

# 13871 E US HIGHWAY 80

EQT LOGISTICS EAST • BUILDING 3 • FORNEY, TX



**236,715 SF Available**

For Lease with Outside Storage Capabilities



**STREAM**

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## PROPERTY HIGHLIGHTS

236,715 SF available for lease

3,255 SF of office space

Cross-dock configuration

36' clear height

50' x 56' column spacing with 60' x 56' loading dock bays

49 dock-high overhead doors

2 drive-in ramped doors (14' x 16')

18 - 35,000 lb. levelers (installed per every 3rd door)

97 car parking spaces (expandable)

32 trailer parking spaces (expandable)

Addt. lot offering ± 146 trailer stalls or ±647 car parks

ESFR K - 22.4 system with a minimum of 40 PSI

2,000A; 277/480V, 3-Phase power expandable to 8,000A

LED high bay 30' FC avg with 15' whips

Warehouse restroom



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0.1 MILES



8.0 MILES



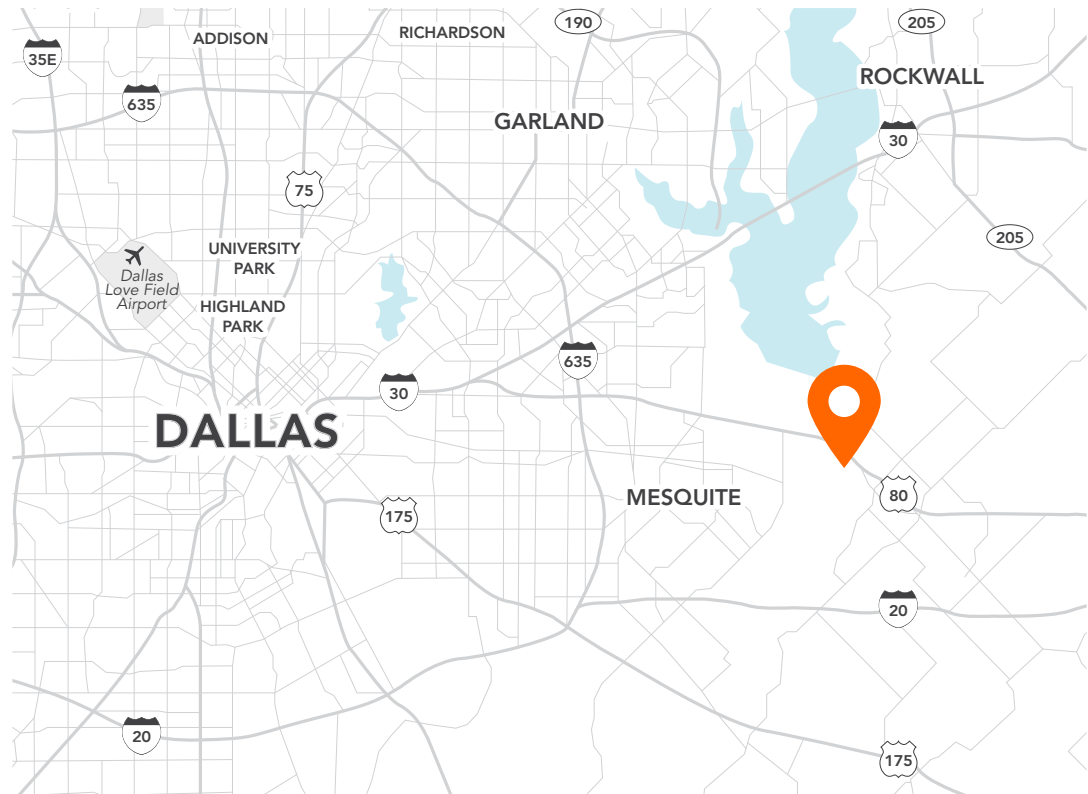
11.0 MILES



11.5 MILES

**Downtown  
Dallas:**

18.0 MILES



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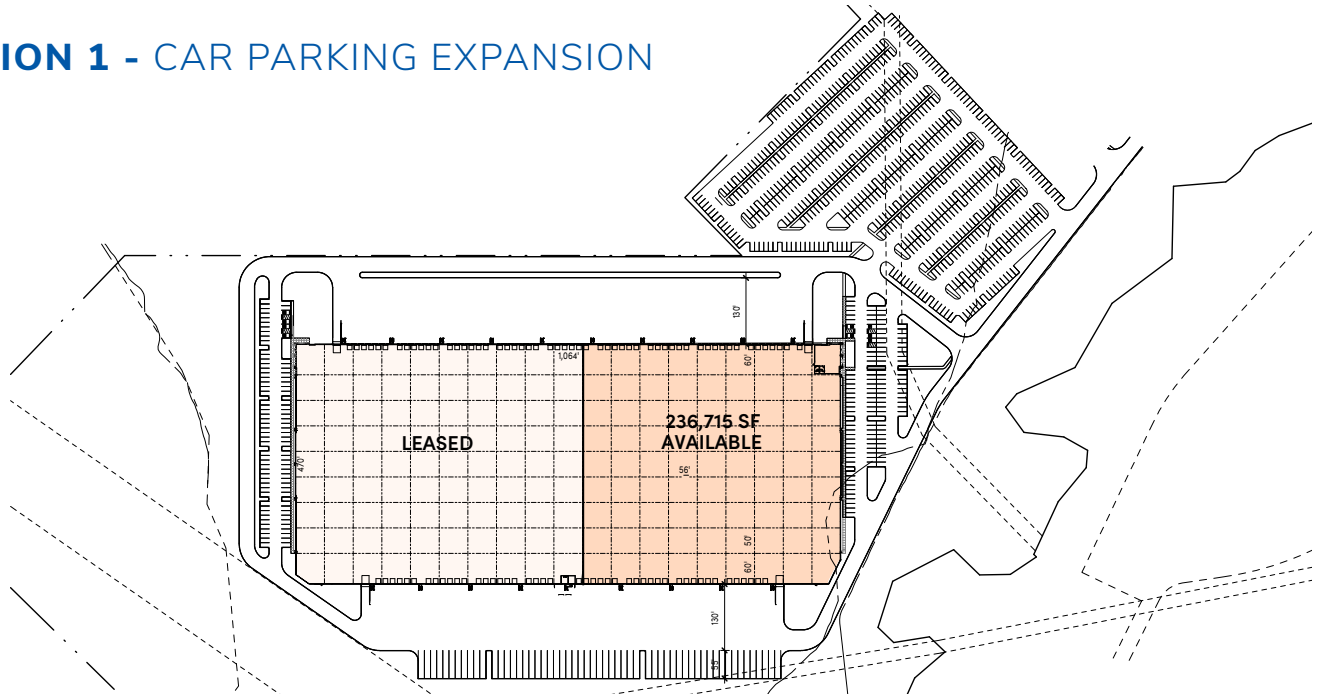
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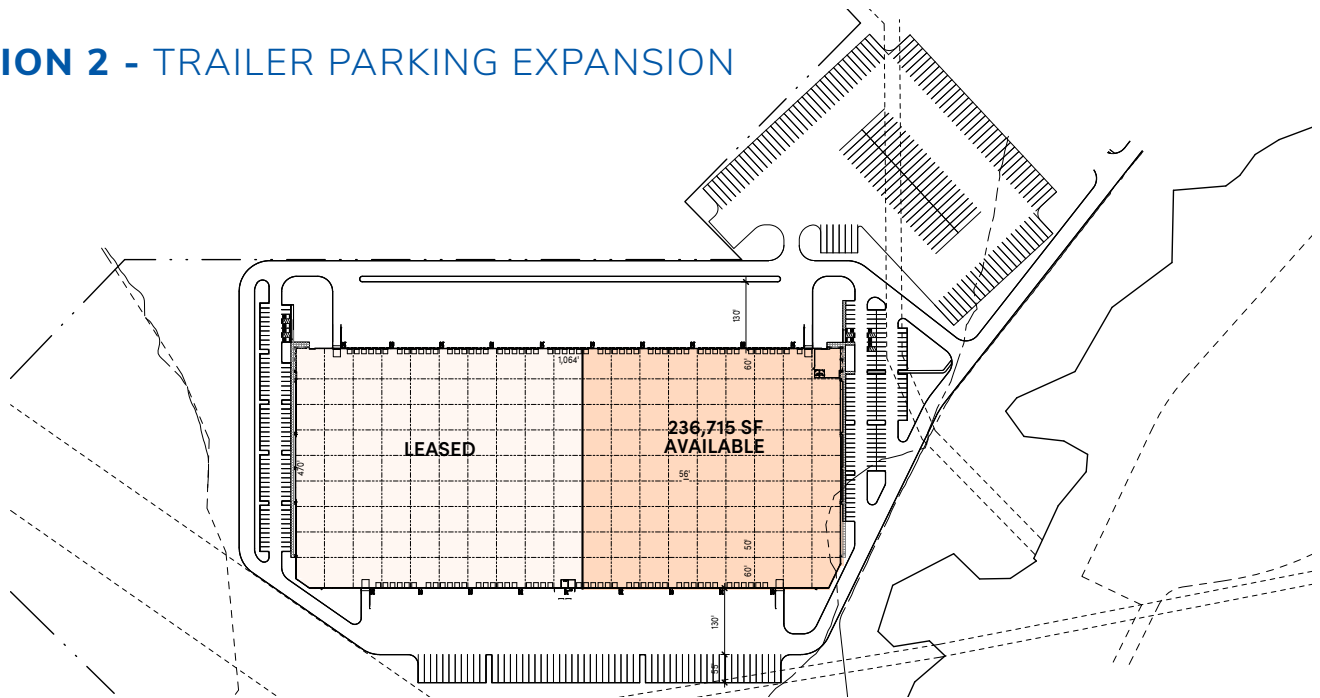


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## OPTION 1 - CAR PARKING EXPANSION



## OPTION 2 - TRAILER PARKING EXPANSION



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