

Prologis Lewisville

STONEWALL DRIVE | LEWISVILLE, TX 75056



BUILD-TO-SUIT OPPORTUNITY

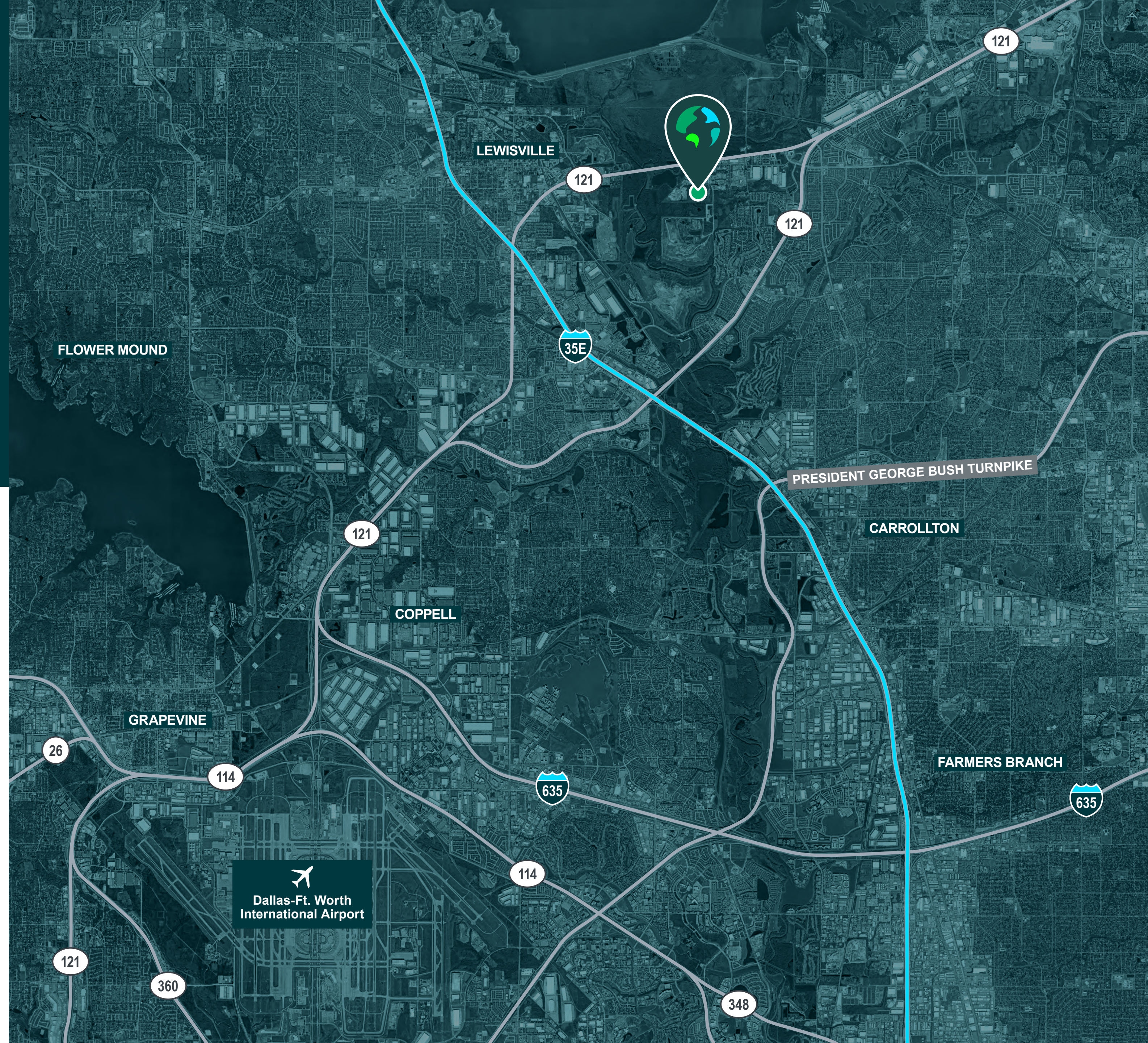
99,670 – 590,388 SF



Access Everywhere

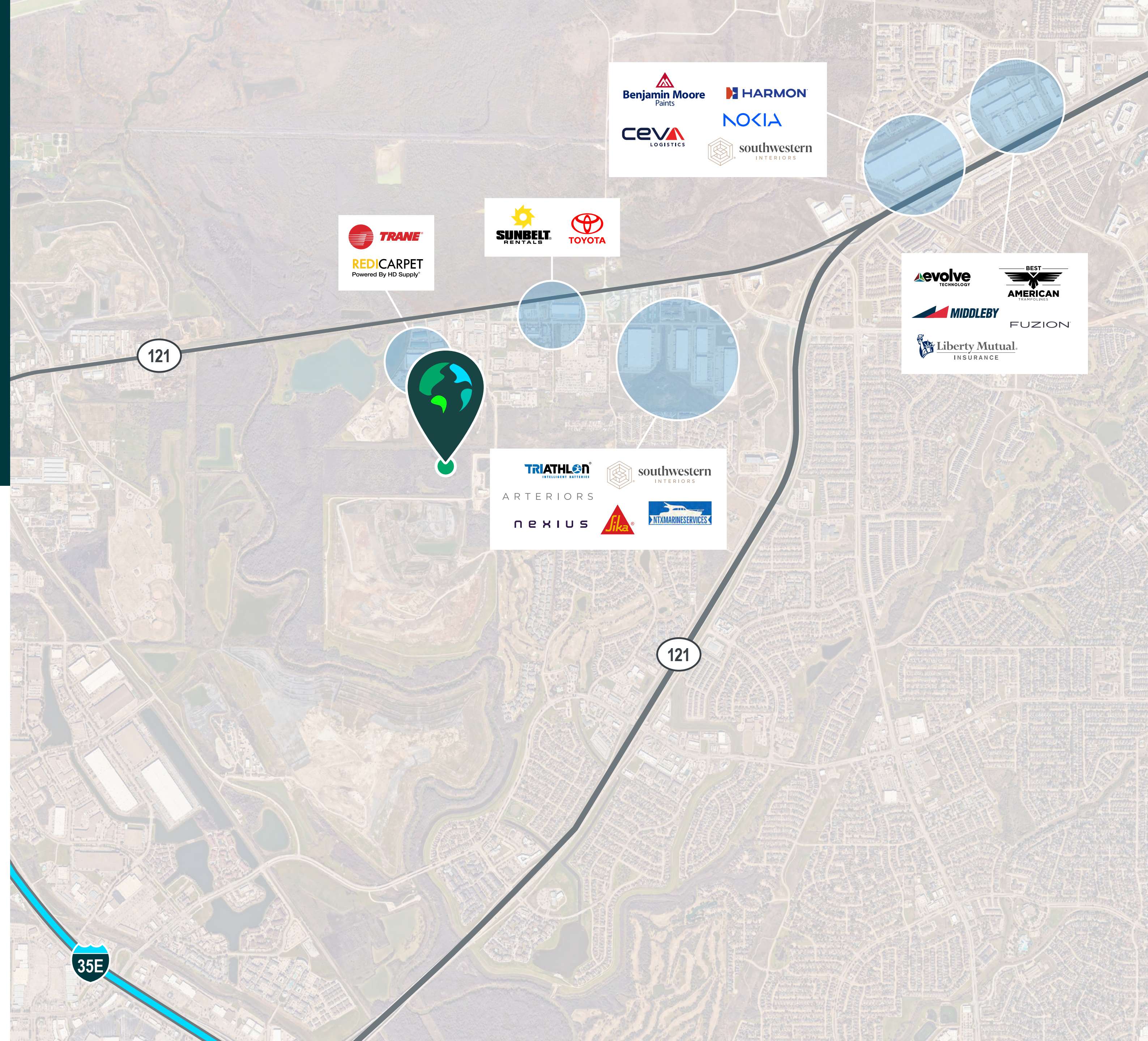
Move the materials and goods you need with access to prominent transportation.

- ✓ 0.5 miles to State Highway 121
- ✓ 2 miles to Sam Rayburn Tollway
- ✓ 4 miles to I-35E
- ✓ 8 miles to President George Bush Turnpike
- ✓ 14 miles to DFW Airport



In Good Company

Operate alongside best-in-class logistics and distribution leaders in a master planned park.



- ✔ Surrounded by strong corporate neighbors in a thriving, high demand industrial corridor.
- ✔ Abundant nearby amenities, including 12 hotels and 58 dining options within a 7-mile radius.
- ✔ Institutional quality, master planned park designed for long-term success.

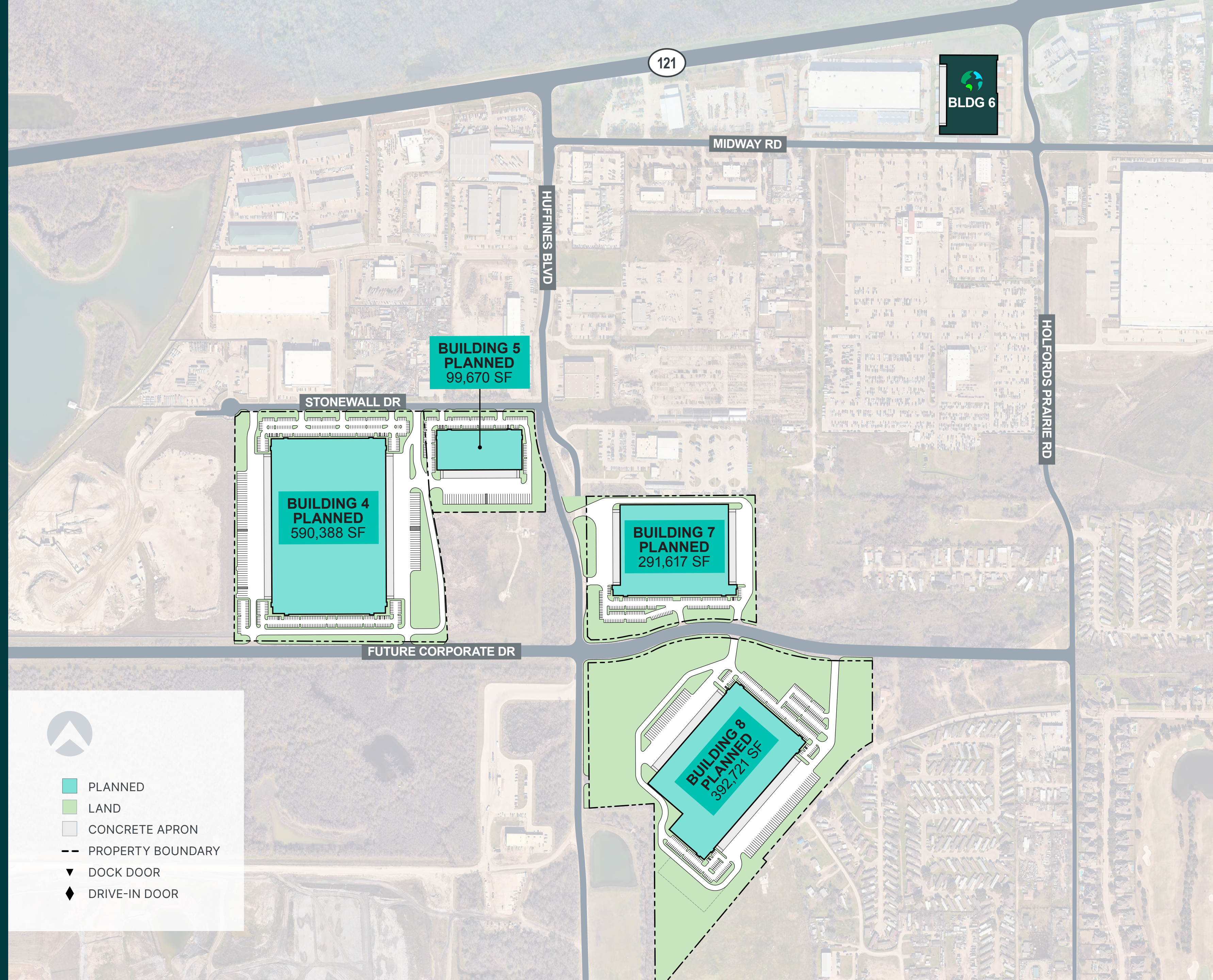
Flexible Specs

Industry leading features to empower your business.

✓ **Flexible Building Configurations**
Multiple layouts accommodate users needing 99,670 – 590,388 SF.

✓ **Enhanced Infrastructure**
Future Corporate Drive will provide additional connectivity to Holfords Prairie Road.

✓ **Strategic Connectivity**
Ideally positioned for efficient local and regional distribution.

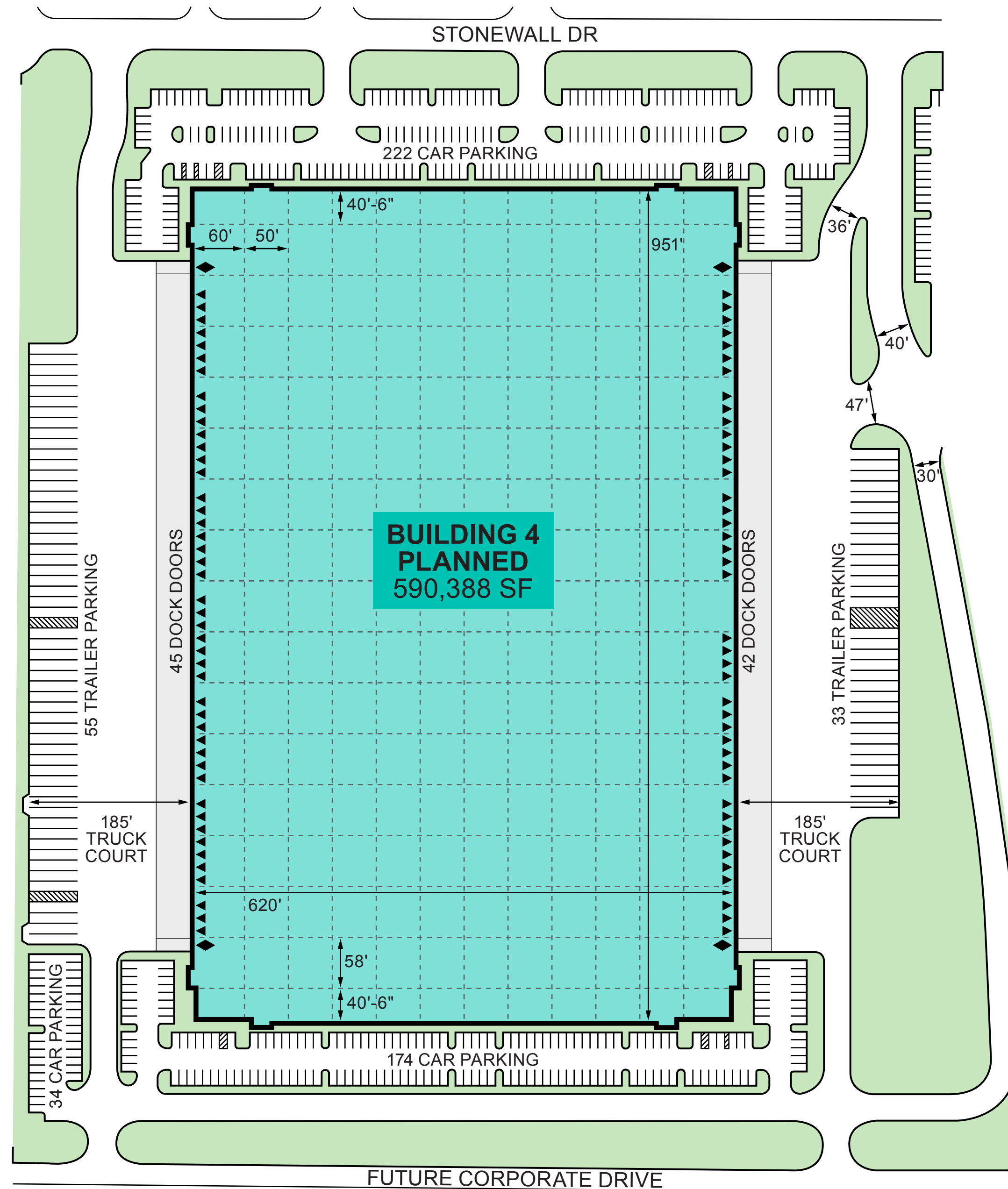


Flexible Specs

Industry leading features to empower your business.

Prologis Lewisville 4

Buildable Square Feet	590,388 SF
Office	Build-to-suit
Clear Height	40'
Column Spacing	58' x 50' (typical)
Dock Doors	88 (9' x 10')
Drive-In Doors	4 (12' x 14')
Car Parking Spaces	430
Trailer Parking Spaces	89
Sprinkler	ESFR

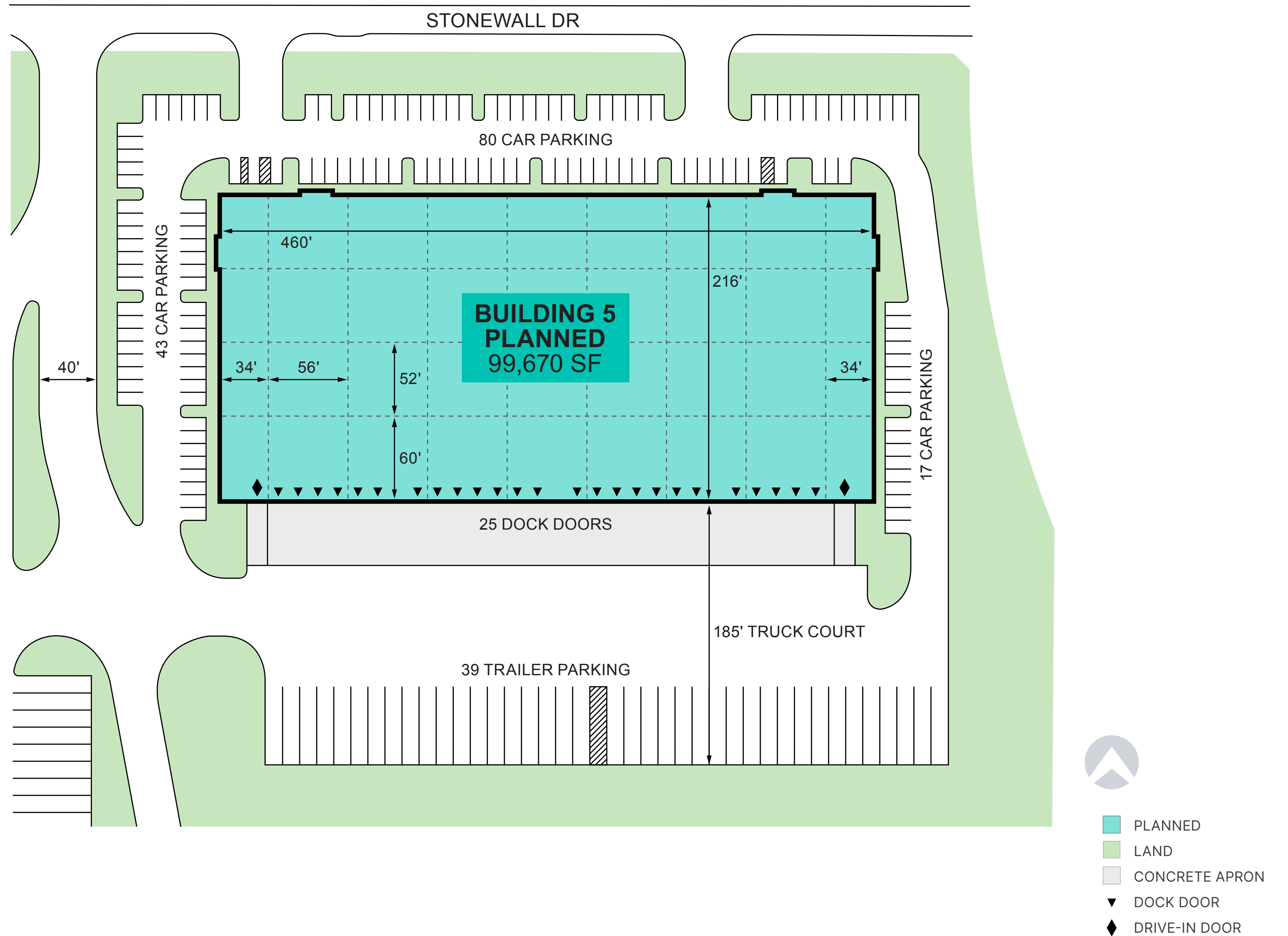


Flexible Specs

Industry leading features to empower your business.

Prologis Lewisville 5

Buildable Square Feet	99,670 SF
Office	Build-to-suit
Clear Height	32'
Column Spacing	52' x 56' (typical)
Dock Doors	25 (9' x 10')
Drive-In Doors	2 (12' x 14')
Car Parking Spaces	140
Trailer Parking Spaces	39
Sprinkler	ESFR

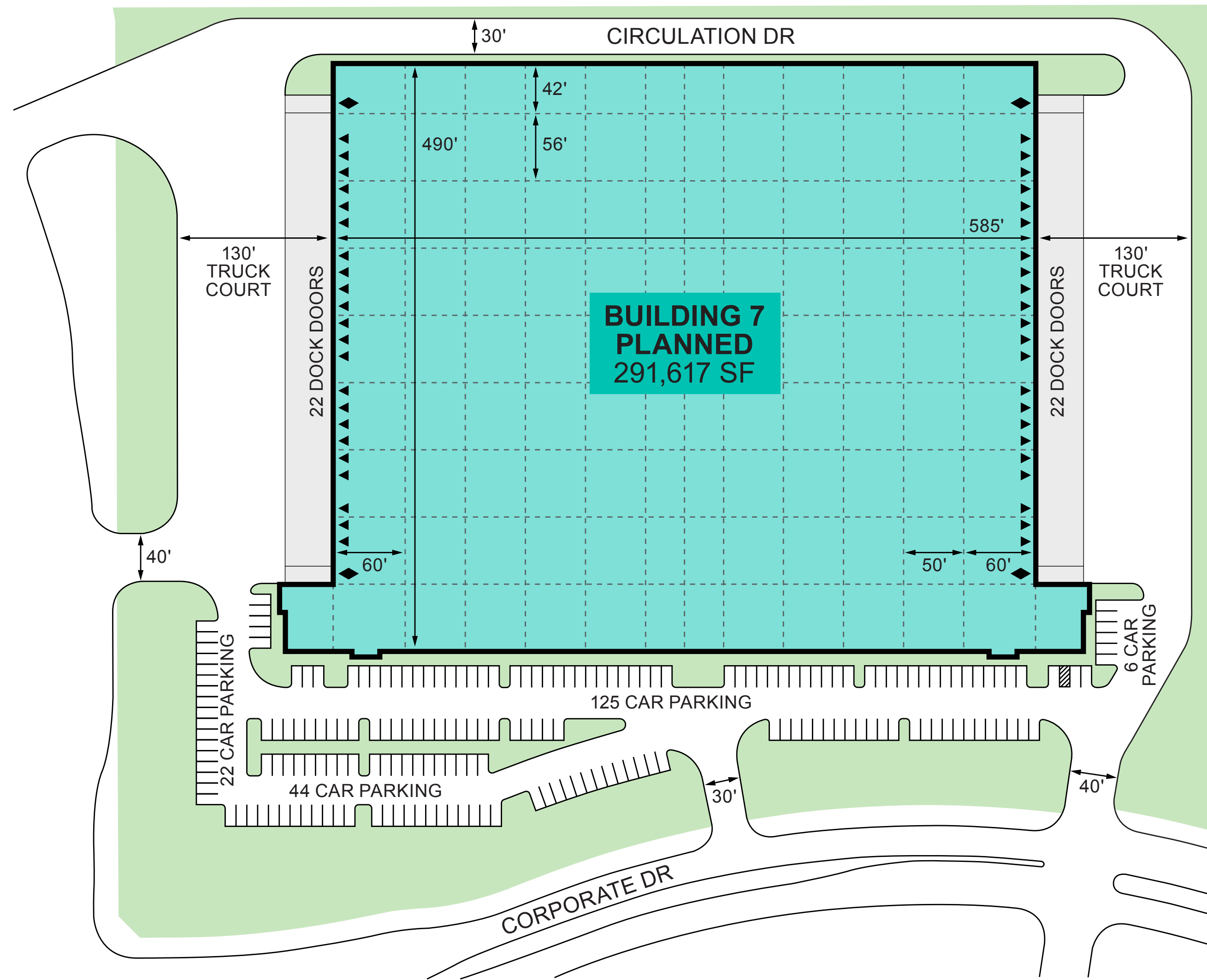


Flexible Specs

Industry leading features to empower your business.

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Buildable Square Feet	291,617 SF
Office	Build-to-suit
Clear Height	40'
Column Spacing	50' x 56' (typical)
Dock Doors	44 (9' x 10')
Drive-In Doors	4 (12' x 14')
Car Parking Spaces	197
Sprinkler	ESFR



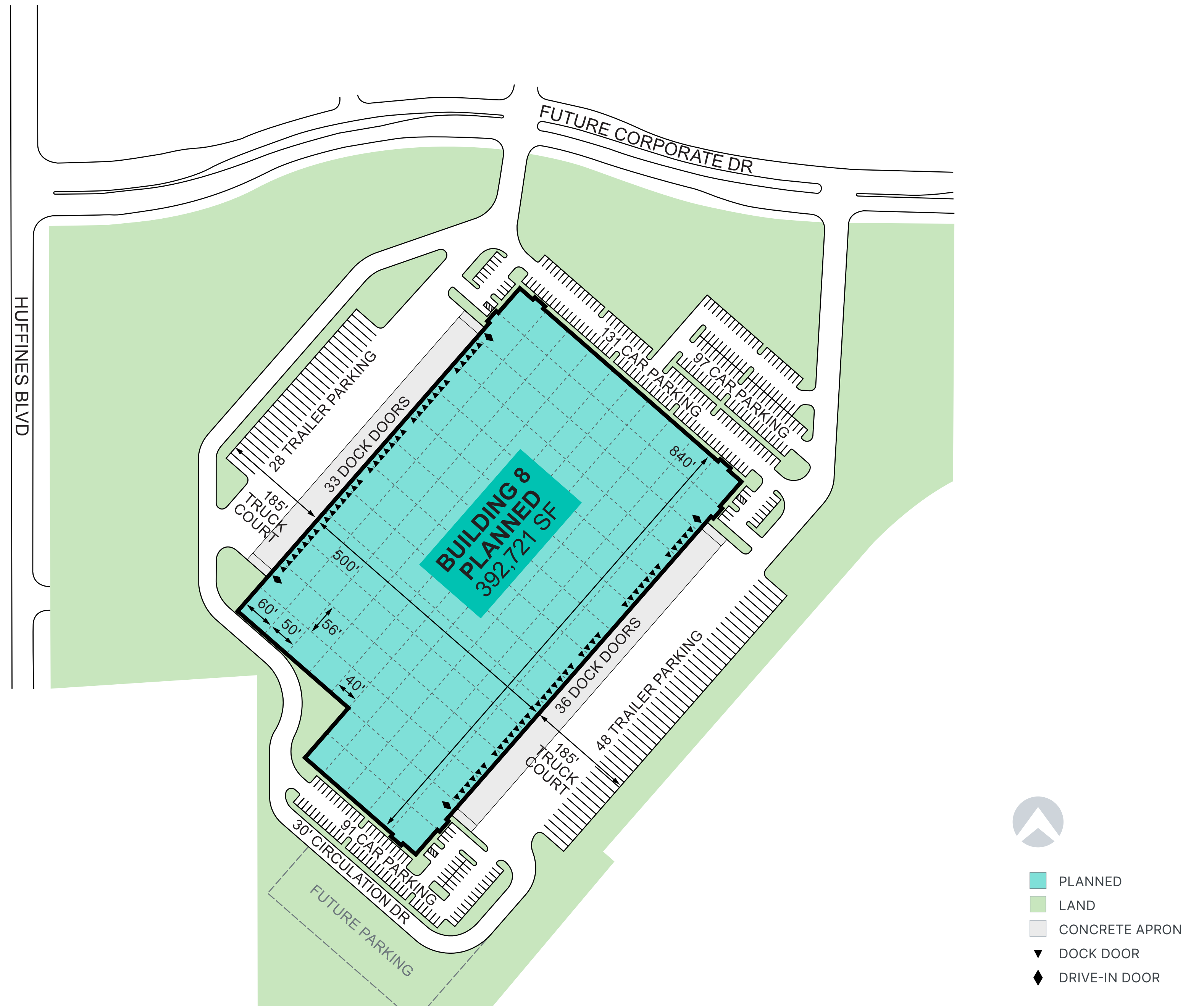
- PLANNED
- LAND
- CONCRETE APRON
- DOCK DOOR
- DRIVE-IN DOOR

Flexible Specs

Industry leading features to empower your business.

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Buildable Square Feet	392,721 SF
Office	Build-to-suit
Clear Height	40'
Column Spacing	50' x 56' (typical)
Dock Doors	69 (9' x 10')
Drive-In Doors	4 (12' x 14')
Car Parking Spaces	319
Trailer Parking Spaces	76
Sprinkler	ESFR



Built For You, Powered By Prologis



154+
custom-built projects
completed in just the US
over the past 5 years.

Optimize your operation with a build-to-suit product backed by the expertise of the world's largest industrial real estate brand.

Built-to-Suit Partnerships

amazon FedEx MCKESSON



SIEMENS



Benefits of Customer Led Development



SPEED TO MARKET

Available as a fully entitled project, Prologis Park is ready to begin construction almost immediately. Accommodating industrial zoning makes plan modifications easy.



FLEXIBLE DEVELOPMENT

From building materials and design to flexible deal terms and new markets, we customize and build to your requirements.



TURNKEY OFFERINGS

Prologis Essentials provides the certainty and ease of professional, full-service facilities solutions throughout your tenancy.

Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential. From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

Prologis Lewisville



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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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