

SACHSE

— COMMERCE CENTER —

PLEASANT VALLEY RD & GEORGE BUSH TURNPIKE

±102,268 SF
Class A Industrial Available
FOR SALE OR LEASE

±102,268 SF

President
George
Bush
Turnpike
TOLL

CBRE


Stonelake
CAPITAL PARTNERS

The Opportunity

Strategically located off George Bush Turnpike, this ±102,268 SF Class A industrial facility provides access to Downtown Dallas, DFW International Airport and other major thoroughfares. With modern finishes and unparalleled accessibility, Sachse Commerce Center is ideal for a variety of industrial users.

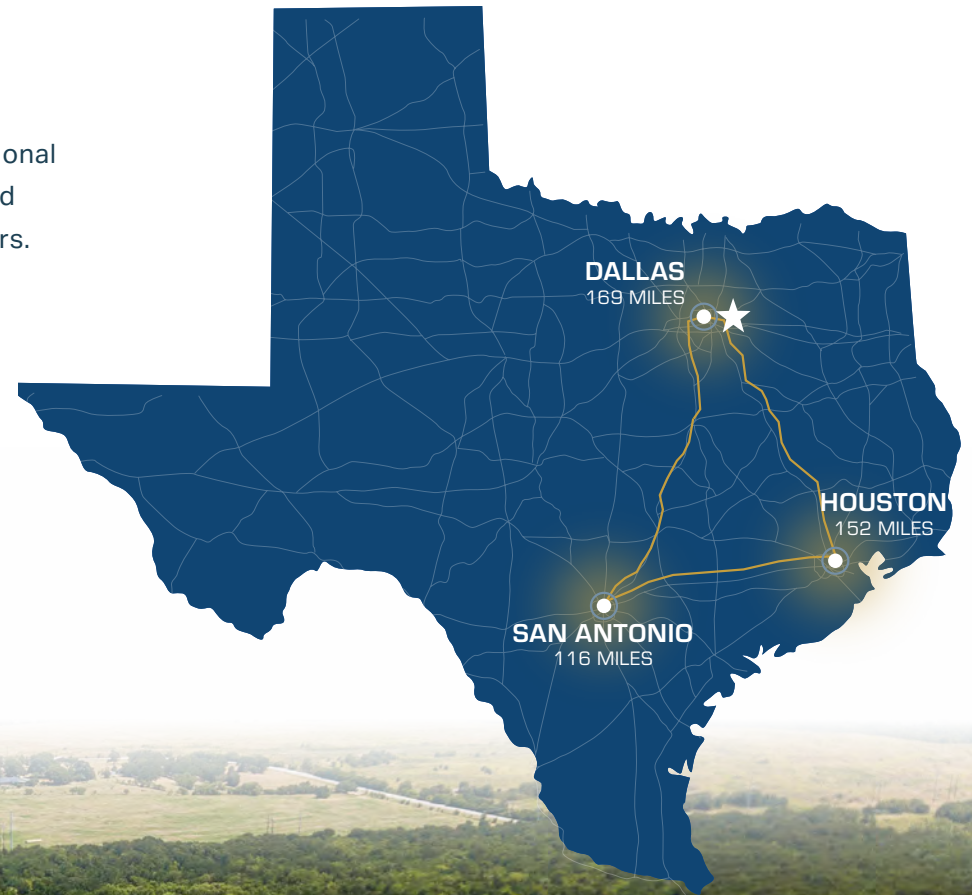
Project Overview

 ±102,268 SF

 Immediate Access to George Bush Turnpike

 3 Miles to TX State Highway 78

 9 Miles to I-30



Building Details

Building Size
±102,268

Office Size
2,181 SF

Dimensions
240' x 378'

Clear Height
32'

Configuration
Rear Load

Truck Court Depth
130'

Slab Thickness
6"

Column Spacing
54' x 50'
(60' Speed Bay)

Dock Doors
18

Oversize Ramp Doors
2

Auto Parking
127

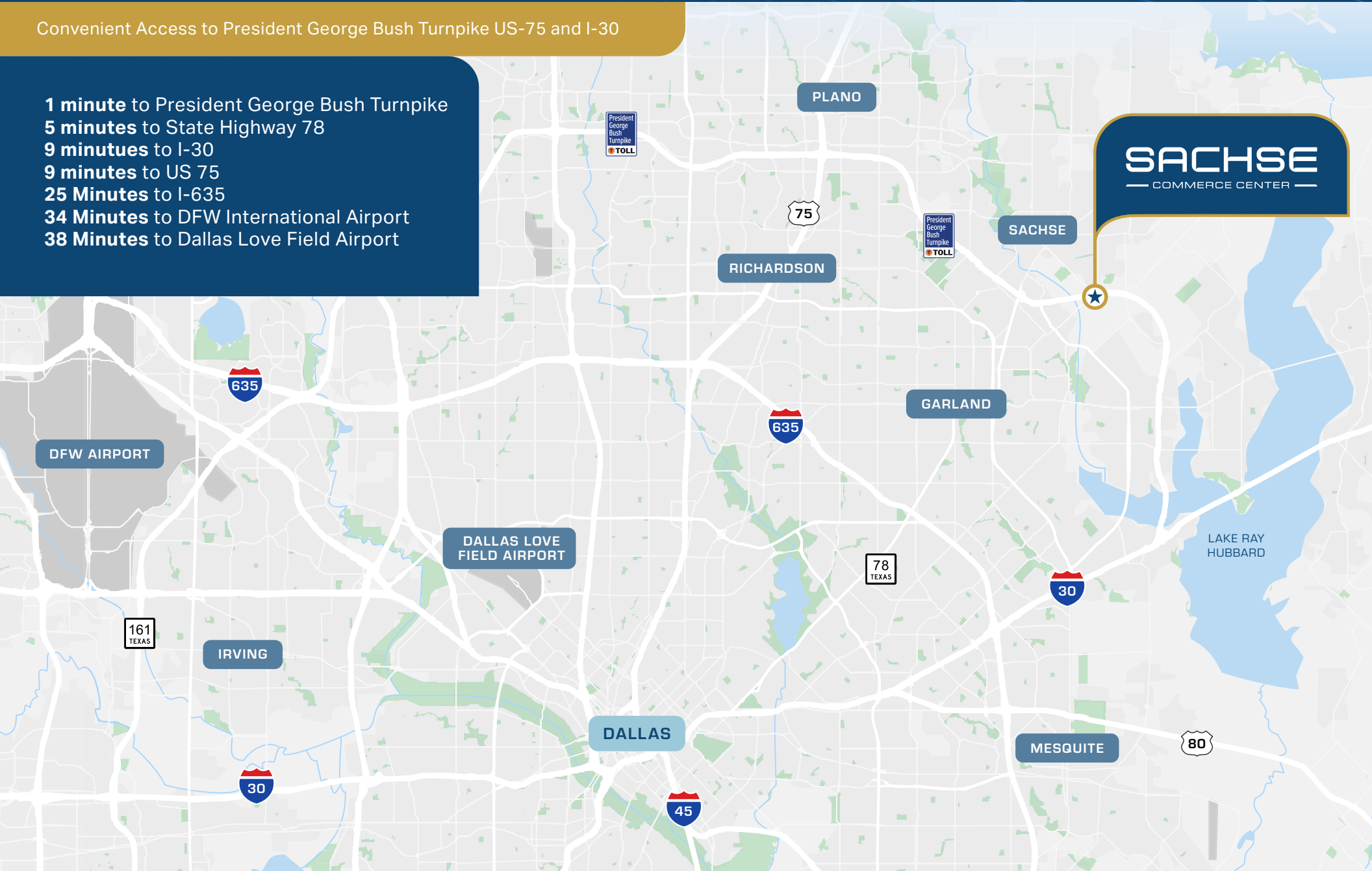
Fire Protection
ESFR



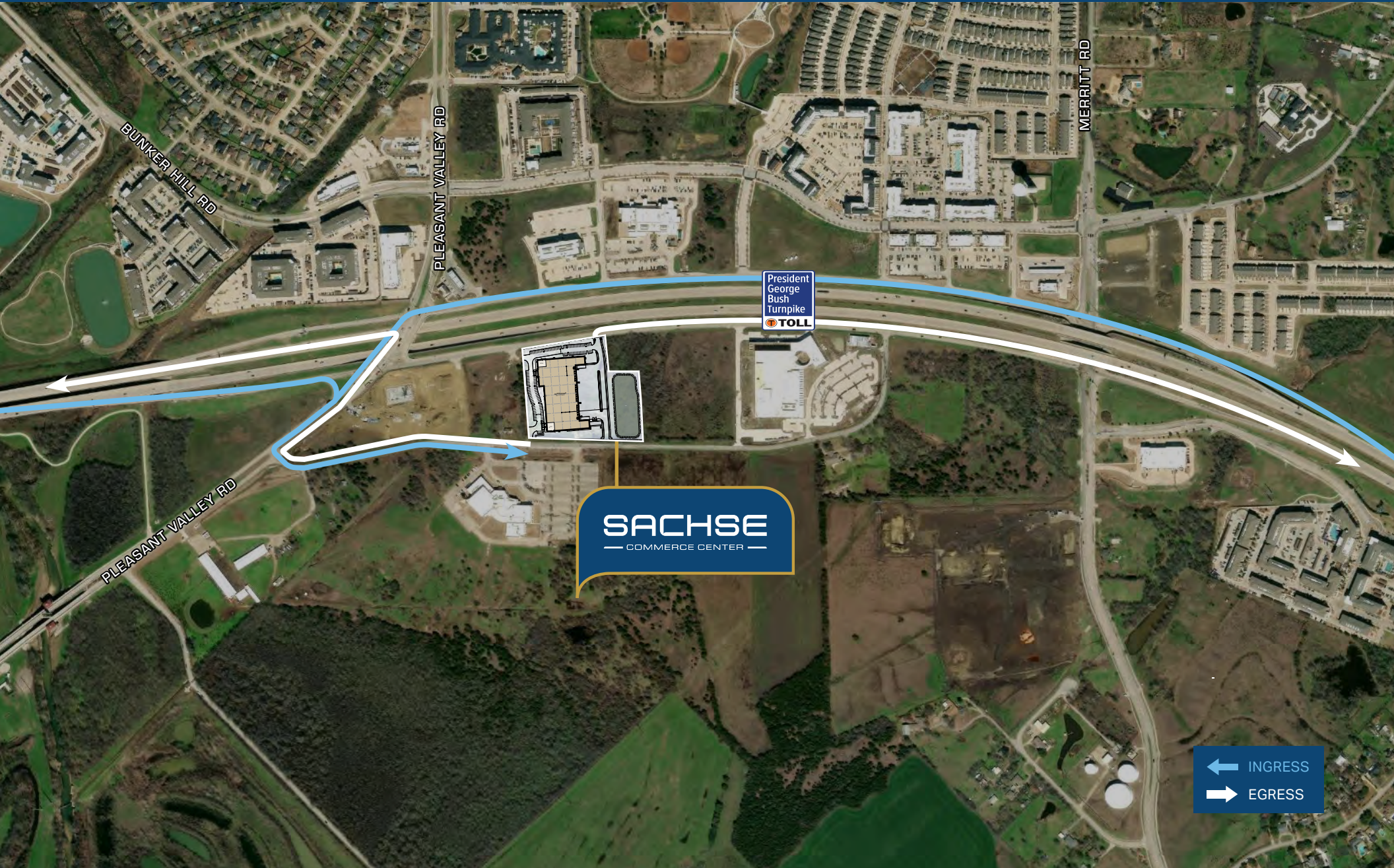
Unparalleled Access

Convenient Access to President George Bush Turnpike US-75 and I-30

- 1 minute** to President George Bush Turnpike
- 5 minutes** to State Highway 78
- 9 minutes** to I-30
- 9 minutes** to US 75
- 25 Minutes** to I-635
- 34 Minutes** to DFW International Airport
- 38 Minutes** to Dallas Love Field Airport



Ingress / Egress

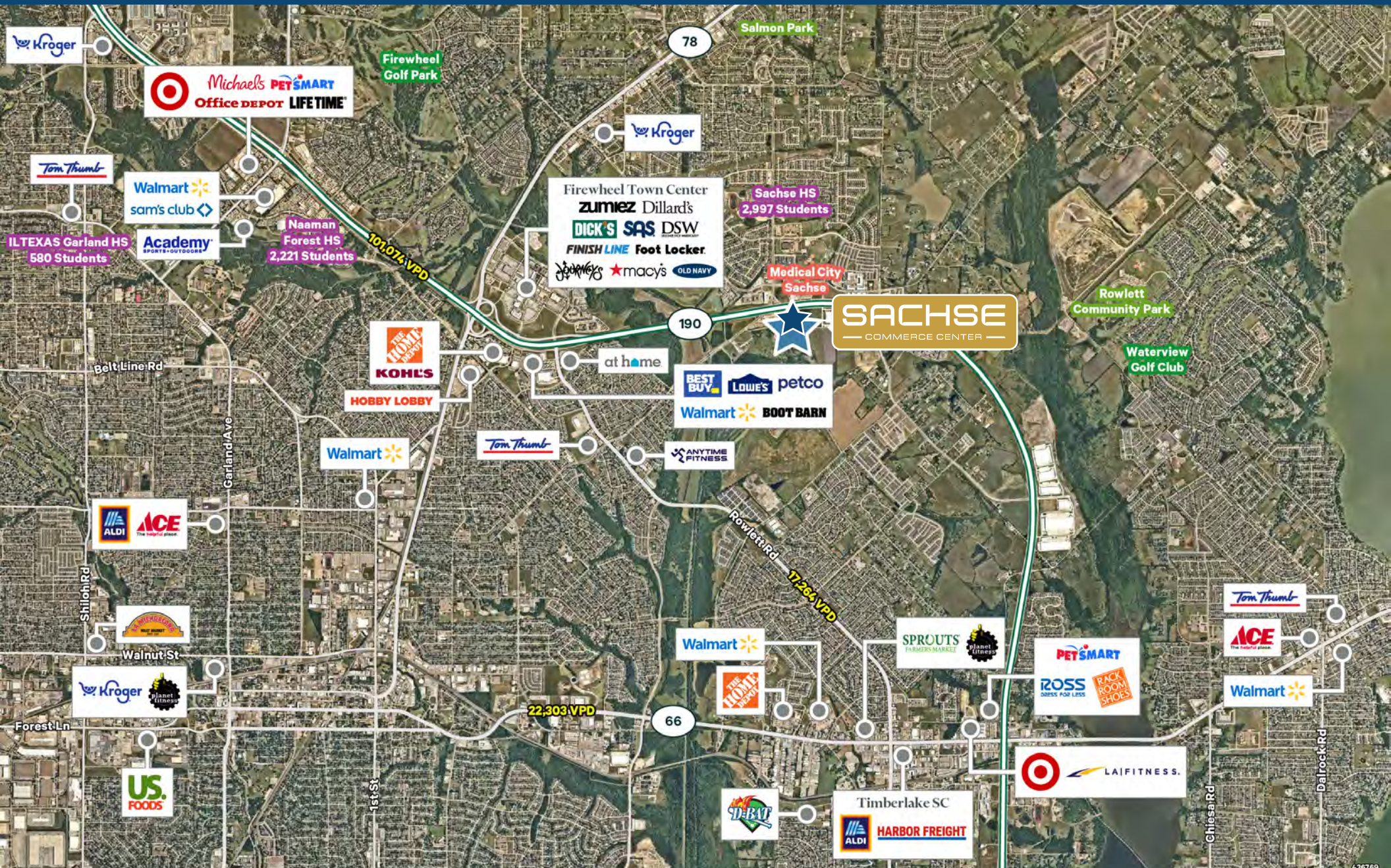


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← INGRESS
→ EGRESS

Amenities



Skilled Labor

| | 1 MI | 5 MI | 10 MI |
|--|-----------|-----------|-----------|
| 2024 Population | 8,407 | 239,942 | 876,479 |
| Bachelor`s Degree (% of population) | 24.3% | 26.4% | 26.0% |
| Graduate or Professional Degree (% of population) | 23.1% | 14.3% | 15.2% |
| Average Household Income | \$194,911 | \$138,114 | \$124,980 |
| Daytime Population | 5,061 | 190,086 | 833,698 |
| Manufacturing (% of population) | 9.3% | 10.1% | 9.0% |
| Professional, Scientific, and Technical Services (% of population) | 14.5% | 10.6% | 10.2% |





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PLEASANT VALLEY RD & GEORGE BUSH TURNPIKE

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