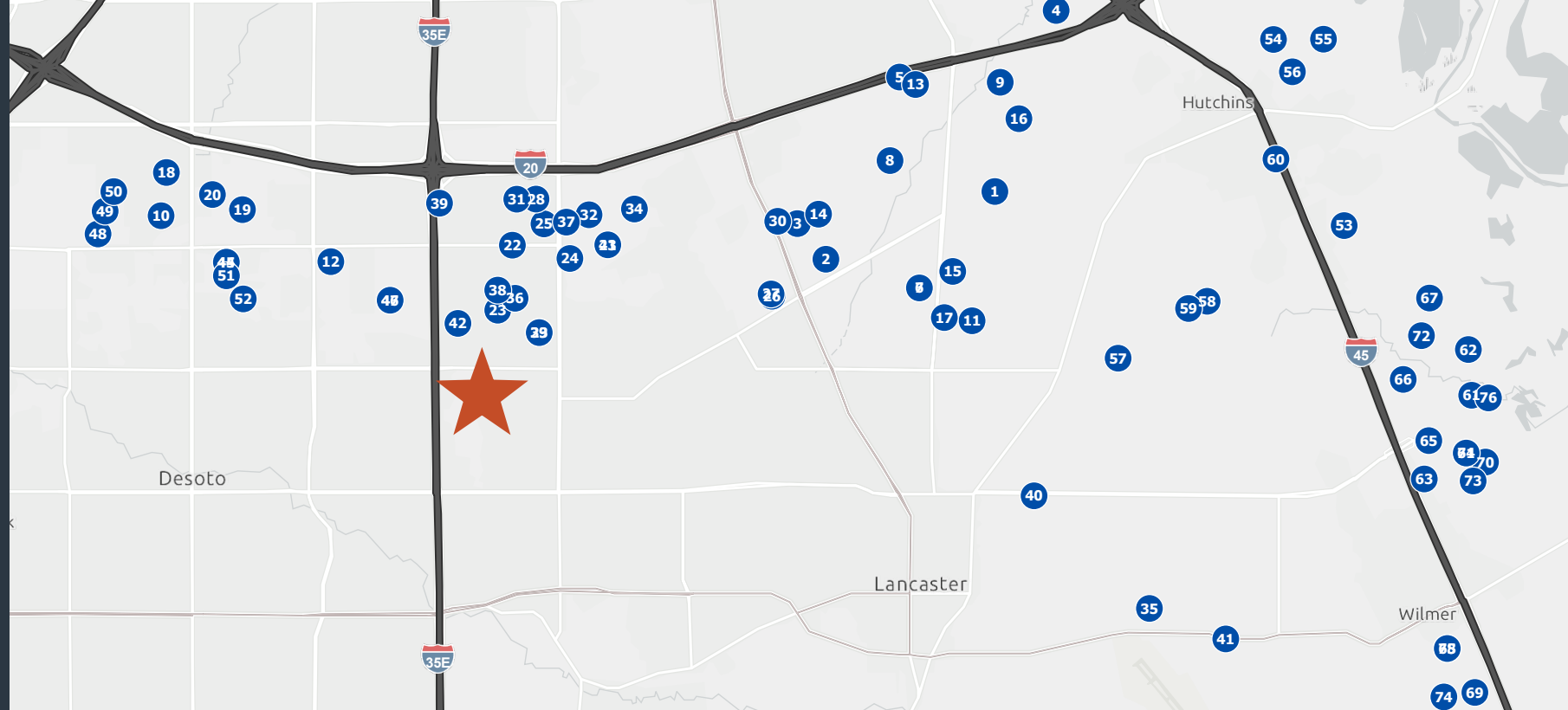
Trailer Parks: 32

Auto Parks: 133

DRIVE TIMES

I-20:	1.9 Miles
I-35:	0.5 Miles
I-45:	6.8 Miles
Hwy 67:	5.5 Miles
Up Intermodal:	10.5 Miles
FedEx Shipping Hub:	10.8 Miles
Downtown Dallas:	12.5 Miles
DFW Airport:	28.5 Miles
Dallas Lovefield Airport:	17.5 Miles





RIDLEY CULP

ridley.culp@streamrealty.com
214.560.2422

MATT DORNAK, SIOR

mdornak@streamrealty.com
214.267.0461

WILLIAM FAULHABER

william.faulhaber@streamrealty.com
214.560.5189

Leased by:

STREAM

Developed by:

ROBINSON | WEEKS
PARTNERS

FOR LEASE

LONG HORN
CROSSING

Big Space. Bold Access

RIDLEY CULP

ridley.culp@streamrealty.com
214.560.2422

MATT DORNAK, SIOR

mdornak@streamrealty.com
214.267.0461

WILLIAM FAULHABER

william.faulhaber@streamrealty.com
214.560.5189

Leased by:



Developed by:

ROBINSON | WEEKS
PARTNERS