



TERRELL

LOGISTICS CENTER
BUILDING 3



PROPERTY HIGHLIGHTS



Triple Freeport Tax Exemption



Quick access to US-80 and I-20



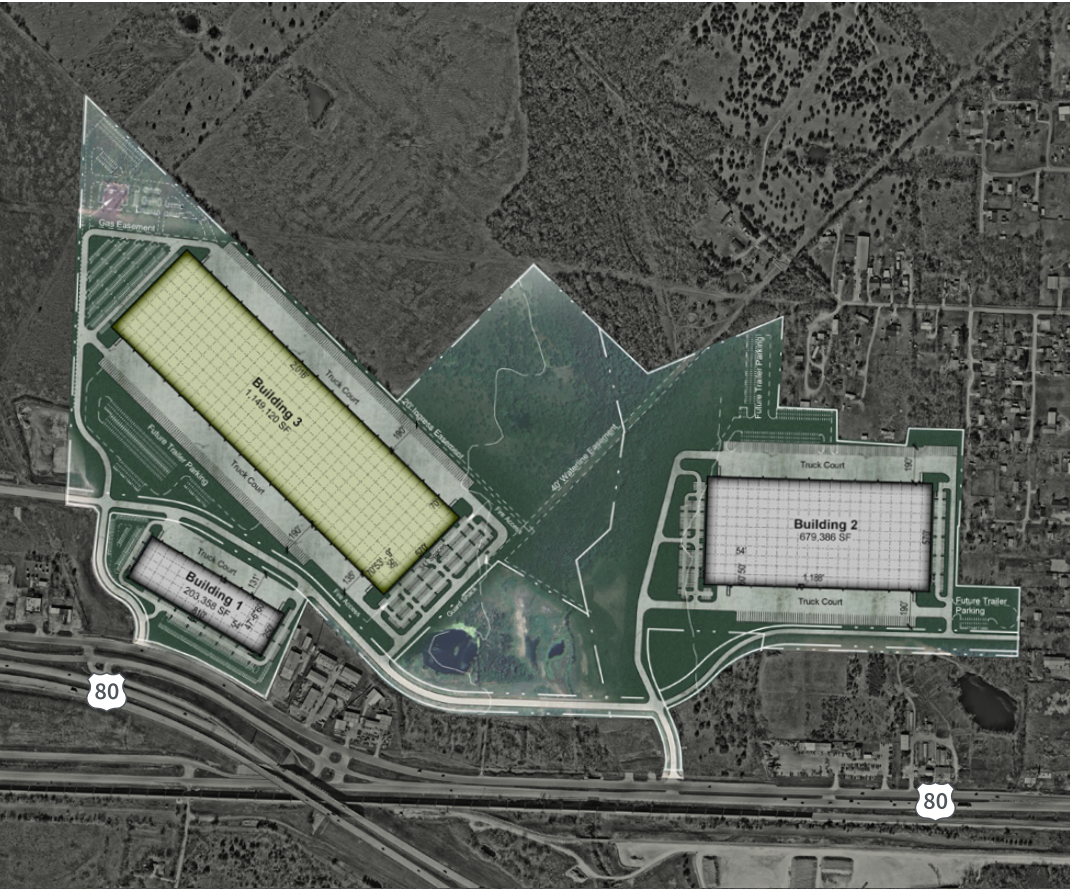
Deep labor pool with quickly growing blue collar labor population



Robust nearby amenities

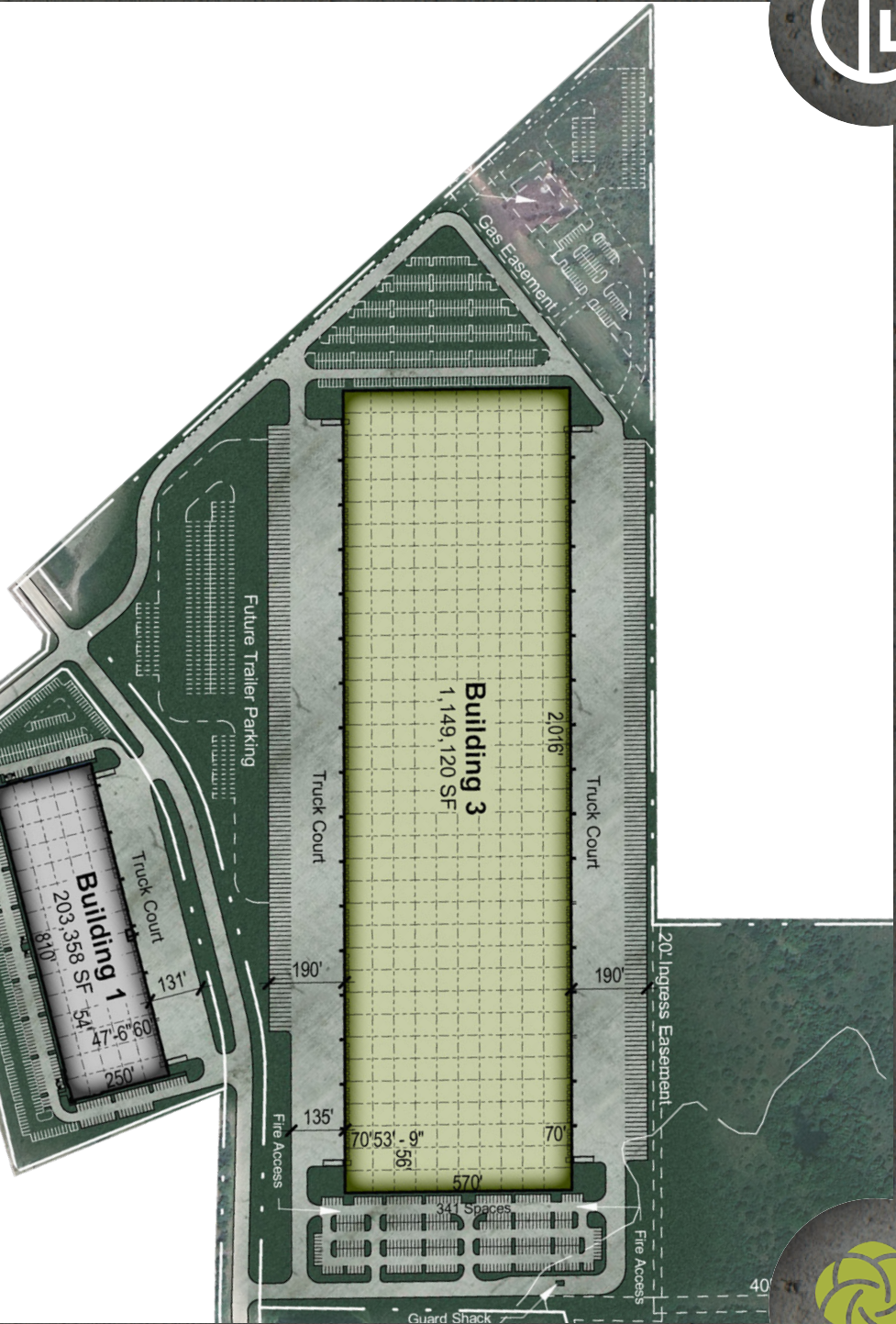


Incentives available through Kaufman County and City of Terrell



BUILDING 3 | 1,149,120 SF (2,016' x 570')

- COLUMN SPACING**
Speed Bay - 70' x 56';
Typical Bays - 53'9" x 56'
- SLAB**
8" - 4,000 PSI reinforced
- CONFIGURATION**
Cross Dock
- POWER**
4,000A
- CLEAR HEIGHT**
40' measured at the first column
- SPEC OFFICE**
3,500 SF spec office
- ROOF**
60-mil TPO that supports conditioned warehouse
- FIRE PROTECTION**
ESFR sprinkler system
- INTERIOR LIGHTING**
Four (4) LED high bay light fixtures with 10ft whips per bay
- DOCK DOORS**
(229) 9' x 10' overhead doors, (4) 12' x 14' drive-in ramped doors
- CAR PARKING**
341 parking spaces available + 457 future parking spaces
- TRAILER PARKING**
278 parking spaces available + 138 future parking spaces
- TRUCK COURT**
190' total depth
- SECURITY**
Exterior circulation drives with ability to secure entire truck court with Guard shack capability



CORPORATE NEIGHBORS

1. Amazon

2. Amazon

3. AutoZone Distribution Center

4. Carlisle Construction Materials

5. Conecus LLC

6. Goodyear Logistics Center

7. Hayes Retail Services

8. Hithium
9. Lineage

10. Martin Marietta - Terrell Ready Mix

11. Nucor Building Systems

12. Olympic Services Inc.

13. RealTruck

14. Steelway International

15. WalMart Distribution Center

16. Whitmore

NEARBY AMENITIES

1. ALDI

2. Applebee’s Grill + Bar

3. Brookshire’s

4. Buc-ee’s

5. Burger King

6. Chick-fil-A

7. Chili’s Grill & Bar

8. Chipotle Mexican Grill

9. Chuy’s

10. Country House Café

11. Frank’s BBQ

12. IHOP

13. Jack in the Box

14. Kroger Marketplace

15. Los Hermanos

16. Lowe’s Home Improvement

17. Marshalls
18. McDonald’s

19. Napolis Italian Restaurant

20. Olive Garden Italian Restaurant

21. Raising Cane’s Chicken Fingers

22. Schlotzsky’s

23. Sonic Drive-In

24. Sonic Drive-In

25. Starbucks

26. Starbucks

27. Taco Bell

28. Texas Roadhouse

29. The Home Depot

30. The Shops at Terrell

31. Waffle House

32. Walmart Supercenter

33. Walmart Supercenter

34. Wendy’s



CONNECTIVITY

-  **UP INTERMODAL MESQUITE**
20 MILES
-  **UP INTERMODAL WILMER**
27 MILES
-  **KCS INTERMODAL WYLIE**
29 MILES
-  **DALLAS LOVE FIELD AIRPORT**
32 MILES
-  **DALLAS FORT WORTH INT'L AIRPORT**
44 MILES
-  **FORT WORTH ALLIANCE AIRPORT**
66 MILES
-  **BNSF RAILWAY INTERMODAL (ALLIANCE)**
67 MILES





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