

# TRADEPOINT 45 EAST

601 Distribution Drive | Wilmer, Texas 75712

**610,622 SF** | Delivered in C.O. Ready Condition  
with Over 1,000' of I-45 Frontage



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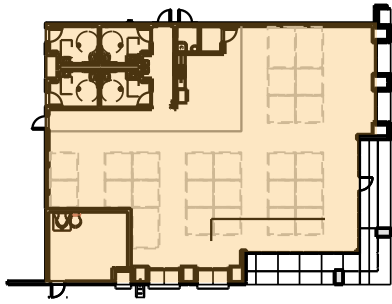


**ARES**  
INDUSTRIAL  
MANAGEMENT

LEASED BY

**STREAM**

# SITE PLAN 610,622 SF



SPECULATIVE OFFICE PLAN

PLEASANT RUN DR.

DETENTION  
AREA

EXPANSION AREA

GOODE RD.

EXPANSION AREA

TRADEPOINT 45 EAST  
EXISTING BUILDING

610,622 SF  
F.F.=467'-100'-0"

DISTRIBUTION DRIVE

MATT DORNAK, SIOR  
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# PROPERTY DETAILS

<b>Size:</b>	610,622 SF
<b>Dimensions:</b>	570' W x 1072' L
<b>Office:</b>	3,893 SF
<b>Clear Height:</b>	40'
<b>Loading Configuration:</b>	Cross Dock
<b>Dock Doors:</b>	122 (9' x 10') (Expandable by 24)
<b>Oversized Dock Doors:</b>	2 (12' x 14')
<b>Drive-In Ramps:</b>	2 (12' x 14')
<b>Column Spacing:</b>	56' x 50'
<b>Staging Bay:</b>	56' x 60'
<b>Trailer Parks:</b>	216 (Expandable by 134)
<b>Car Parks:</b>	216 (Expandable by 210)
<b>Sprinkler System:</b>	ESFR
<b>Truck Court:</b>	185'
<b>Lighting:</b>	LEDs throughout the Warehouse
<b>Dock Equipment:</b>	60 35,000 lb Levelers
<b>Slab:</b>	7" Reinforced Concrete 4,000 PSI with Full Vapor Barrier
<b>Power:</b>	1,500 KVA with 2,000 amp panel installed
<b>Roof and Insulation:</b>	60 Mil TPO with R20
<b>Spec Finish Out:</b>	White Box, Painted Columns, Z-guard's, LED Wall Packs, Pole Lights, and two shipping/receiving offices with restrooms
<b>Security:</b>	Ability to Fully Secure with Fence and Guard Shack



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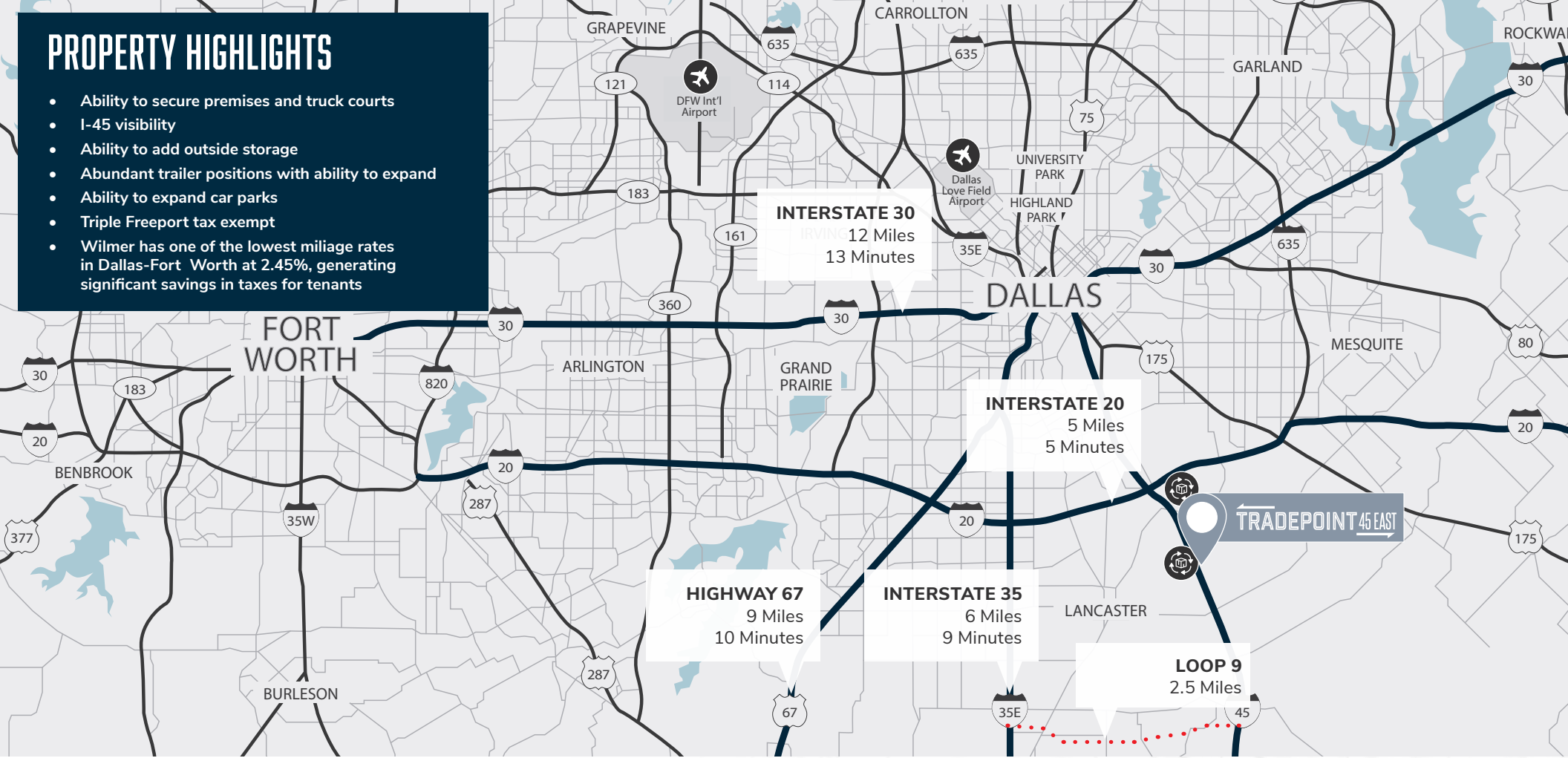


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# PROPERTY HIGHLIGHTS

- Ability to secure premises and truck courts
- I-45 visibility
- Ability to add outside storage
- Abundant trailer positions with ability to expand
- Ability to expand car parks
- Triple Freeport tax exempt
- Wilmer has one of the lowest mililage rates in Dallas-Fort Worth at 2.45%, generating significant savings in taxes for tenants



## MAJOR CITIES

**DOWNTOWN DALLAS**

**14** Miles

**17** Minutes

**DOWNTOWN FORT WORTH**

**40** Miles

**38** Minutes

## MAJOR AIRPORTS

**DALLAS LOVE FIELD AIRPORT**

**20** Miles

**24** Minutes

**DFW INTERNATIONAL AIRPORT**

**32** Miles

**30** Minutes

## LOGISTICS HUBS

**UNION PACIFIC DALLAS**

**1** Mile

**1** Minute

**FEDEX SHIPPING HUB**

**4** Miles

**6** Minutes

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