

FOR LEASE/BUILD-TO-SUIT

WINTERGREEN INDUSTRIAL

BUILDINGS A & C | 600 E WINTERGREEN RD, LANCASTER, TX 75134
1,238,660 SF AVAILABLE



CROW HOLDINGS
INDUSTRIAL

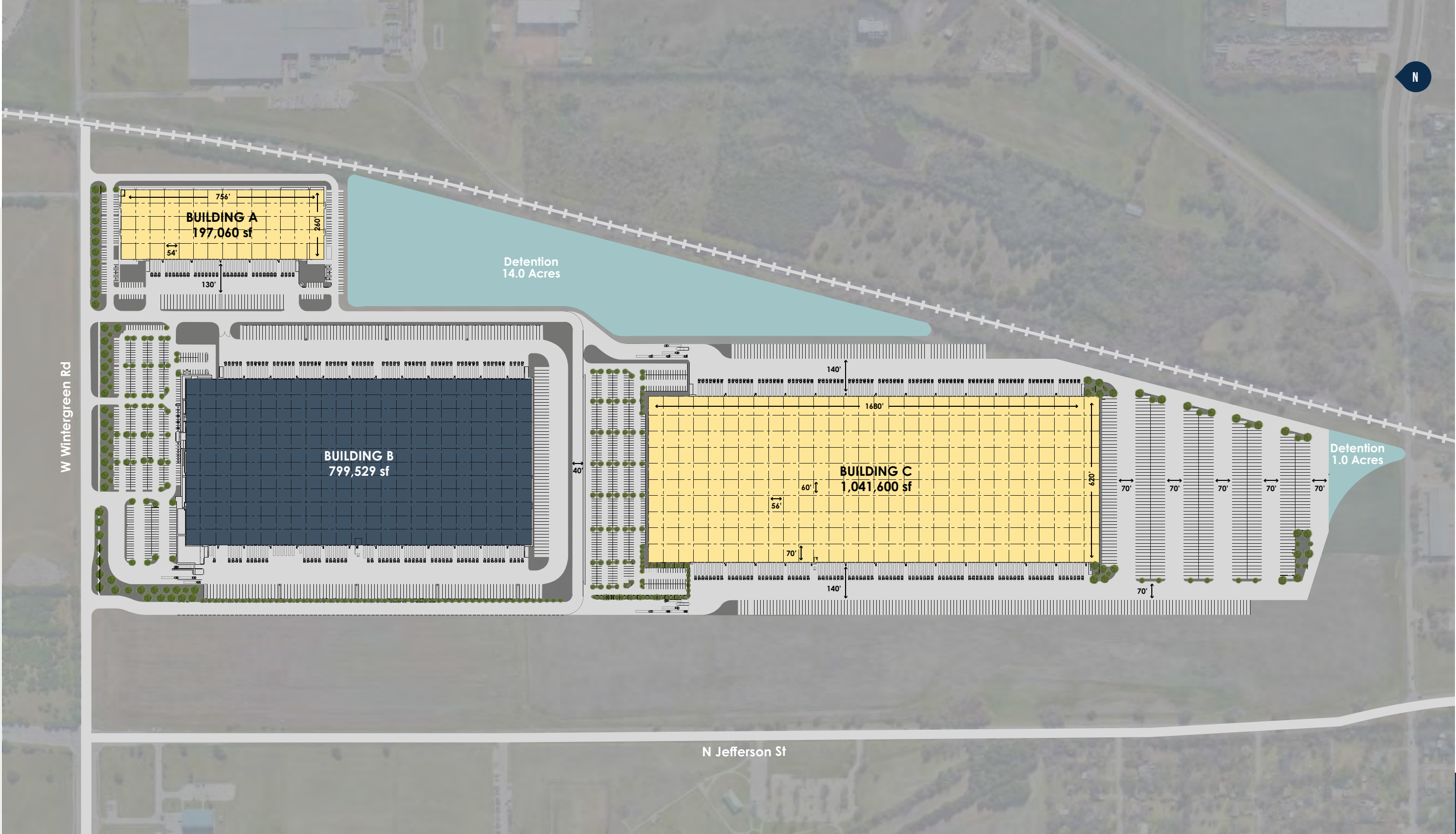


600 E WINTERGREEN RD, LANCASTER, TX

PROPERTY OVERVIEW

SITE STRENGTHS

-  138.8 ACRE SITE
-  ACCESS FROM E WINTERGREEN ROAD
-  CENTRALLY LOCATED BETWEEN I-35E, I-20 AND I-45
-  PROXIMITY TO ABUNDANT LABOR AND AREA AMENITIES
-  DIRECT RAIL ACCESS AVAILABILITY
-  CORPORATE CAMPUS SETTING



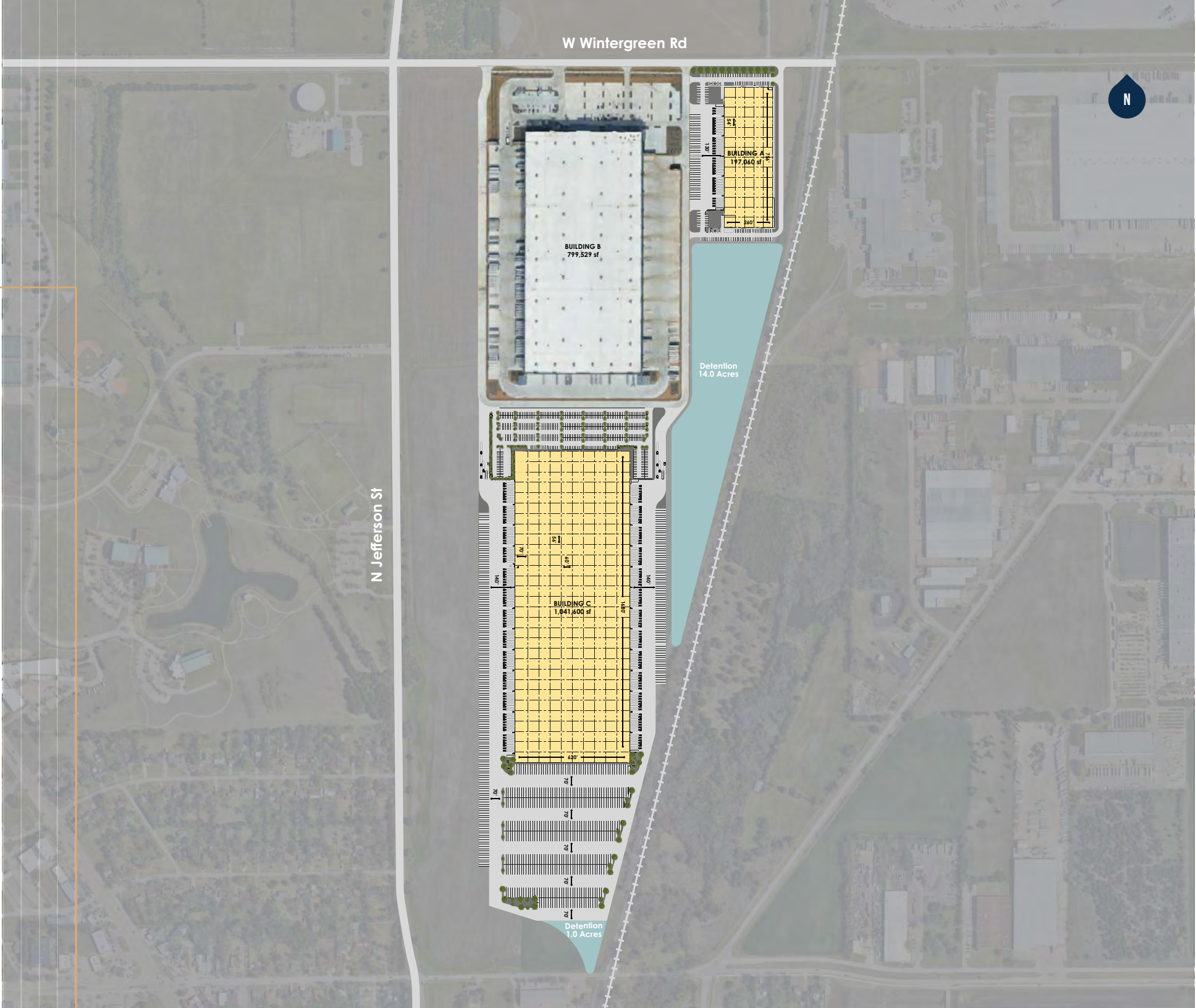
600 E WINTERGREEN RD, LANCASTER, TX

SITE PLAN

SITE FEATURES

BUILDING A

LAND AREA	TRUCK COURT DEPTH
17.3 ACRES	130'-0"
TOTAL BUILDING AREA	9' X 10' DOCK HIGH DOORS
197,060 SF	35
OFFICE AREA	12' X 14' DOCK HIGH DOORS
BUILT-TO-SUIT	2
BUILDING DIMENSIONS	TRAILER PARKING SPACES
756' X 260'	37
COLUMN SPACING	CLEAR HEIGHT
50' X 54'	36'-0"
CAR PARKING	
167	



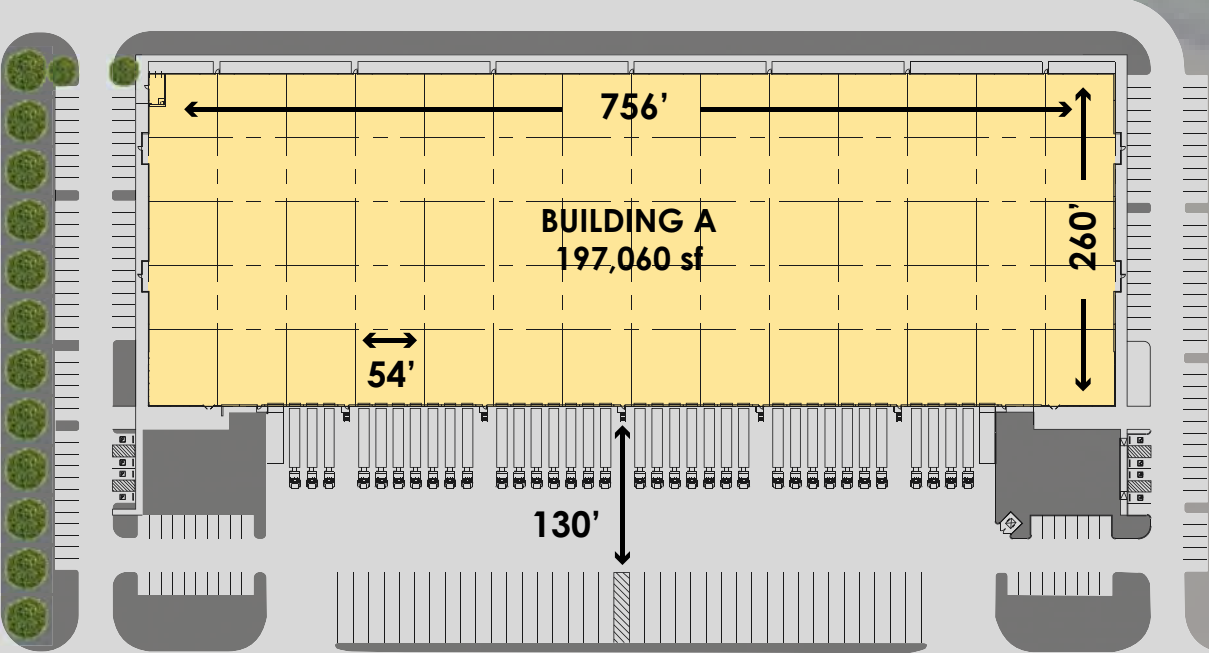
SITE FEATURES

BUILDING C

LAND AREA	TRUCK COURT DEPTH
41.4 ACRES	145'-0"
TOTAL BUILDING AREA	9' X 10' DOCK HIGH DOORS
1,041,600 SF	128
OFFICE AREA	12' X 14' DOCK HIGH DOORS
BUILT-TO-SUIT	4
BUILDING DIMENSIONS	TRAILER PARKING SPACES
1,680' X 620'	247
COLUMN SPACING	CLEAR HEIGHT
50' X 56'	40'-0"
CAR PARKING	
424 SPACES	

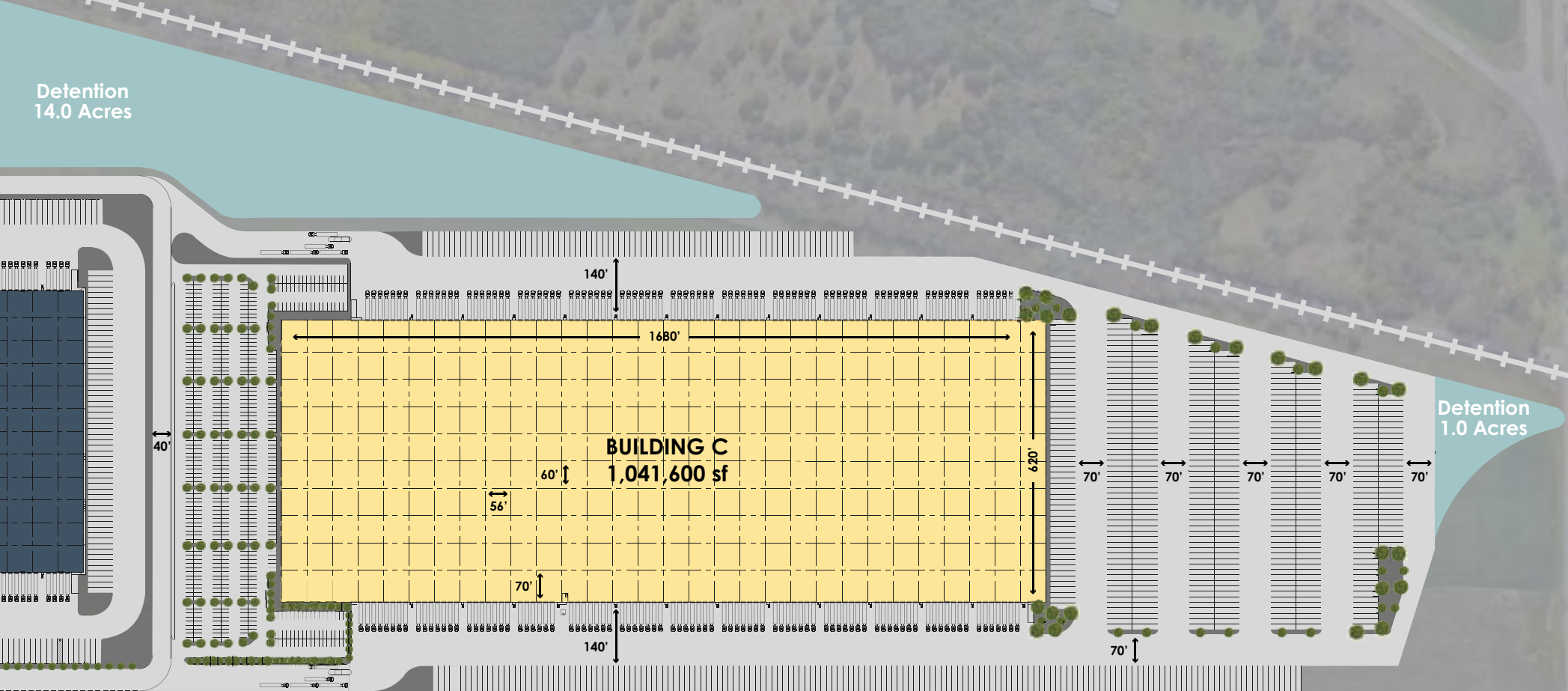
600 E WINTERGREEN RD, LANCASTER, TX

BUILDING A



600 E WINTERGREEN RD, LANCASTER, TX

BUILDING C



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LOCATION & ACCESS

EXCELLENT ACCESS

5 MILES
TO I-35E

2.7 MILES
TO I-20

4.4 MILES
TO UP DALLAS INTERMODAL

3.1 MILES
TO I-45

18.9 MILES
TO DALLAS LOVE FIELD

34 MILES
TO DFW AIRPORT

RESTAURANTS

1. Casserole Soul Cafe
2. Cracker Barrel Old Country Store
3. Hickory House
4. Jack in the Box
5. Kelg Kitchen
6. McDonald's
7. Outback Steakhouse
8. On the Border Mexican Grill & Cantina
9. Roma Italian Restaurant
10. Texas Rose Restaurant & Club
11. The Grill
12. Waffle House
13. Whataburger
14. Popeyes

GAS STATIONS

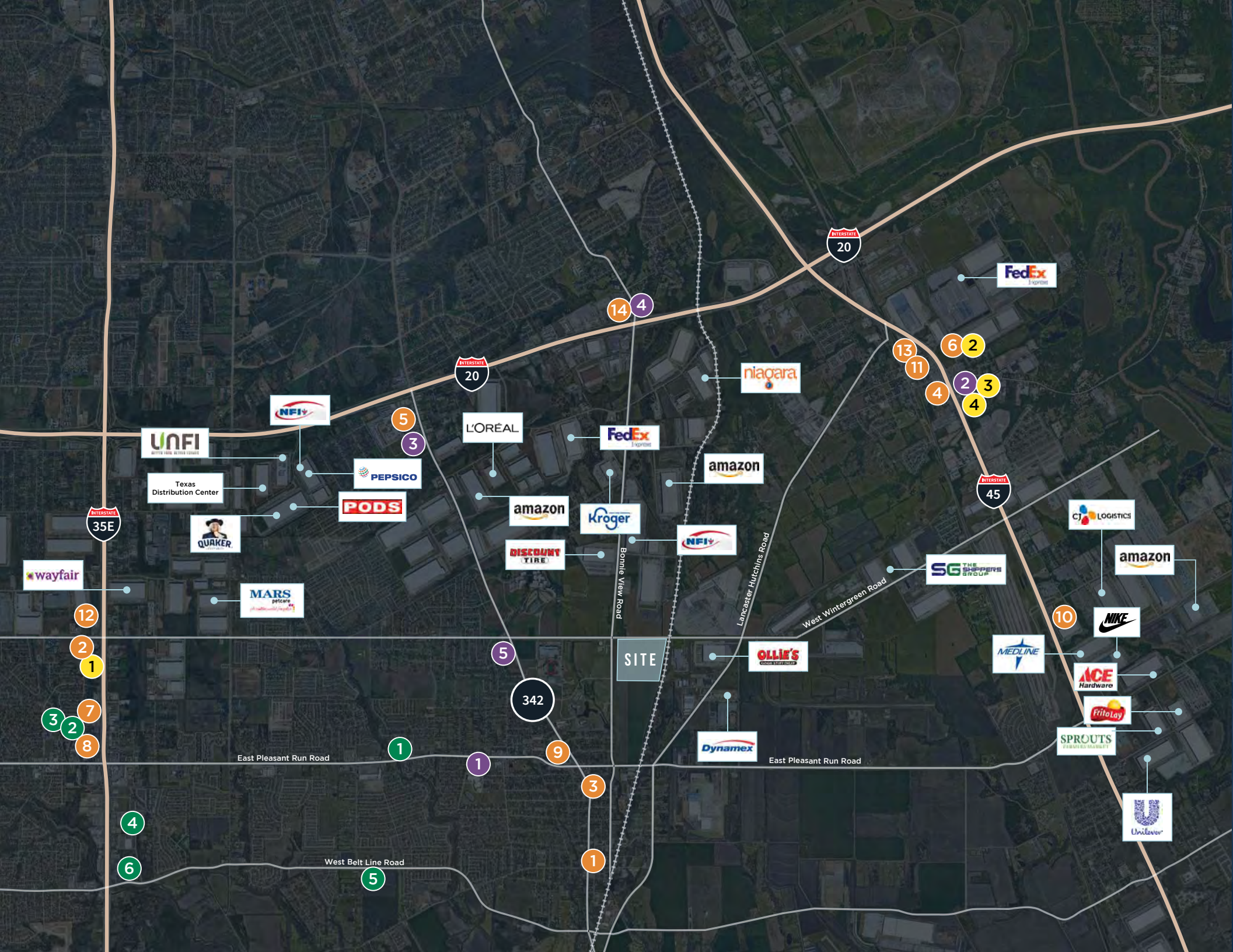
1. 7-Eleven
2. Exxon
3. Pilot Travel Center
4. Shell
5. Vp Racing Fuels

STORES

1. AutoZone Auto Parts
2. Firestone Complete Auto Care
3. Kroger
4. The Home Depot
5. Walmart Neighborhood Market
6. Walmart Supercenter

HOTELS

1. Days Inn & Suites by Wyndham DeSoto
2. Gold Inn
3. La Quinta Inn & Suites by Wyndham Dallas
4. Motel 6 Hutchins



CENTRAL US LOCATION

PREMIER DISTRIBUTION OPPORTUNITY

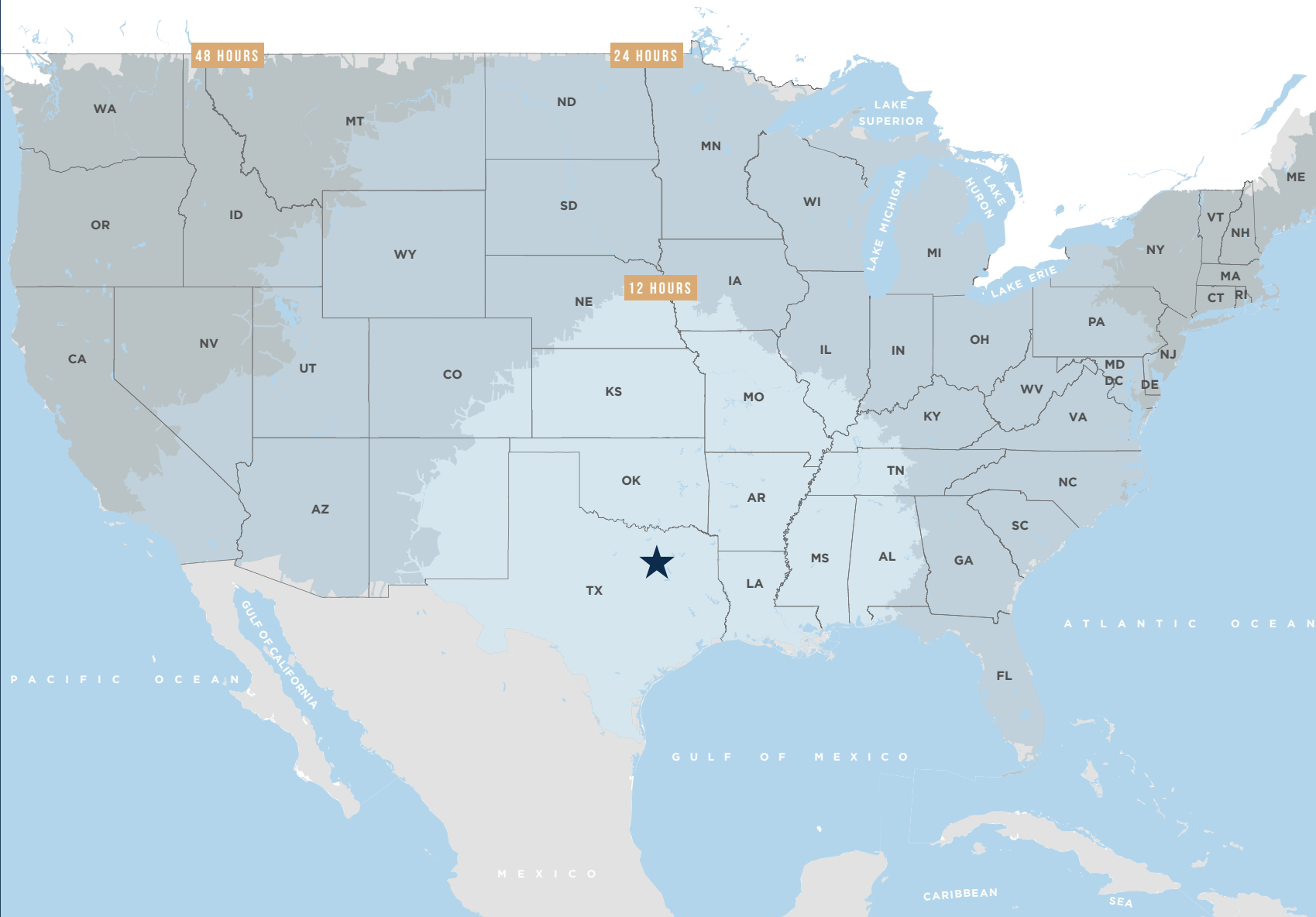
Less than 48 hours from every major market in North America, with four major interstates, three major railroads, Dallas is where all roads lead from, the perfect logistics and manufacturing center for all types of operations, big or small, according to the City of Dallas Office of Economic Development

 **DIRECT ACCESS TO HOUSTON VIA I-45**

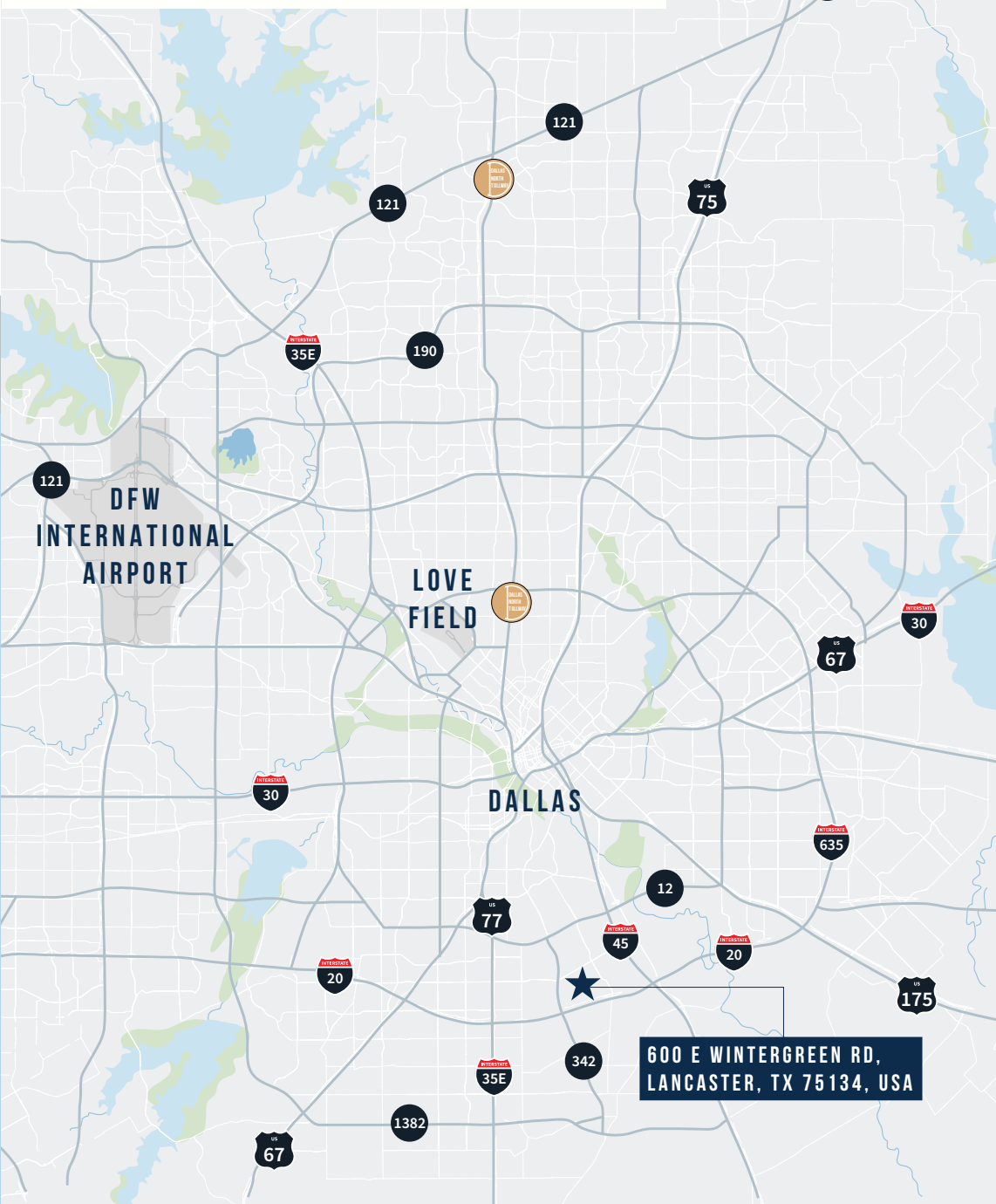
 **INTER-CONTINENTAL TRADE VIA I-35**

 **CONVENIENTLY SERVES ALL OF DALLAS AND SOUTHWESTERN U.S.**

8-HOUR DRIVE FROM TEXAS/MEXICO BORDER



WITHIN ONE DAY'S DRIVE TO 45 MILLION CONSUMERS





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