



# CROSSROADS

LOGISTICS PARK

270 CROSSROADS DRIVE  
MIDLOTHIAN, TX 76065

**±141,491 SF AVAILABLE**



CLICK OR SCAN TO VIEW  
THE DRONE VIDEO

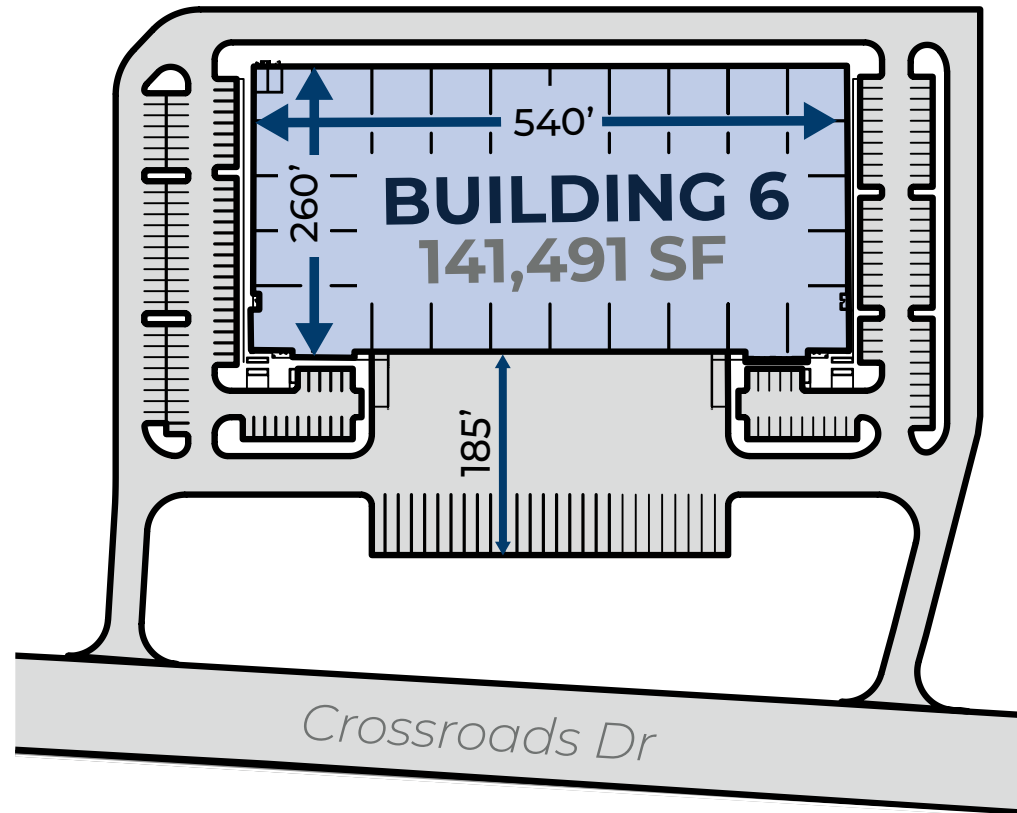


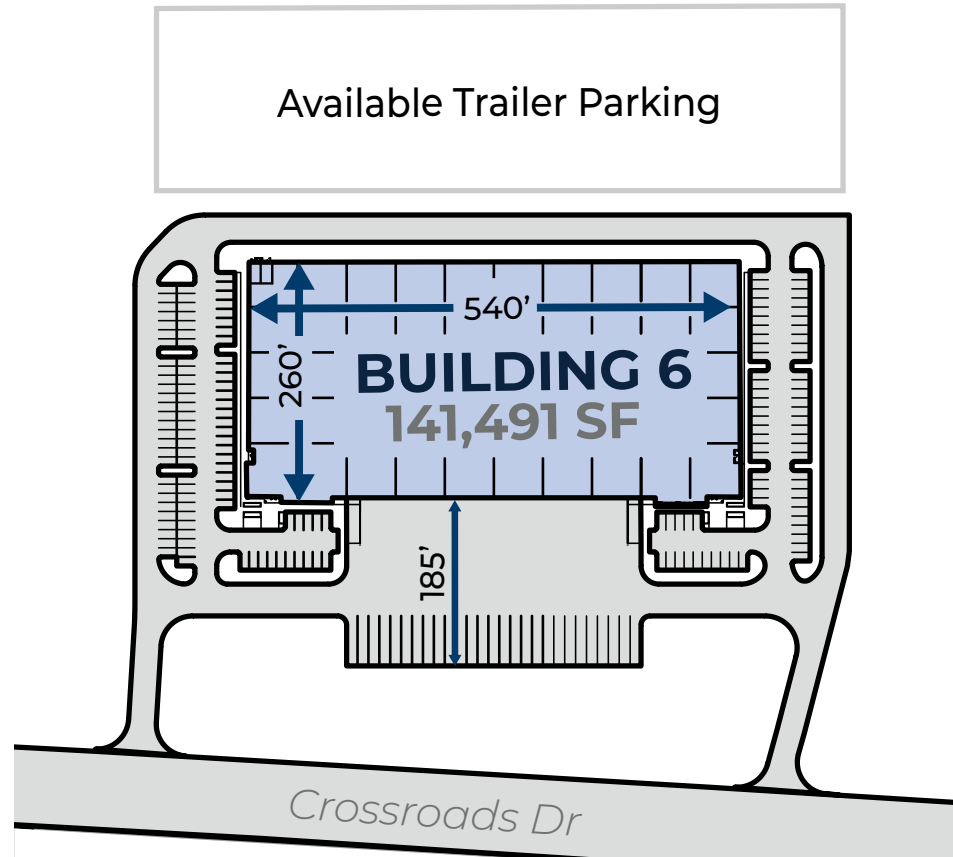
## **BUILDING 6**

Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Building 6 boasts state-of-the-art features including 36' clear height, front load configuration, 185' truck court, and ample auto and trailer parking. Crossroads Logistics Park is located at the intersection of Highway 67 and Highway 287 with close proximity to Interstate 35. The site offers ideal access to Dallas / Fort Worth and highway visibility. The development offers newly constructed roads and an extension of existing roadways for user accessibility.



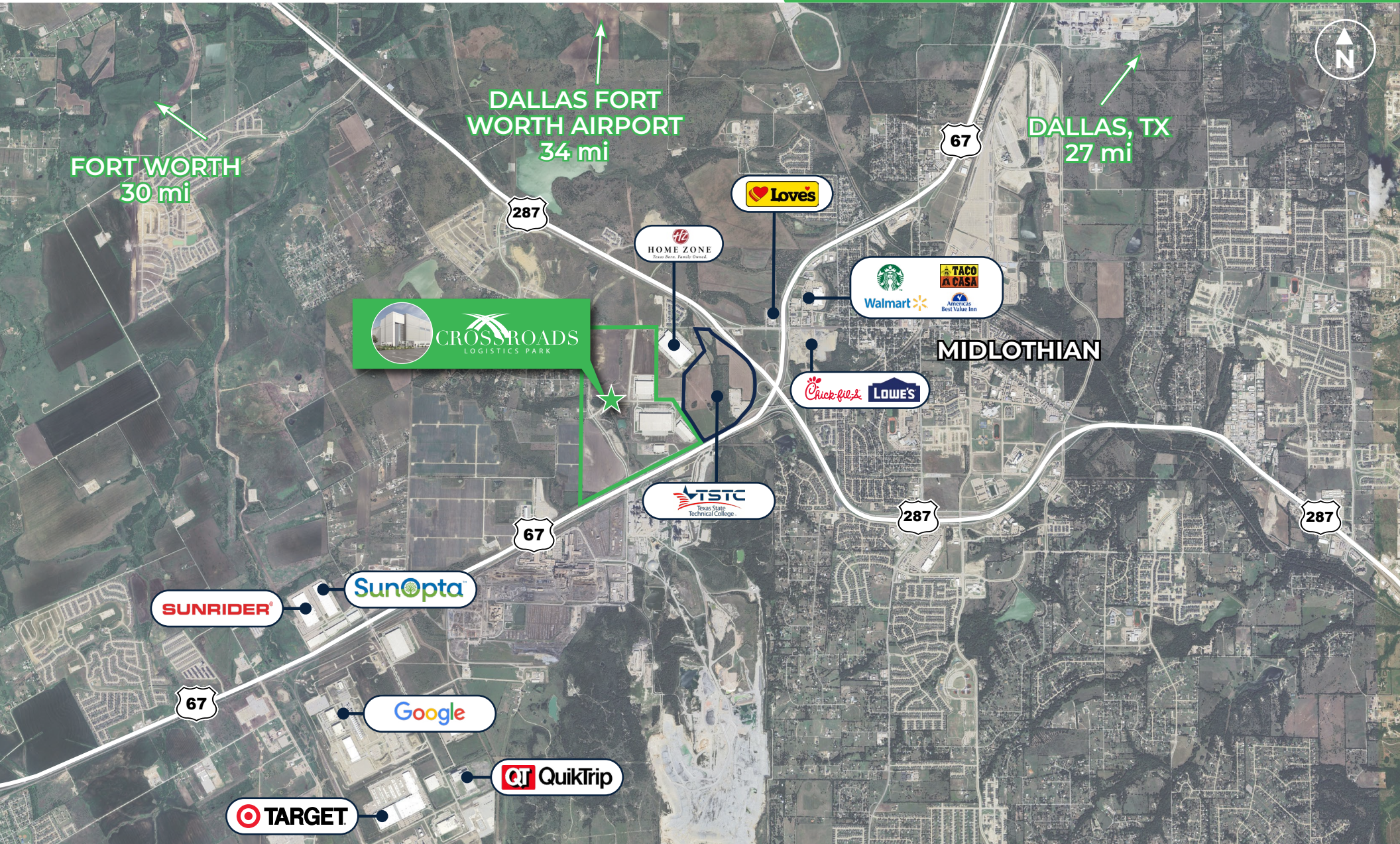
Available Trailer Parking





**BUILDING DETAILS**

<b>Available SF</b>	± 141,491 SF	<b>Column Spacing</b>	54' wide x 50' deep	<b>Truck Court</b>	185' deep
<b>Site Acreage</b>	± 18.21 acres	<b>Staging Bays</b>	54' wide x 60' deep	<b>Auto Parking</b>	± 160 spaces
<b>Configuration</b>	Front load	<b>Dock Doors</b>	± 20 - 9' x 10' dock high doors	<b>Trailer Parking</b>	± 27 spaces
<b>Space Dimensions</b>	540' x 260'	<b>Drive-In Ramp Doors</b>	2 - 12' x 14' drive-in doors	<b>Fire Protection</b>	ESFR, K-22
<b>Clear Height</b>	36'	<b>Floor Slab</b>	7" thick	<b>Electrical</b>	2,500 amp service with a 100 amp house panel



**DRIVE TIMES**

I-35

13 mi. 16 min.

Dallas

27 mi. 33 min.

Fort Worth

30 mi. 32 min.

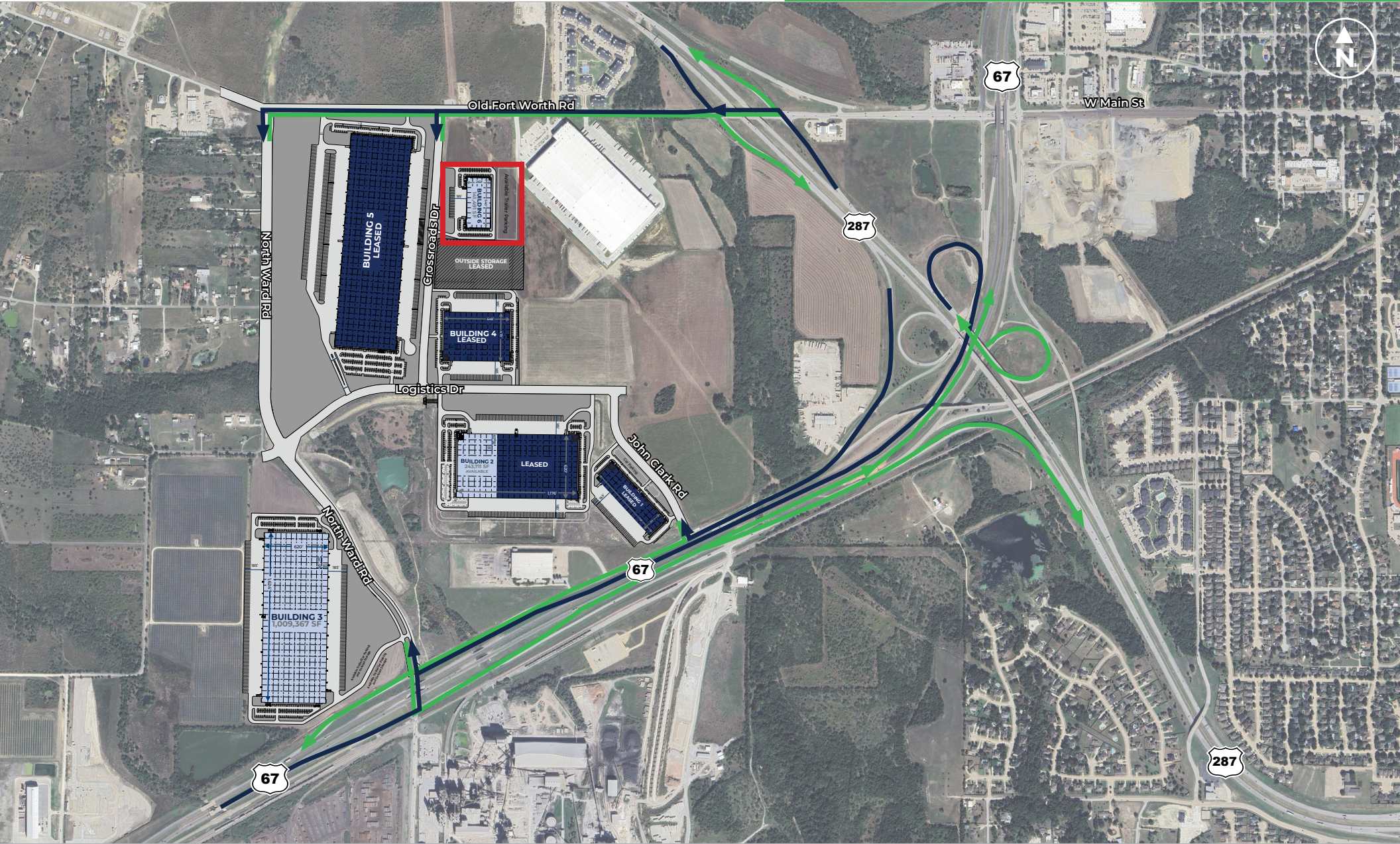
Dallas-Fort Worth Int'l Airport

34 mi. 39 min.

# CROSSROADS LOGISTICS PARK | BUILDING 6

270 CROSSROADS DRIVE | MIDLOTHIAN, TX 76065

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