

COMMERCE 30  
MASTER PLAN



Owned and Developed By:

**HILLWOOD**  
A PEROT COMPANY®

3000 Turtle Creek Blvd | Dallas, TX 75219  
972.201.2800 (o) | [www.hillwood.com](http://www.hillwood.com)

Toby Rogers  
972.201.2956 (o) | [toby.rogers@hillwood.com](mailto:toby.rogers@hillwood.com)

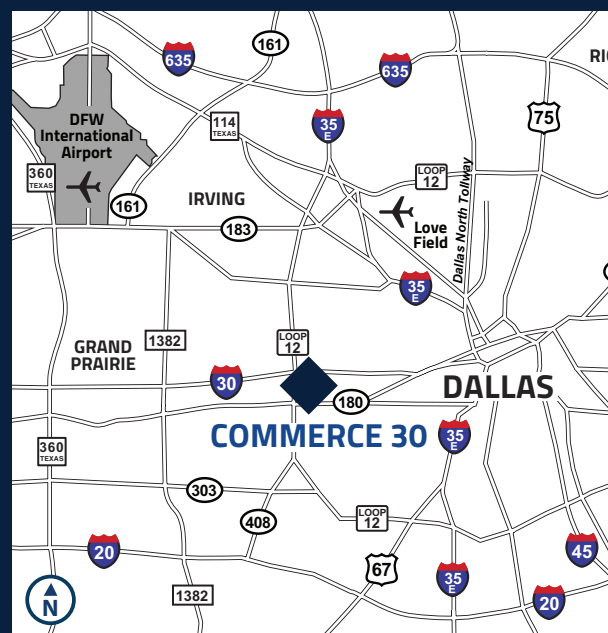
For Information Contact:

**CBRE**

2100 McKinney Ave | Ste 700 | Dallas, TX 75201  
214.979.6100 (o) | [www.cbre.com](http://www.cbre.com)

Nathan Lawrence  
214.979.6556 (o) | 214.402.6016 (c) | [nathan.lawrence@cbre.com](mailto:nathan.lawrence@cbre.com)

Krista Raymond  
214.979.6501 (o) | 972.971.2785 (c) | [krista.raymond@cbre.com](mailto:krista.raymond@cbre.com)



**HILLWOOD** | **COMMERCE 30™**  
A PEROT COMPANY®

INDUSTRIAL



# COMMERCE 30™

1401 and 1501 Chalk Hill Rd | Dallas, Texas 75212

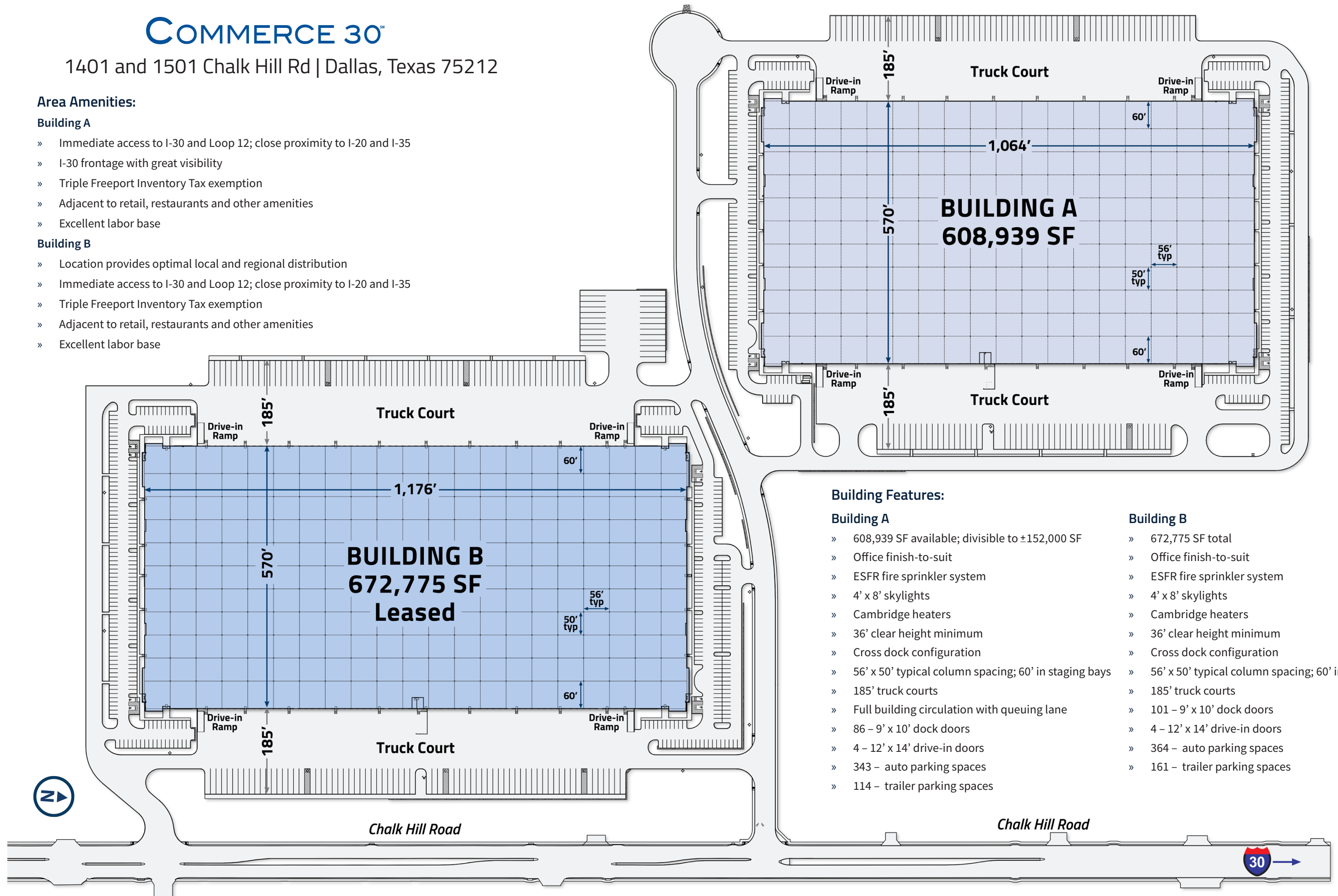
## Area Amenities:

### Building A

- » Immediate access to I-30 and Loop 12; close proximity to I-20 and I-35
- » I-30 frontage with great visibility
- » Triple Freeport Inventory Tax exemption
- » Adjacent to retail, restaurants and other amenities
- » Excellent labor base

### Building B

- » Location provides optimal local and regional distribution
- » Immediate access to I-30 and Loop 12; close proximity to I-20 and I-35
- » Triple Freeport Inventory Tax exemption
- » Adjacent to retail, restaurants and other amenities
- » Excellent labor base



## Building Features:

### Building A

- » 608,939 SF available; divisible to ±152,000 SF
- » Office finish-to-suit
- » ESFR fire sprinkler system
- » 4' x 8' skylights
- » Cambridge heaters
- » 36' clear height minimum
- » Cross dock configuration
- » 56' x 50' typical column spacing; 60' in staging bays
- » 185' truck courts
- » Full building circulation with queuing lane
- » 86 - 9' x 10' dock doors
- » 4 - 12' x 14' drive-in doors
- » 343 - auto parking spaces
- » 114 - trailer parking spaces

### Building B

- » 672,775 SF total
- » Office finish-to-suit
- » ESFR fire sprinkler system
- » 4' x 8' skylights
- » Cambridge heaters
- » 36' clear height minimum
- » Cross dock configuration
- » 56' x 50' typical column spacing; 60' in staging bays
- » 185' truck courts
- » 101 - 9' x 10' dock doors
- » 4 - 12' x 14' drive-in doors
- » 364 - auto parking spaces
- » 161 - trailer parking spaces

