

**TEXAS IND II**



**FOR LEASE**  
INDUSTRIAL | FLEX  
Class A Space | ~290,000 +/- SF

Prime Sanger, TX Location  
6200 N Stemmons FRWY

**DON'T JUST LEASE  
POSITION YOUR BUSINESS FOR GROWTH**



**CROSSMAR  
INVESTMENTS**

Call for more Information



## PROPERTY

# HIGHLIGHTS

**2025**

### YEAR DELIVERED

Class A construction with premium finishes throughout

**33 - 4**

### DOCK DOORS & ROLL-UP

33 dock doors plus 4 roll-up doors support efficient logistics and seamless warehouse operations.

**290,000**

### SQUARE FEET

scalable industrial space designed for high-volume operations.

**2**

### CURRENTLY DELIVERED

Active development momentum with 2 buildings delivered and 1 currently underway.

# BUILDING HIGHLIGHTS



PREMIER 290,000 SF INDUSTRIAL  
DESIGNED FOR HIGH-VOLUME  
WAREHOUSING AND DISTRIBUTION



PROMINENT I-35 FRONTAGE WITH  
DIRECT ACCESS AND STRONG  
REGIONAL CONNECTIVITY



290,000 SF AVAILABLE  
MODERN CLASS A SPACE BUILT FOR  
LOGISTICS AND I-35 ACCESS



PARKING & LOADING CAPACITY  
FRONT PARKING PAIRED WITH  
EXTENSIVE REAR DOCK ACCESS



NEW CONSTRUCTION | DELIVERED 2025  
CLASS A FACILITY FEATURING MODERN  
LOGISTICS INFRASTRUCTURE



UNMATCHED DISTRIBUTION POSITIONING  
NEAR MAJOR WALMART, SAM'S CLUB,  
AND H-E-B LOGISTICS OPERATIONS



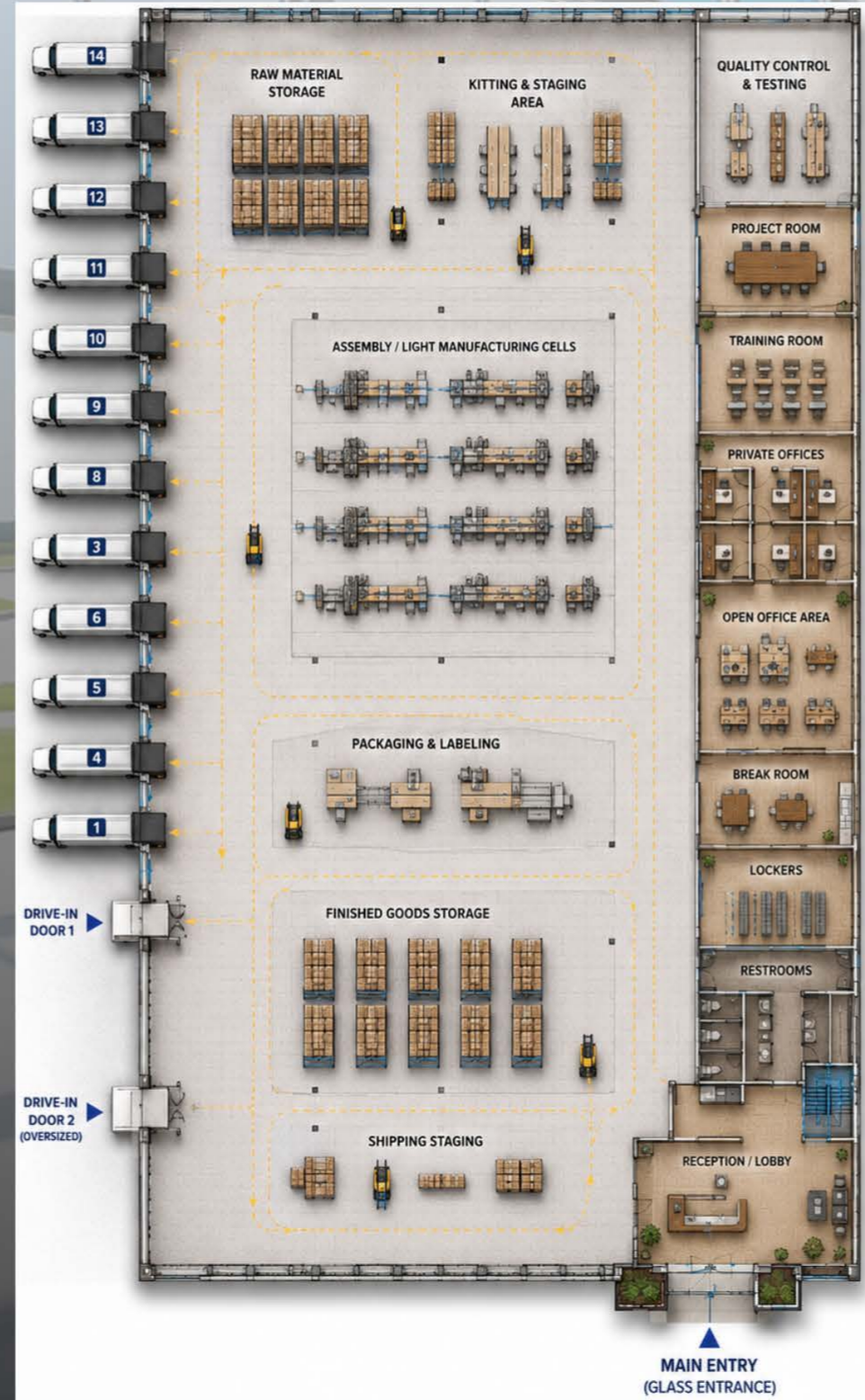
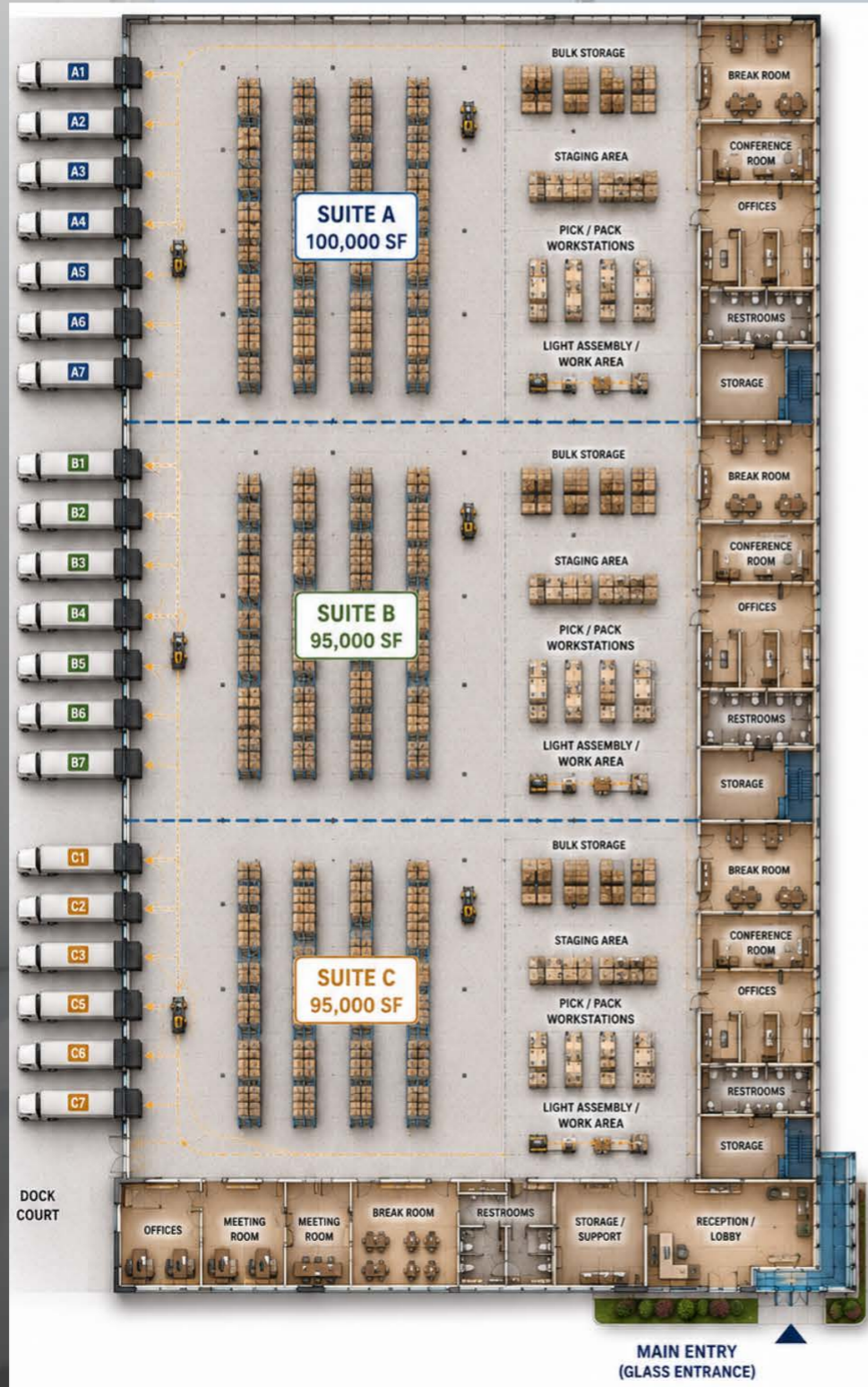
MODERN INDUSTRIAL LAYOUT  
FLEXIBLE CONFIGURATION



STATE-OF-THE-ART INDUSTRIAL  
FEATURING MODERN CONSTRUCTION  
AND BEST-IN-CLASS FUNCTIONALITY



# CONCEPTUAL FLOOR PLANS





EXTERIOR











**NEW  
CONSTRUCTION**



EXTERIOR

# SITE PLAN







# TEXAS-DFW MARKET OVERVIEW



**TOP 5**  
U.S METRO ECONOMY  
\$744.7B GDP



**TOP 3**  
U.S. METRO POPULATION GAIN  
+178K RESIDENTS 2023-2024



**LOW COST**  
NO STATE PERSONAL  
INCOME TAX



**STRATEGIC LOCATION**  
IN THE CENTRAL U.S.



**POPULATION**  
8,344,032



**BUSINESS-FRIENDLY ENVIRONMENT**  
TEXAS SALE + NO PERSONAL  
INCOME TAX



**FORTUNE 500**  
21 HQs IN DFW  
44 FORTUNE 1000 HQs



**DFW INTERNATIONAL AIRPORT**  
**GLOBAL AIR GATEWAY**  
87.8M Passengers in 2024 | No.3 Busiest Airport Worldwide

## DALLAS

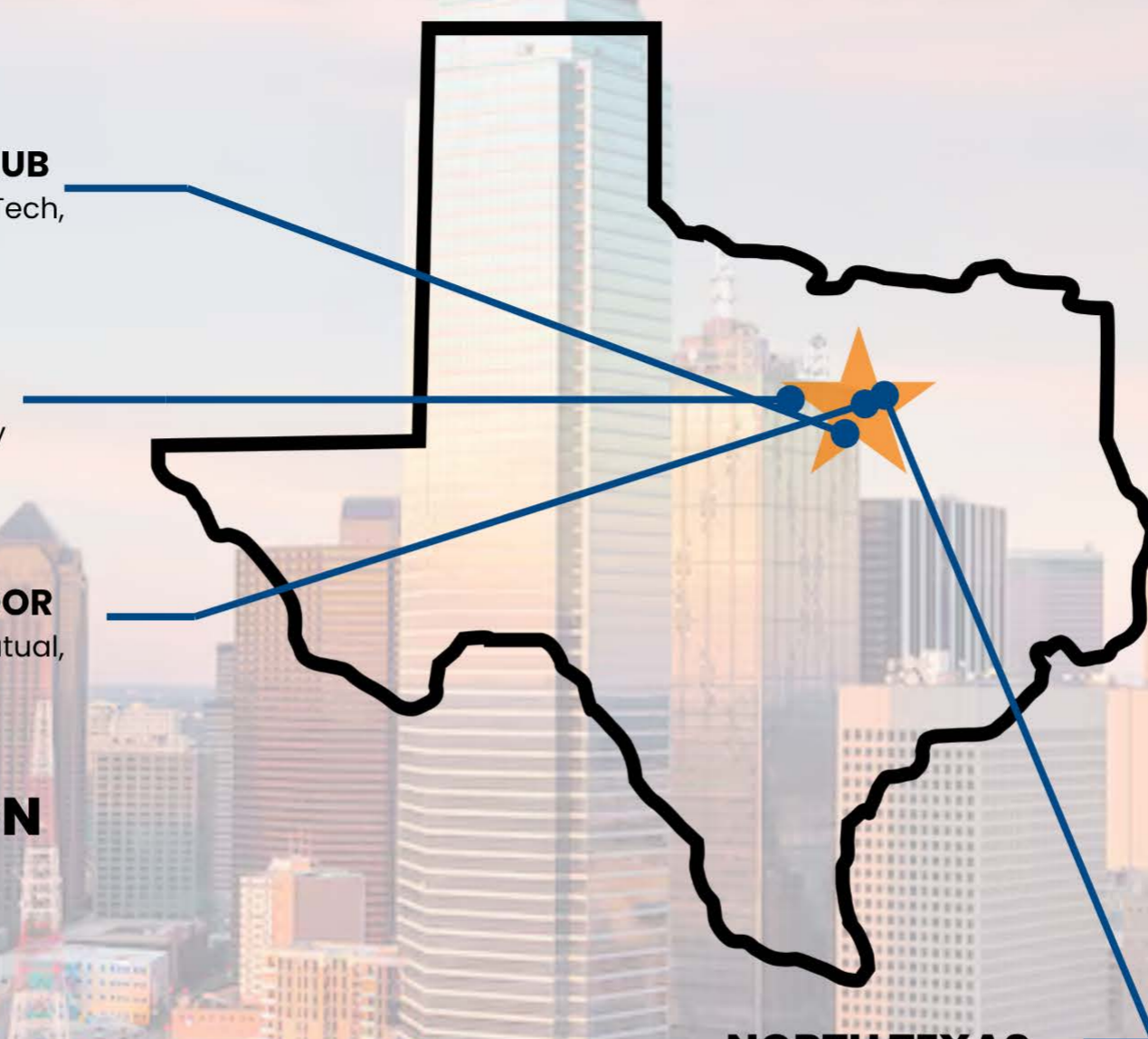
**CORPORATE & FINANCIAL HUB**  
Finance, Telecom, Healthcare, Tech,  
and Headquarters Concentration

## FORT WORTH

**AEROSPACE & MANUFACTURING**  
Aviation, Defense, Rail, Logistics, and Energy  
Corridor

## PLANO/FRISCO

**COPORATE RELOCATION CORRIDOR**  
Toyota, JP Morgan Chase, Liberty Mutual,  
PGA Corridor



## NORTH TEXAS

**FASTEST-GROWING REGION + LOGISTICS HUB**  
Driven by corporate relocations, population growth, DFW  
Airport, inland ports, interstates, rail, and a deep labor pool  
across Dallas, Fort Worth, Irving, Plano, Frisco, Arlington,  
and Denton



PROXIMITY

# STRATEGIC POSTION

- 1. R&L CARRIERS 0.8 mi
- 2. HEB DISTRIBUTION HUB (RECENTLY PURCHASED) 1.3 mi
- 3. WALMART & SAMS DISTRIBUTION CENTERS 2.8 mi
- 4. DOWNTOWN SANGER 3.2 mi

HEB PURCHASED 600 ACRES

H-E-B

SUBJECT PROPERTY

BLUE STAR INDUSTRIAL PARK

R&L CARRIERS

WALMART & SAM'S CLUB DISTRIBUTION CENTER

CLASS A INDUSTRIAL BUILDINGS

MODERN TILT-WALL CONSTRUCTION

STRATEGIC LOCATION WITH EASY ACCESS

PLANNED INDUSTRIAL DEVELOPMENT

SANGER

INTERSTATE 35

CROSSMAR



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