

HUTCHINS EXCHANGE

W Wintergreen Rd & Talco Rd, Hutchins, TX

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



NATHAN LAWRENCE

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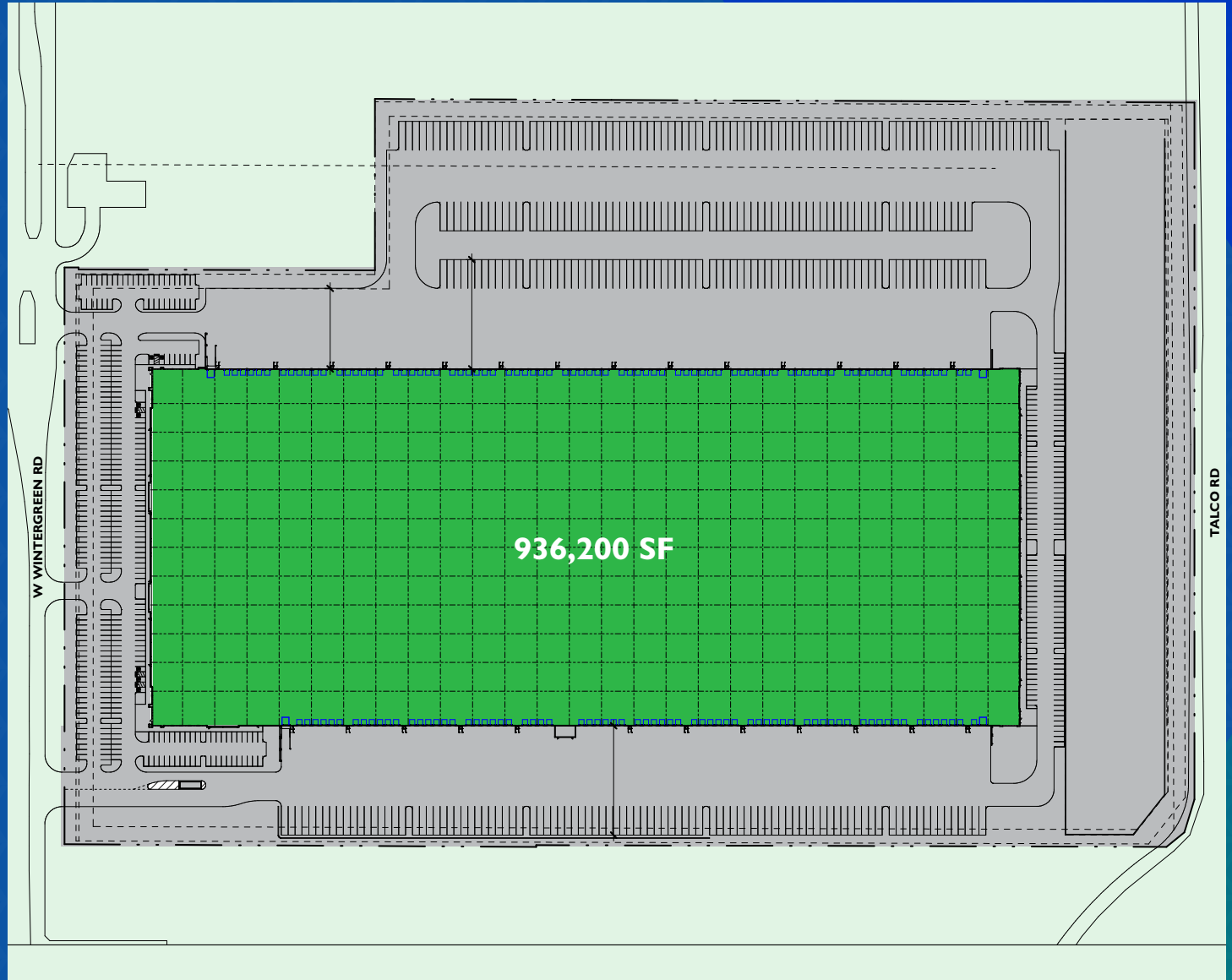
krista.raymond@kbcadvisors.com



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

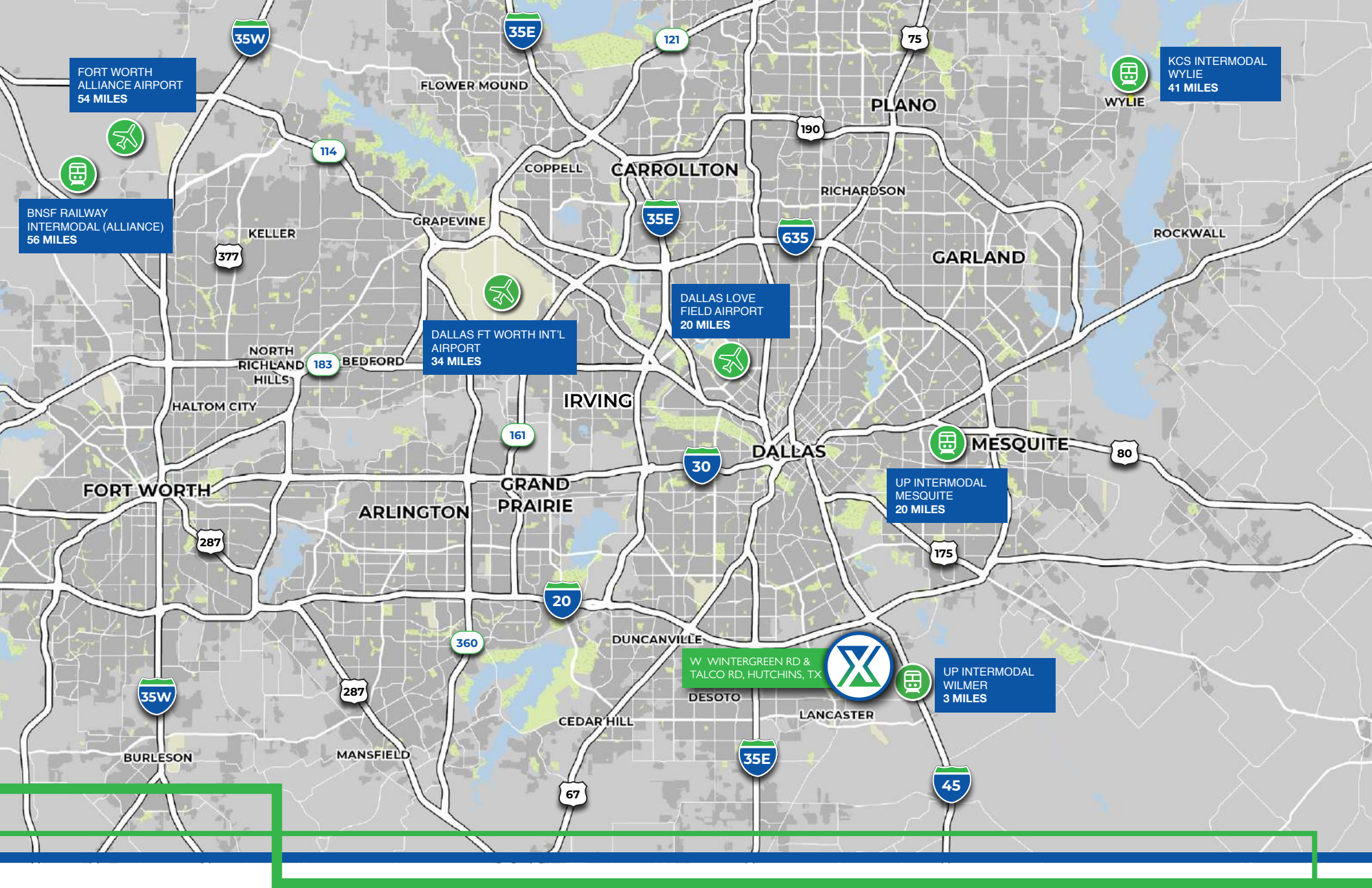
TRIPLE FREEPORT TAX EXEMPTION



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