

HUTCHINS EXCHANGE

W Wintergreen Rd & Talco Rd, Hutchins, TX

UP TO **936,200 SF CLASS A**
INDUSTRIAL BUILDING



NATHAN LAWRENCE

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BUILDING SPECS

936,200 SF
AVAILABLE

620'
DEEP CROSS DOCK

151
DOCK DOORS

40'
CLEAR HEIGHT

4
RAMPS

339
TRAILER STORAGE
POSITIONS

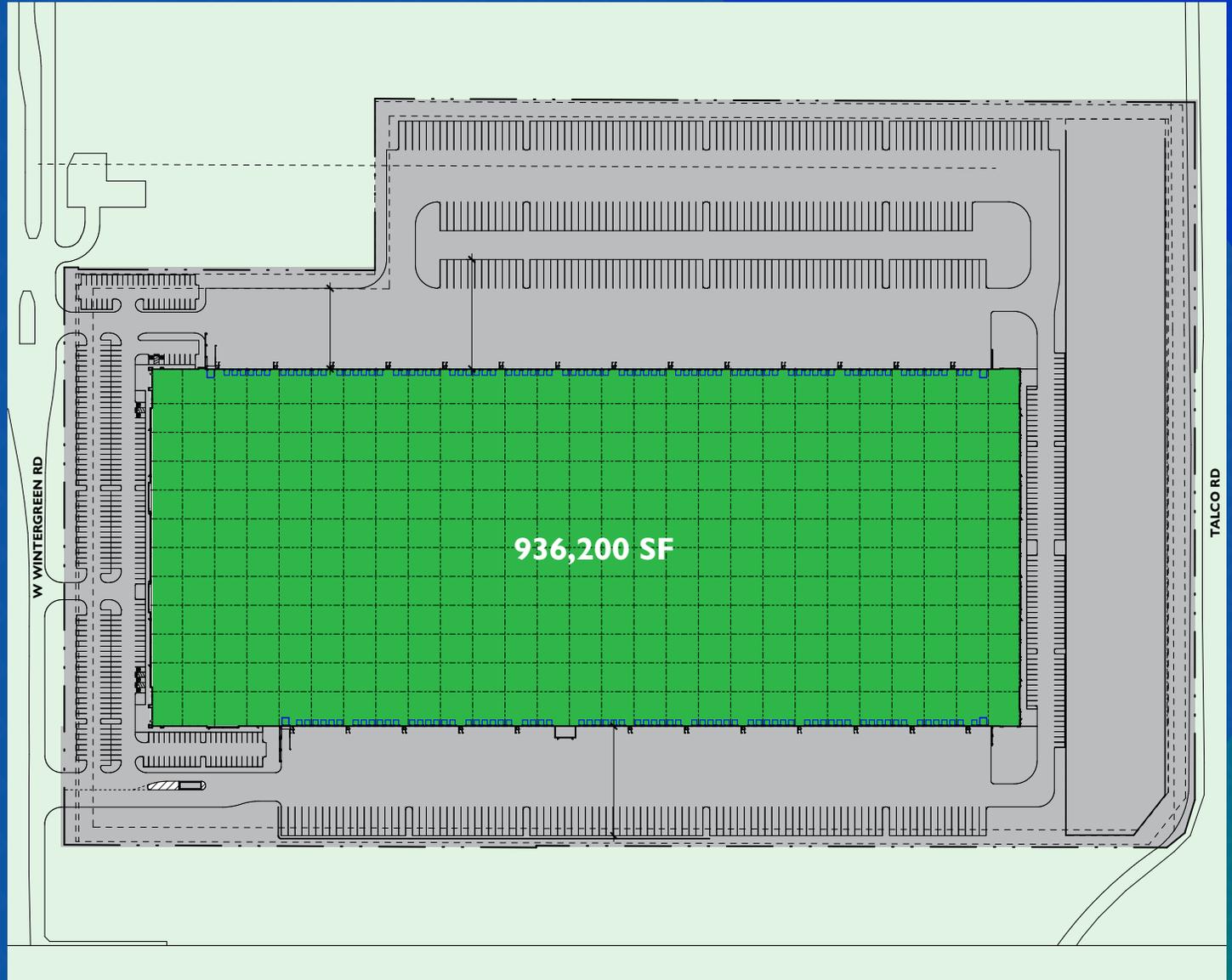
473
CAR PARKS

60'
STAGING BAY

56'w x 50'd
COLUMN
SPACING TYPICAL

190'
TRUCK COURT

ESFR
SPRINKLERS



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PROPERTY ADVANTAGES

Class A
LOGISTICS FACILITY

2.5 Miles
TO UP INTERMODAL

4 Miles
TO FEDEX GROUND HUB

2 Miles
TO I-45

3 Miles
TO I-20

15 Miles
TO DALLAS CBD

PROVEN INDUSTRIAL DISTRICT

SUPERIOR HIGHWAY ACCESS

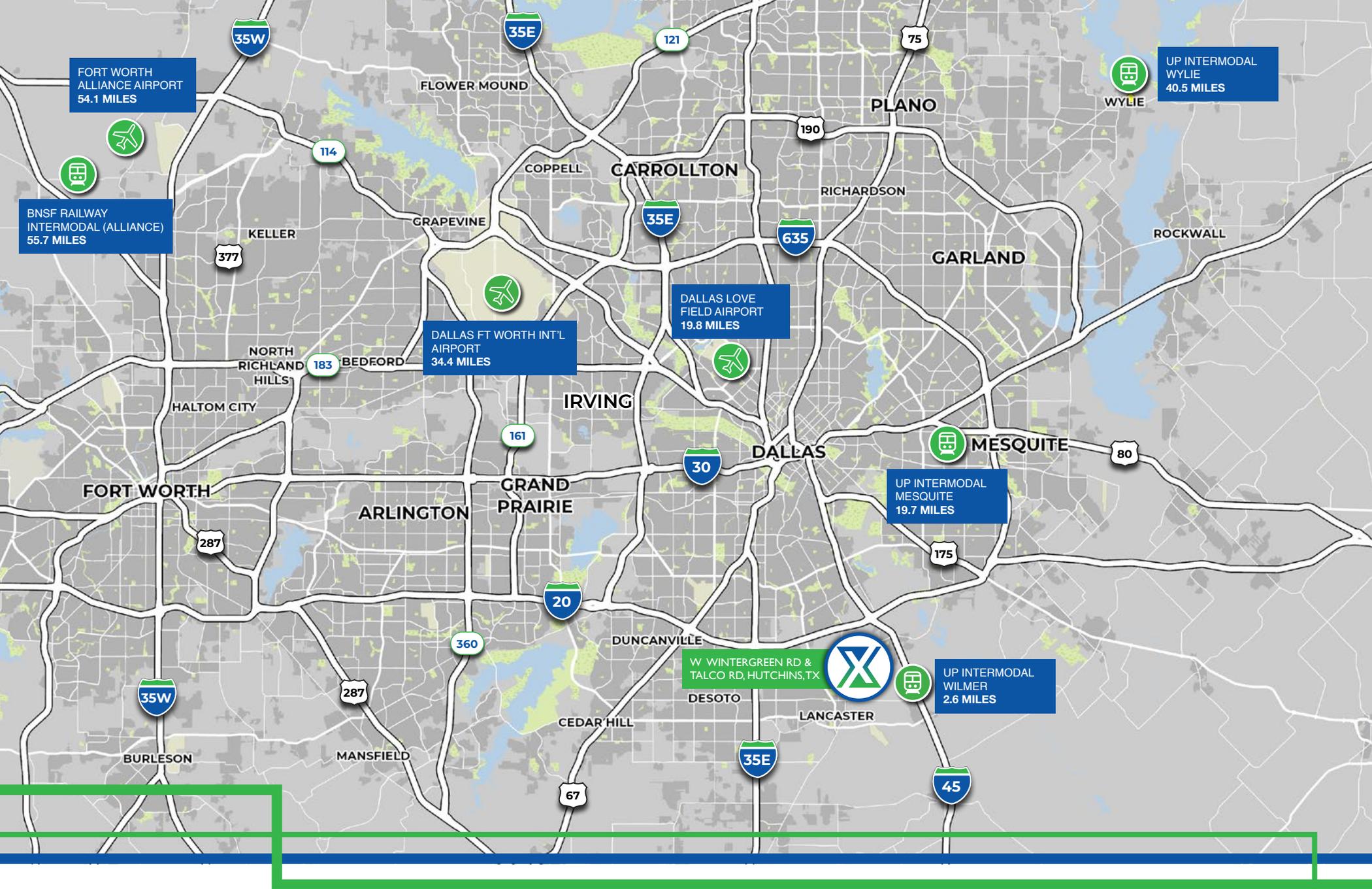
TRIPLE FREEPORT TAX EXEMPTION



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