

# CROSSROADS TRADE CENTER

## BUILDING 3

2119 N I-35E | DeSoto, TX 75115

458,588 Square Feet Available | Class A Industrial

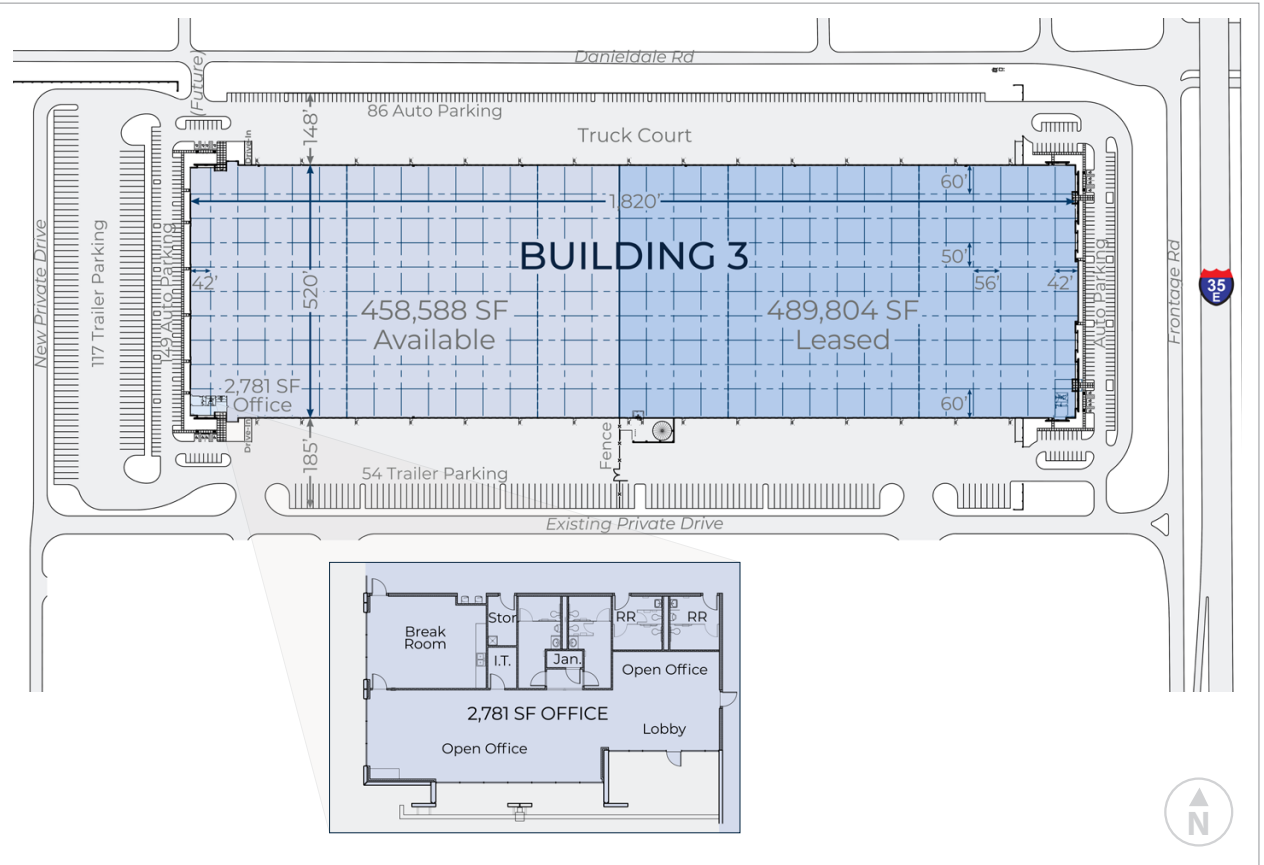
Crossroads Trade Center 3 is a 948,392 square foot state-of-the-art distribution center on approximately 50 acres that fronts Interstate 35 East at Danieldale Road. The cross-dock facility is available immediately for lease.







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## 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

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

**AUSTIN REYNOLDS**  
972 201 2956 (o)  
austin.reynolds@hillwood.com

**Leasing**  


**CRAIG JONES**  
214 438 6125 (o) | 214 914 4647 (c)  
craig.jones@am.jll.com

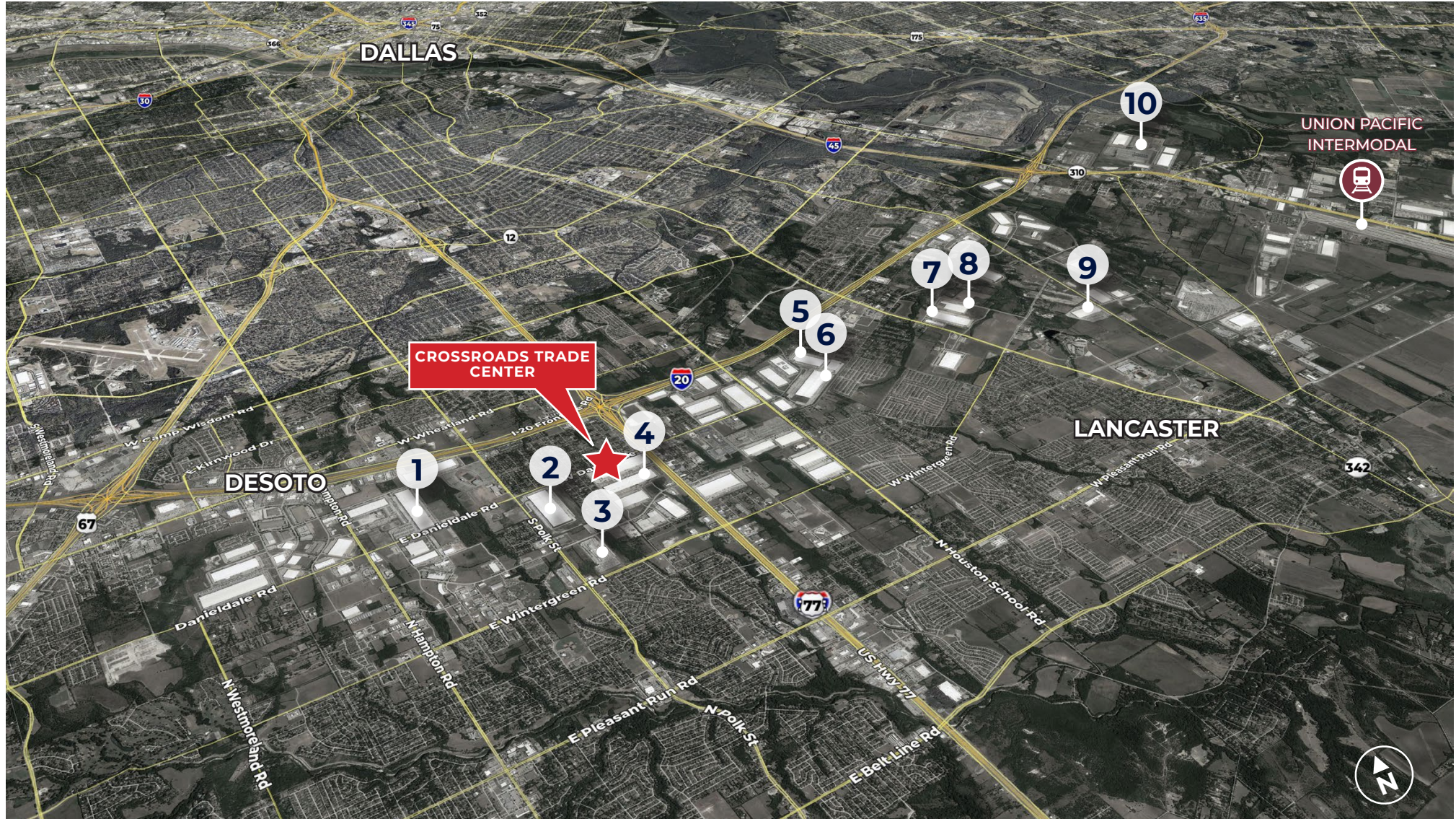
**RANDY TOUCHSTONE**  
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## AREA INFORMATION



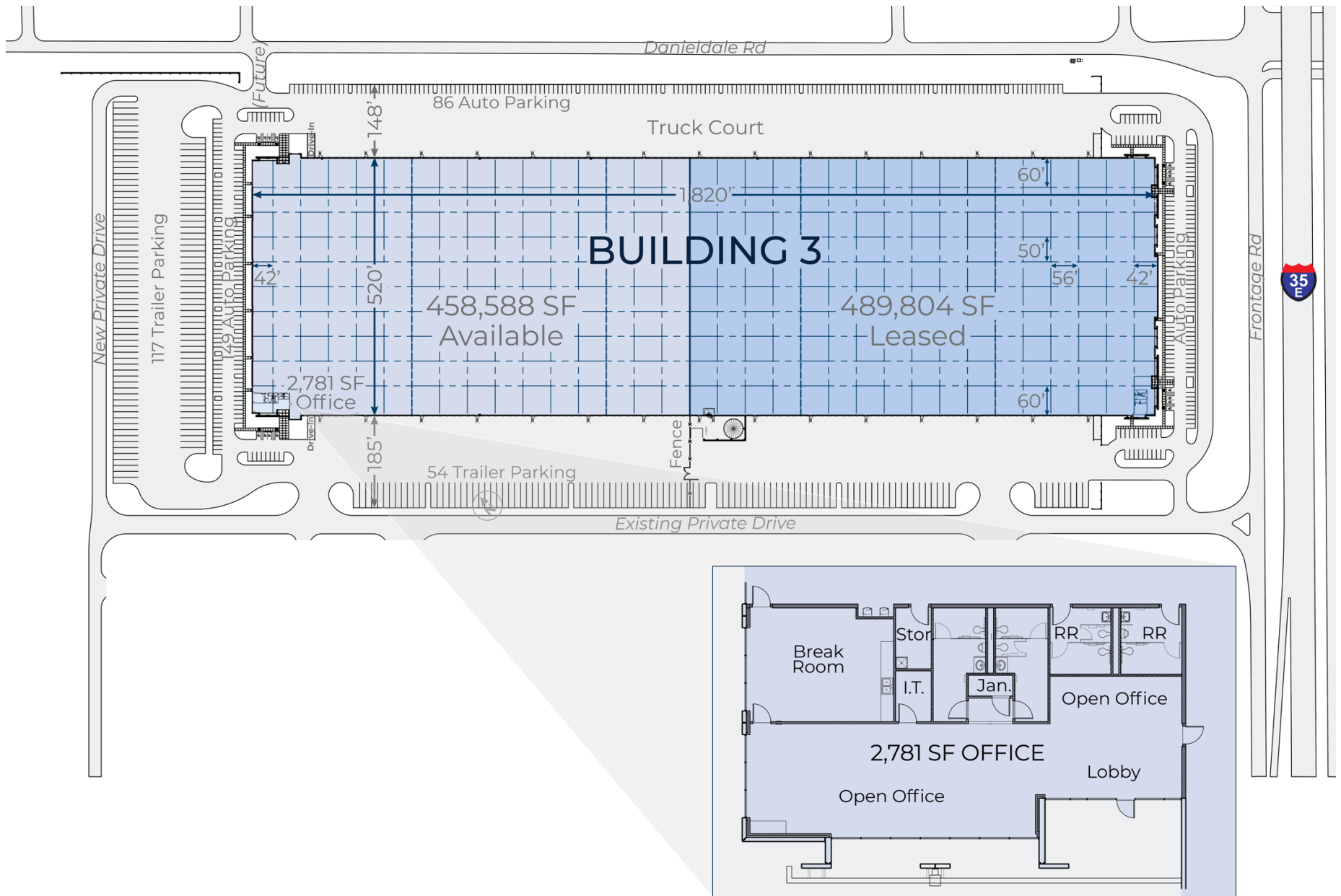
## BUSINESSES

- |               |                 |                       |
|---------------|-----------------|-----------------------|
| 1. Home Depot | 5. NFI          | 9. DHL                |
| 2. Kohler     | 6. Quaker Oasts | 10. Fed Ex Ground Hub |
| 3. Walmart    | 7. Amazon       |                       |
| 4. Kohl's     | 8. L'Oreal      |                       |

## DRIVE TIMES

- |   |  |
|---|--|
| FedEx Ground Hub  | Union Pacific Intermodal   |
|  9.5 mi.  14 min. |  12 mi.  15 min. |
| Universal Intermodal Services   | Dallas CBD   |
|  9.5 mi.  14 min. |  11 mi.  14 min. |





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PROPERTY PHOTOS





# CONTACT

## DEVELOPMENT



### AUSTIN REYNOLDS

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hillwood.com

## LEASING



### CRAIG JONES

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