

948,380 SF
AVAILABLE



INDUSTRIAL

CROSSROADS TRADE CENTERSM

BUILDING 3
2119 N. I-35 E | DeSoto, Texas 75115

Area Amenities

- » Triple Freeport Inventory tax benefits
- » Immediate access to I-35E and I-20
- » I-35 frontage and visibility
- » Excellent labor base



A Joint Venture Of:



3000 Turtle Creek Blvd | Dallas, TX 75219
972.201.2800 (o) | www.hillwood.com



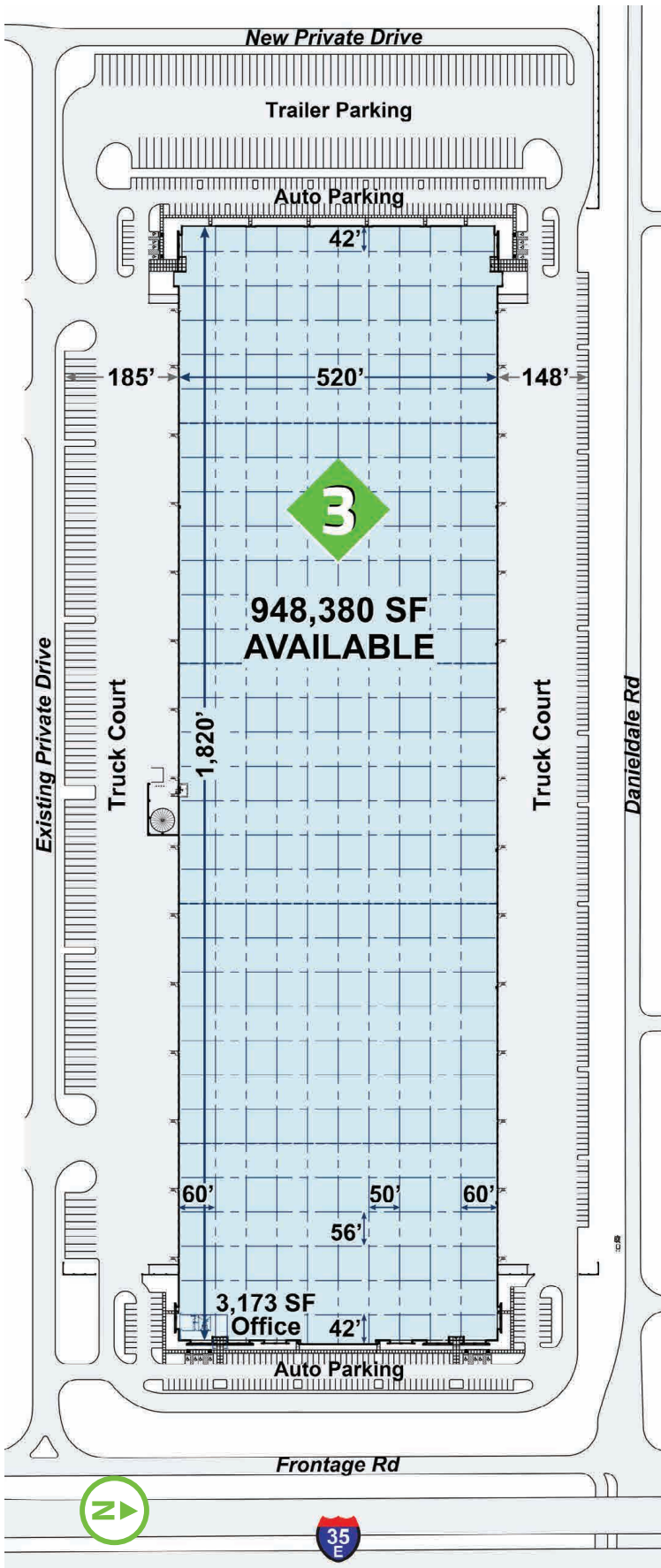
For Leasing Information:



Jones Lang LaSalle
8343 Douglas Ave | Ste 100
Dallas, TX 75225
www.us.jll.com

Craig Jones | SIOR
214.438.6125 (o) | 214.914.4647 (c) | craig.jones@am.jll.com

Randy Touchstone
214.438.1533 (o) | 214.236.6676 (c) | randy.touchstone@am.jll.com



Property Amenities

- » 948,380 SF on 49.36 acres
- » 3,173 S.F. office/breakroom
- » Office to suit
- » 36' minimum clear height
- » ESFR fire protection system
- » 4' x 8' skylights every other bay excluding corner entrances
- » Cambridge heaters with electronic ignition and unit mounted thermostats
- » Cross-dock loading
- » 50' deep x 56' wide typical column spacing; 60' deep in staging bays
- » 192 - 9' x 10' dock doors including bumpers and z-guard track protection
- » 4 - drive-in ramps with 12' x 14' doors protected by z-guard track protection
- » 185' and 148' deep truck courts
- » 450 auto parking spaces
- » 222 trailer parking spaces
- » 60 Mil TPO single-ply roof
- » Columns painted 8' high with safety yellow and white to bottom of girder
- » 800 amp house service with a 4,000 amp/480 volt/3 phase service entry to the tap can

