

COMMERCE

MASTER PLAN

12734 Lake June Road | Balch Springs, TX 75180

821,599 Square Feet | Class A Industrial Park

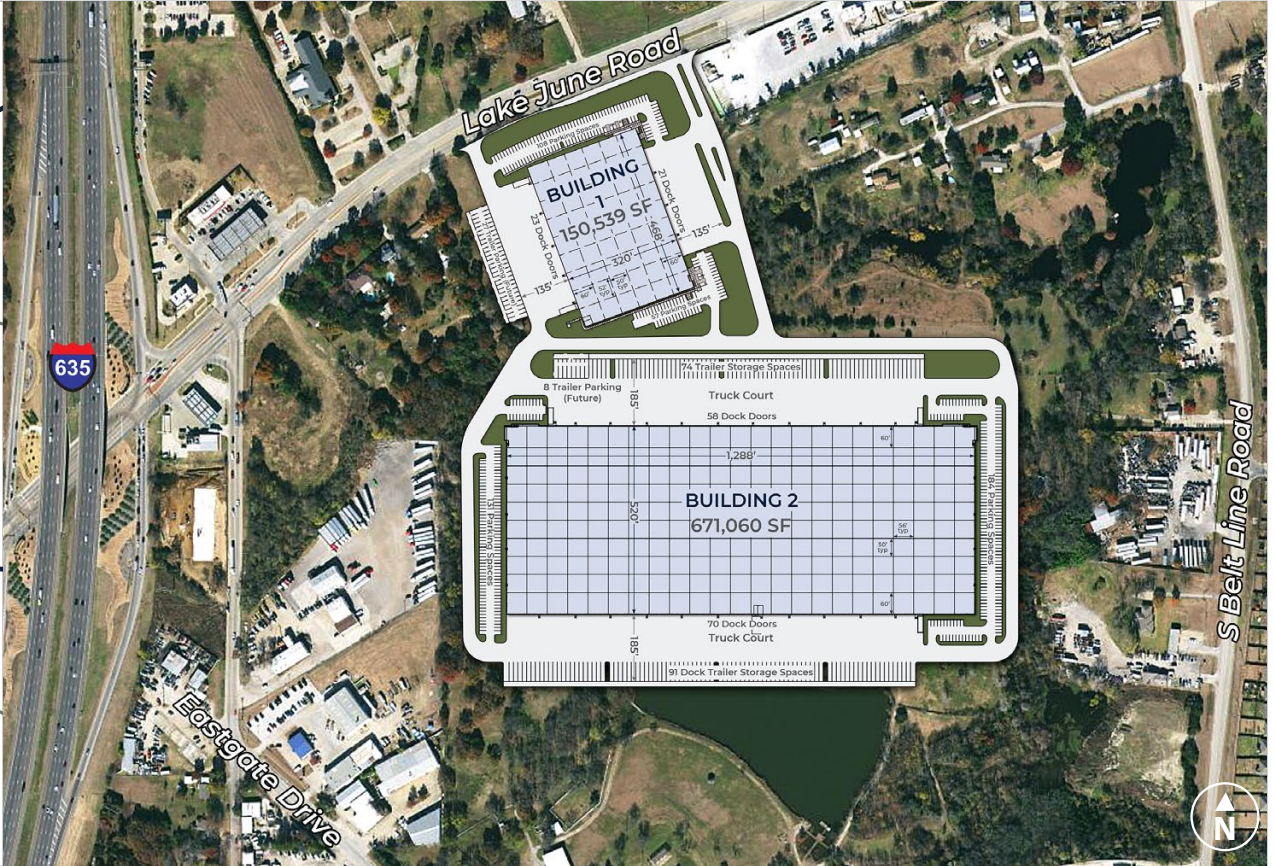
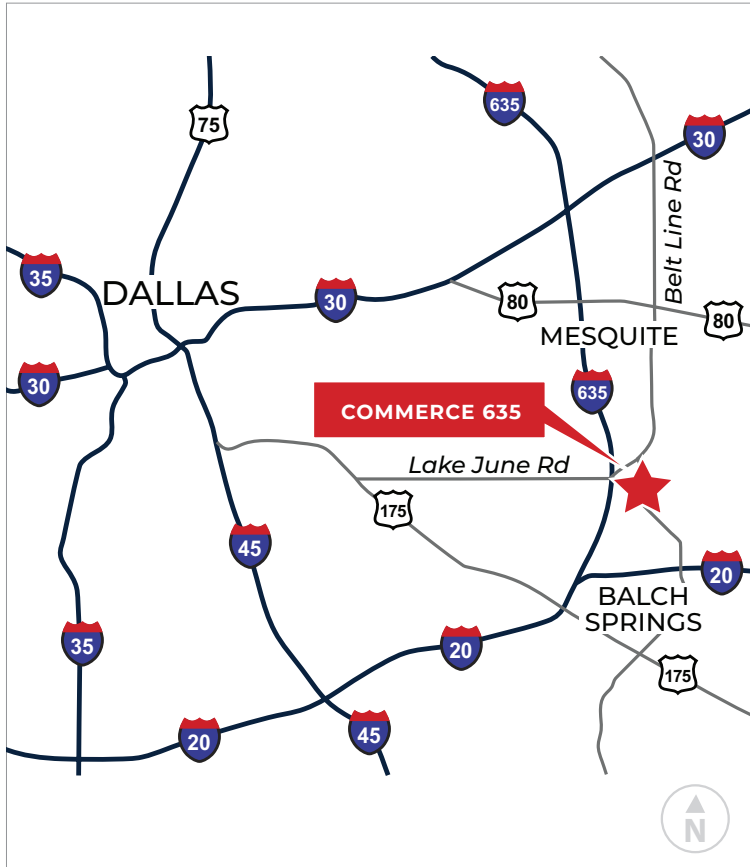
Commerce 635 is a Class A logistics park with up to 801,432 SF available for lease on 94 acres. Situated on I-635's frontage, Commerce 635 has great interstate visibility and close proximity to the major thoroughfares of I-20, I-30 and I-45 providing optimal local and regional distribution.



COMMERCE 635 | MASTER PLAN

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PROPERTY OVERVIEW



Cross-dock configuration



185' truck court



9' x 10 dock doors with Z-guard protection



12' x 14' doors on drive-in ramps



LED lighting



Warehouse heaters



ESFR sprinkler system



9" concrete tilt-wall construction



45 mil TPO single-ply roof



4' x 8' skylights every other bay

Development



AUSTIN REYNOLDS

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Leasing



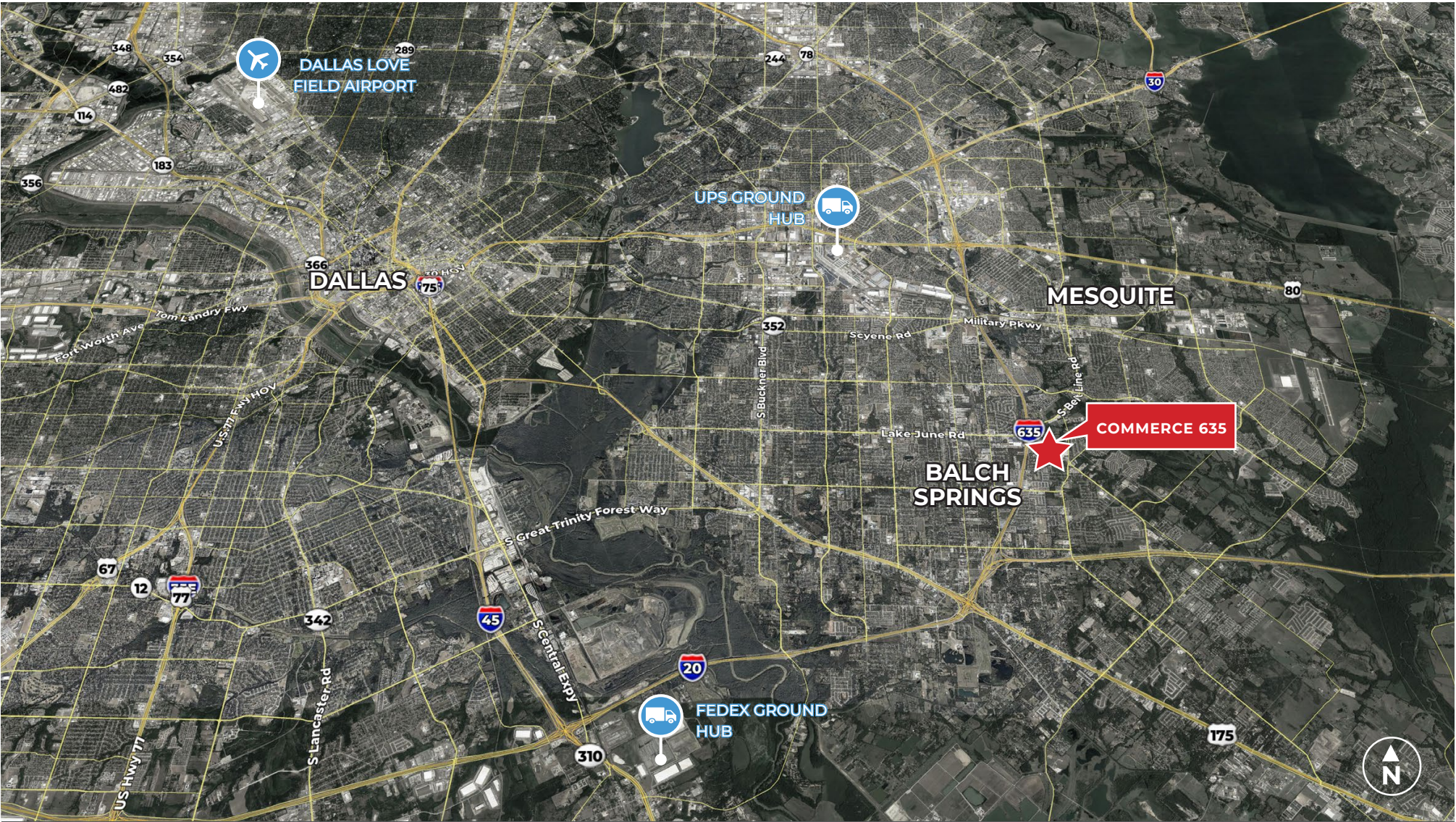
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DRIVE
TIMES

UPS GROUND HUB



7.2 mi.



11 min.

FEDEX GROUND HUB



11.9 mi.



18 min.

Dallas CBD



16 mi.



21 min.

DFW International Airport



39 mi.



40 min.

Interstate 20



4.2 mi.



6 min.

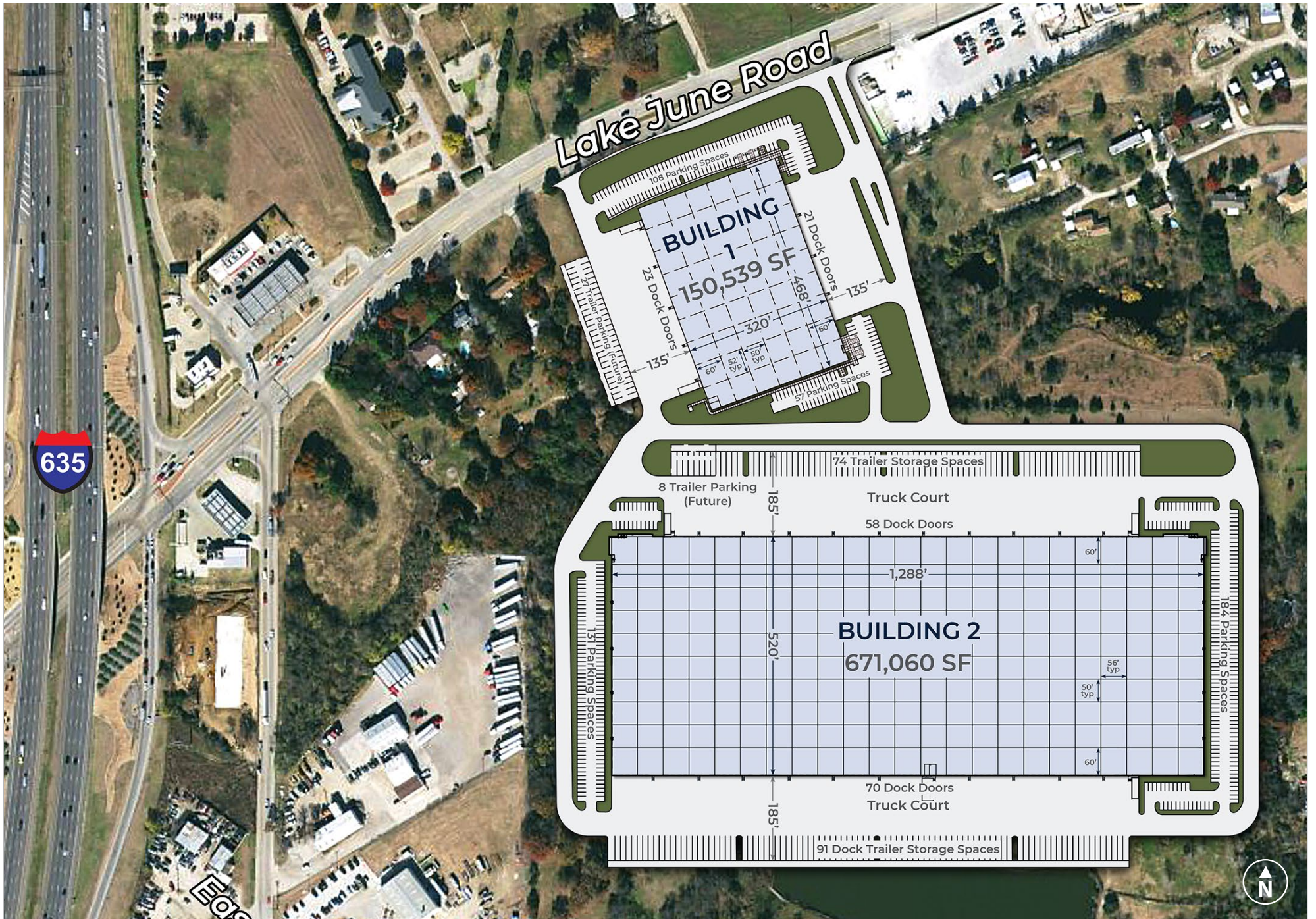
Interstate 45



10 mi.



12 min.



CONTACT

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