CROSSROADS TRADE CENTER

BUILDING 3

2119 N I-35E | DeSoto, TX 75115

458,588 Square Feet Available | Class A Industrial

Crossroads Trade Center 3 is a 948,392 square foot state-of-the-art distribution center on approximately 50 acres that fronts Interstate 35 East at Danieldale Road. The cross-dock facility is available immediately for lease.
CROSSROADS TRADE CENTER | BUILDING 3

**PROPERTY OVERVIEW**

458,588 SF available
2,781 SF office
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’ D x 56’ W typical column spacing; 60’ D in staging bays
94 – 9’ x 10 dock doors including bumpers and Z-guard protection
2 – drive-in ramps with 12’ x 14’ doors protected by Z-guard track protection

185’ and 148’ deep truck courts
235 – auto parking spaces
171 – trailer parking spaces
60 mil TPO single-ply roof
Columns painted 8’ high with safety yellow and white to bottom of girder

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**Development**
A Joint Venture of Hillwood and Clarion Partners

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LEASING

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