



CROSSROADS

LOGISTICS PARK

1211 NORTH WARD ROAD
MIDLOTHIAN, TX 76065

±1,009,367 SF AVAILABLE



CLICK OR SCAN TO VIEW
THE DRONE VIDEO



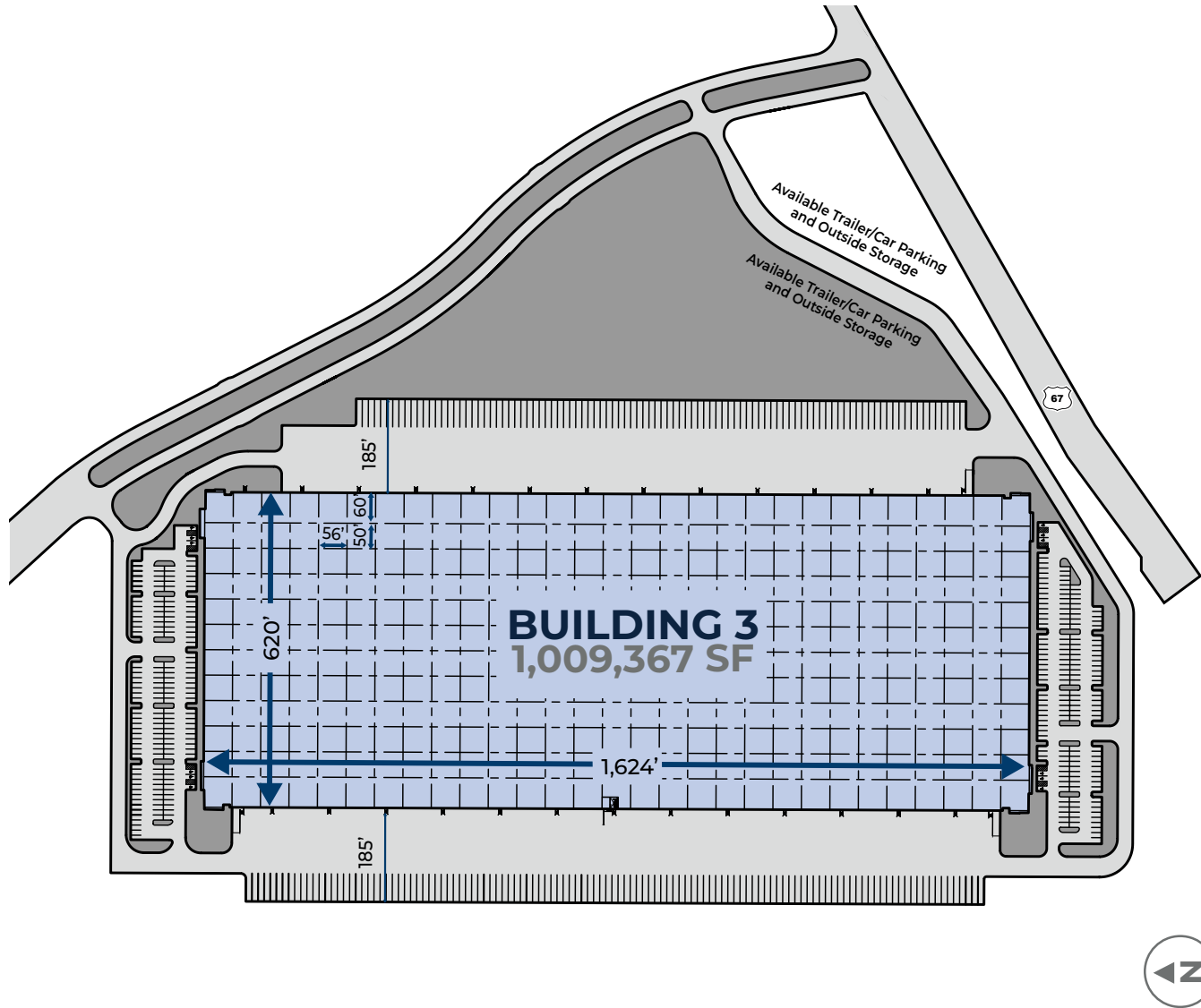
BUILDING 3

Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Building 3 boasts state-of-the-art features including 40' clear height, cross dock 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.

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PROPERTY OVERVIEW



Development
HILLWOOD
A PEROT COMPANY

MATT WALKER
972 201 2872 (o) | 559 903 1171 (c)
matthew.walker@hillwood.com

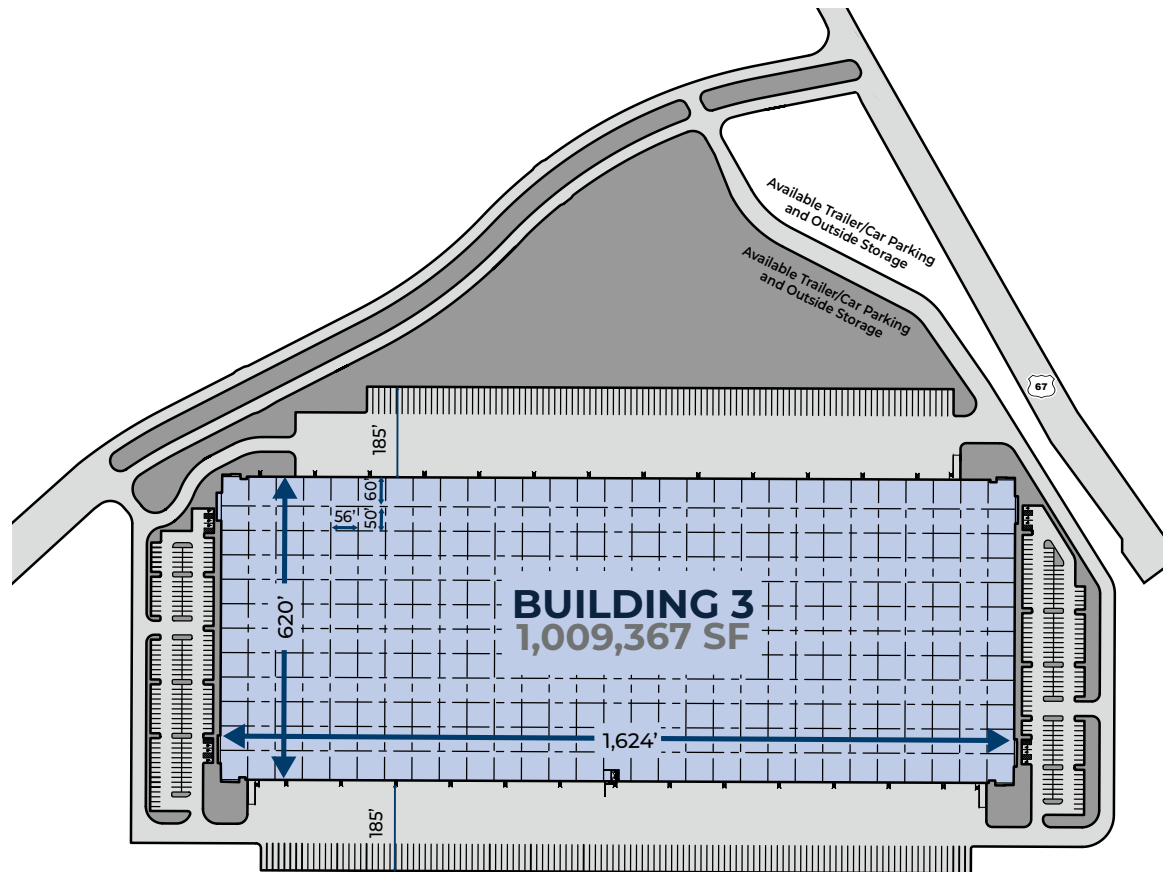
CHAD AKABANE
925 337 1244 (c)
chad.akabane@hillwood.com

Leasing
CBRE

STEVE KOLDYKE
214 979 6381 (o) | 214 850 4963 (c)
steve.koldyke@cbre.com

BRIAN GILCHRIST
214 979 6394 (o) | 817 907 1774 (c)
brian.gilchrist@cbre.com

KACY JONES
214 979 6151 (o) | 214 923 0056 (c)
kacy.jones@cbre.com



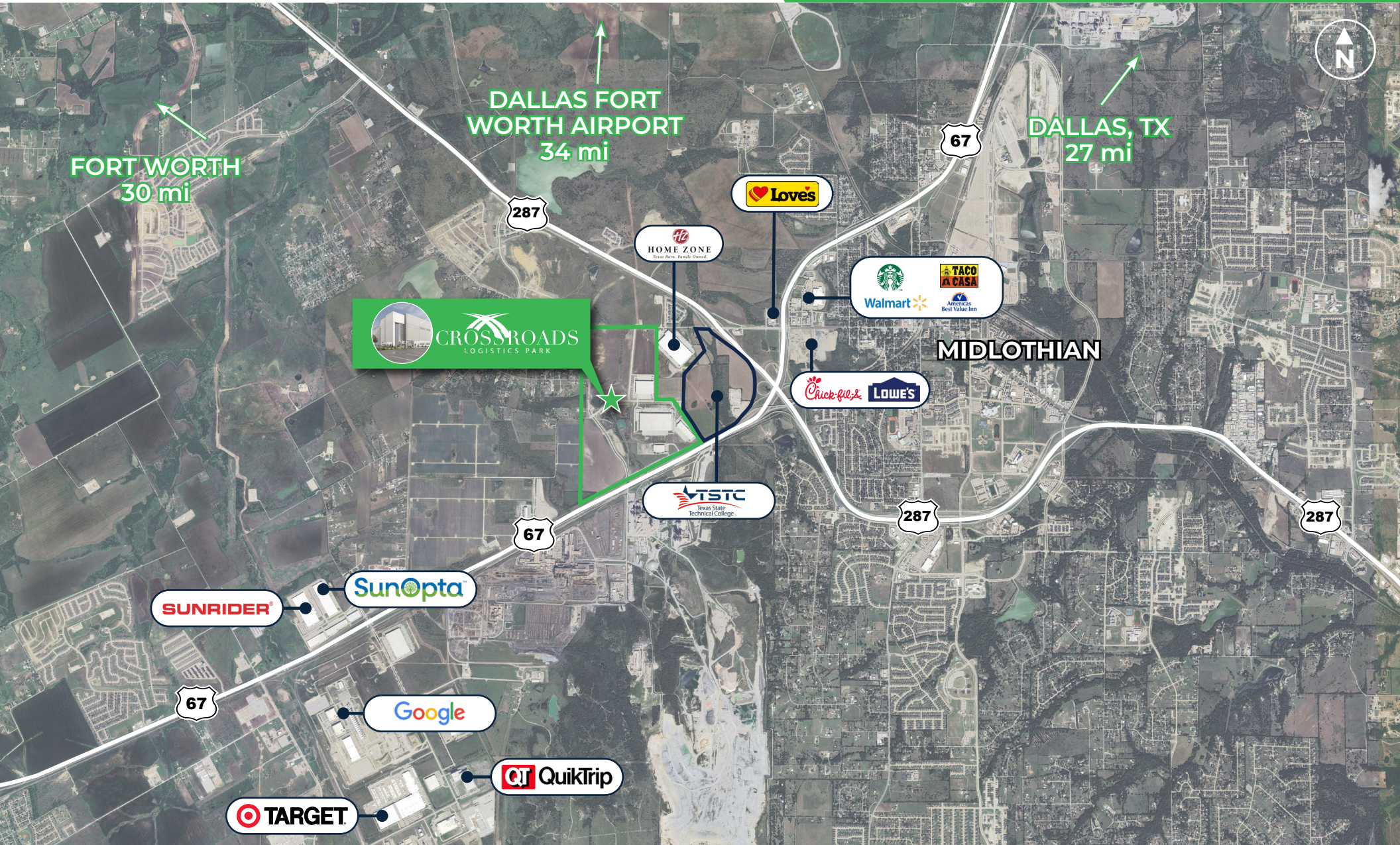
BUILDING DETAILS

Available SF	± 1,009,367 SF	Column Spacing	56' wide x 50' deep	Truck Court	185' deep
Site Acreage	± 62.61 acres	Staging Bays	56' wide x 60' deep	Auto Parking	± 490 spaces
Configuration	Cross-dock	Dock Doors	± 171 - 9' x 10' dock high doors	Trailer Parking	± 299 spaces
Space Dimensions	1,624' x 620'	Drive-In Ramp Doors	3 - 12' x 14' drive-in doors	Fire Protection	ESFR, K-25
Clear Height	40'	Floor Slab	7" thick	Electrical	4,000 amp service with a 200 amp house panel

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AREA INFORMATION



DRIVE TIMES

I-35

13 mi. 16 min.

Dallas

27 mi. 33 min.

Fort Worth

30 mi. 32 min.

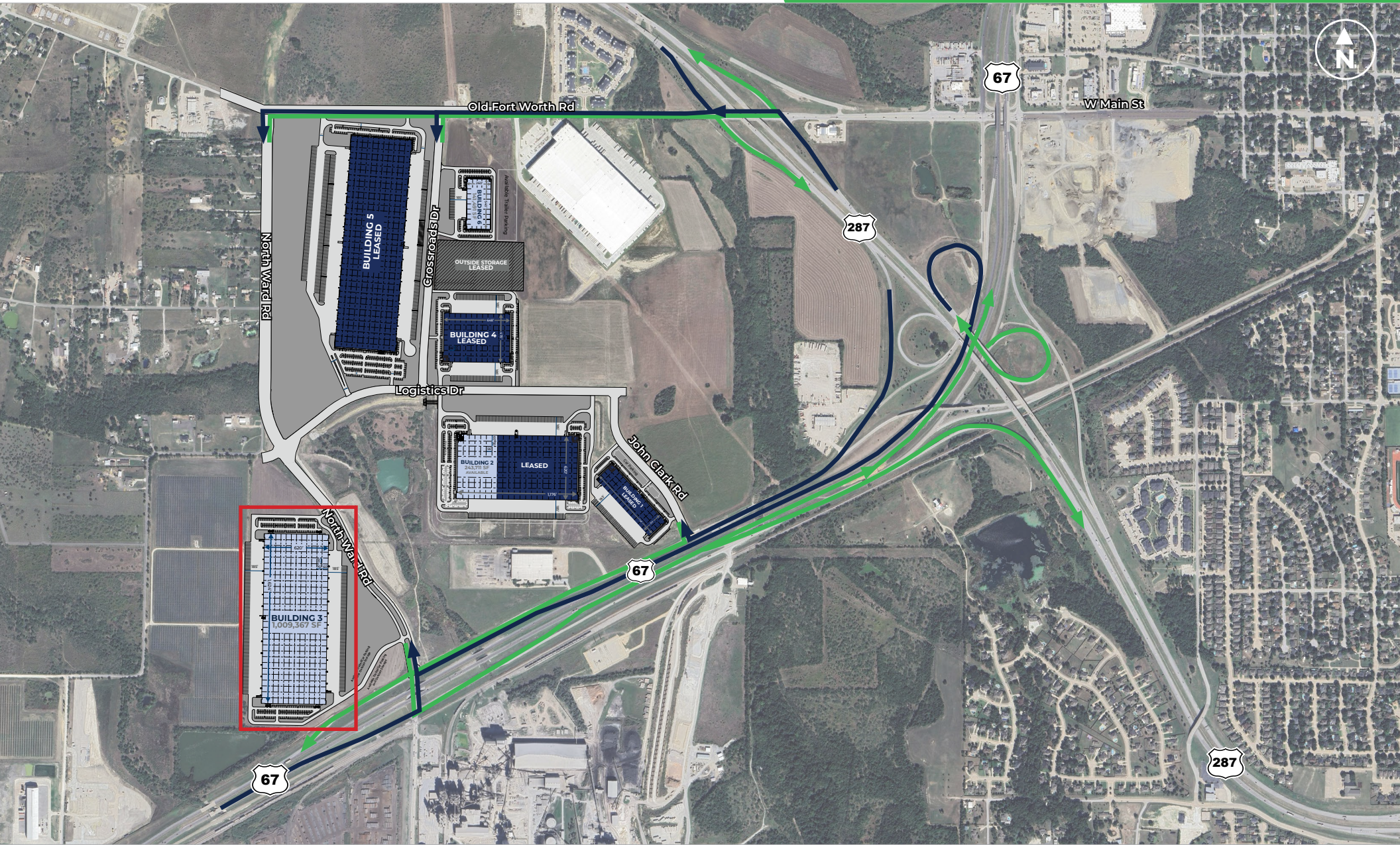
Dallas-Fort Worth Int'l Airport

34 mi. 39 min.

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ACCESS



MATT WALKER
972 201 2872 (o) | 559 903 1171 (c)
matthew.walker@hillwood.com

CHAD AKABANE
925 337 1244 (c)
chad.akabane@hillwood.com



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214 979 6381 (o) | 214 850 4963 (c)
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PHOTOGRAPHY



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brian.gilchrist@cbre.com

KACY JONES
214 979 6151 (o) | 214 923 0056 (c)
kacy.jones@cbre.com

DEVELOPMENT



3000 Turtle Creek Blvd
Dallas, TX 75219
hillwood.com

Matt Walker

972 201 2872 (o) | 559 903 1171 (c)
matthew.walker@hillwood.com

Chad Akabane

925 337 1244 (c)
chad.akabane@hillwood.com

LEASING



2100 McKinney Avenue | Ste 700
Dallas, TX 75201
cbre.com

Steve Koldyke

214 979 6381 (o) | 214 850 4963 (c)
steve.koldyke@cbre.com

Brian Gilchrist

214 979 6394 (o) | 817 907 1774 (c)
brian.gilchrist@cbre.com

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