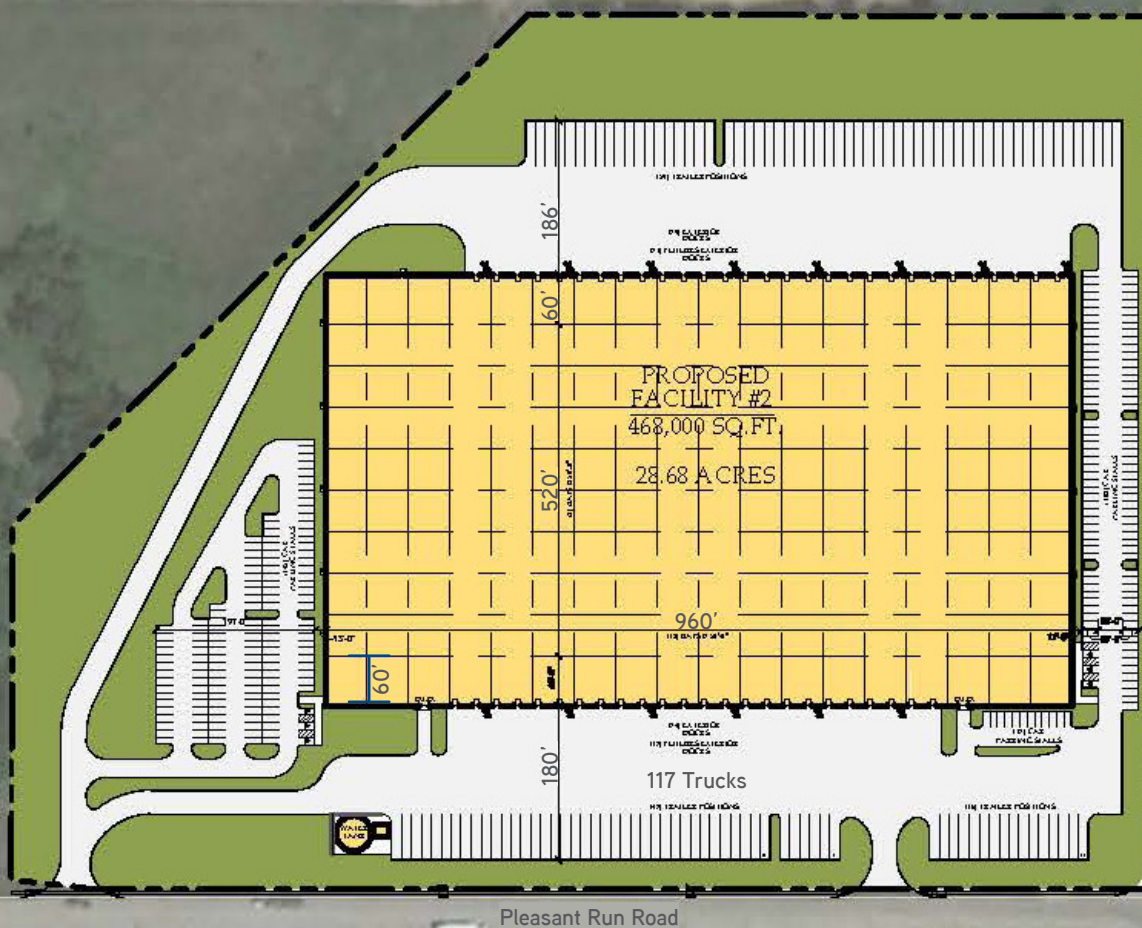


For Sale/Lease

Colliers
INTERNATIONAL

28.86 AC and up to 468,000 SF Build-to-Suit



Centerpoint Distribution Center

CAPABLE OF COLD STORAGE OF FOOD PROCESSING

CenterPoint Properties is pleased to present a Class A site in one of Dallas' most active submarkets. The 28.86 acre offering can efficiently accommodate up to 468,000 SF for a build-to-suit with all the amenities of a modern distribution facility. The site is located 1500' from I-45 and 1.3 miles from the front gate of the Union Pacific Intermodal Terminal in the City of Wilmer, Texas.

Build-to-Suit

\$3.75

NNN with
\$4.00 IN TI

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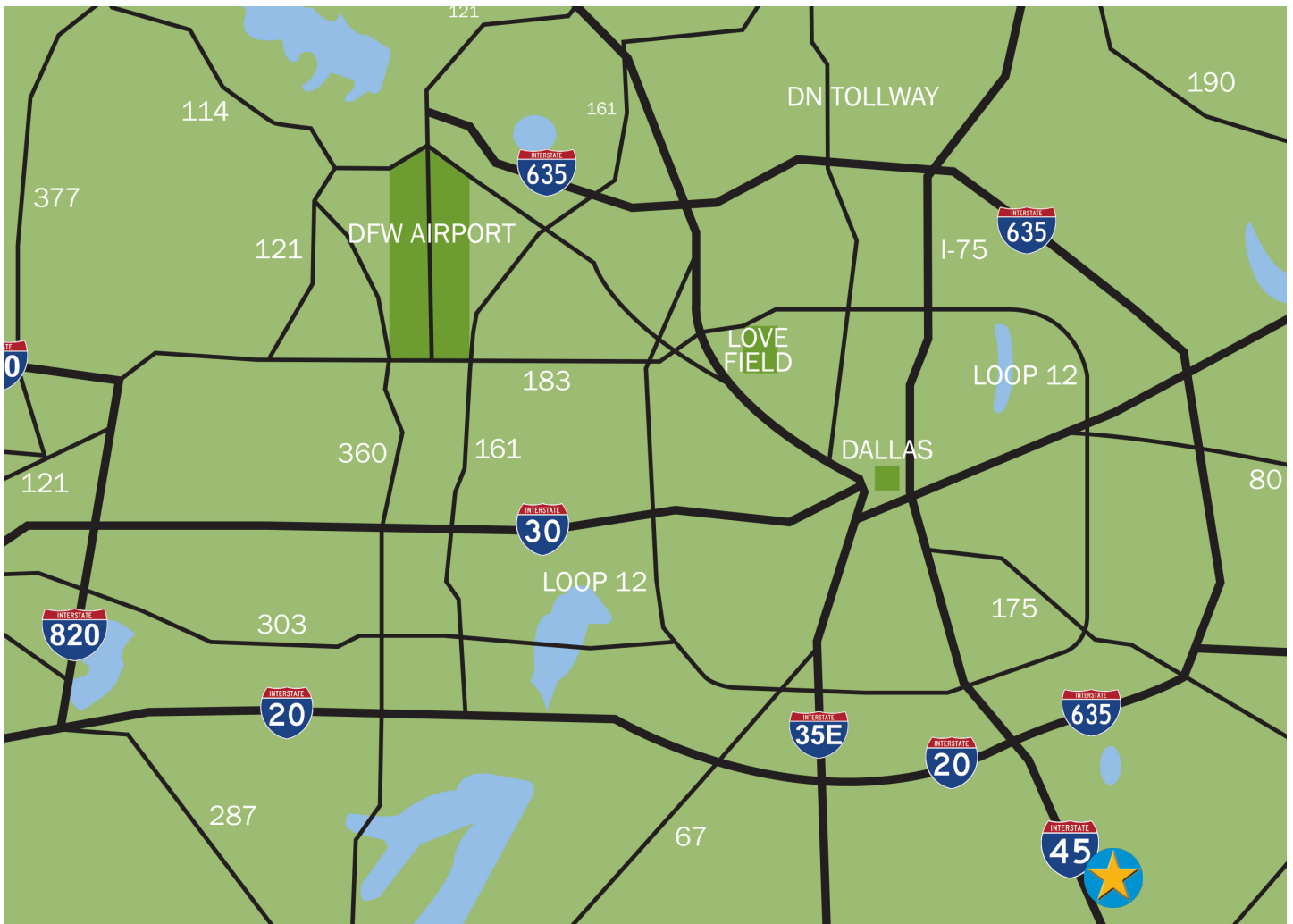
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Property Description

Proposed Building Sq Ft	468,000
Clear Height	36'
Typical Bay Space	50' x 50'
Speed Bays	60'
Auto Parking	253
Trailer Parking	117
Fire Protection	ESFR
Truck Court Depth	+186'
Building Depth	520'
Cross Dock Configuration	
Tilt-Up Concrete Walls	
Mechanically Attached Top Roof	







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