

INNOVATION RIDGE

LOGISTICS PARK



FOR LEASE OR SALE

45,000 - 145,020 SF Available

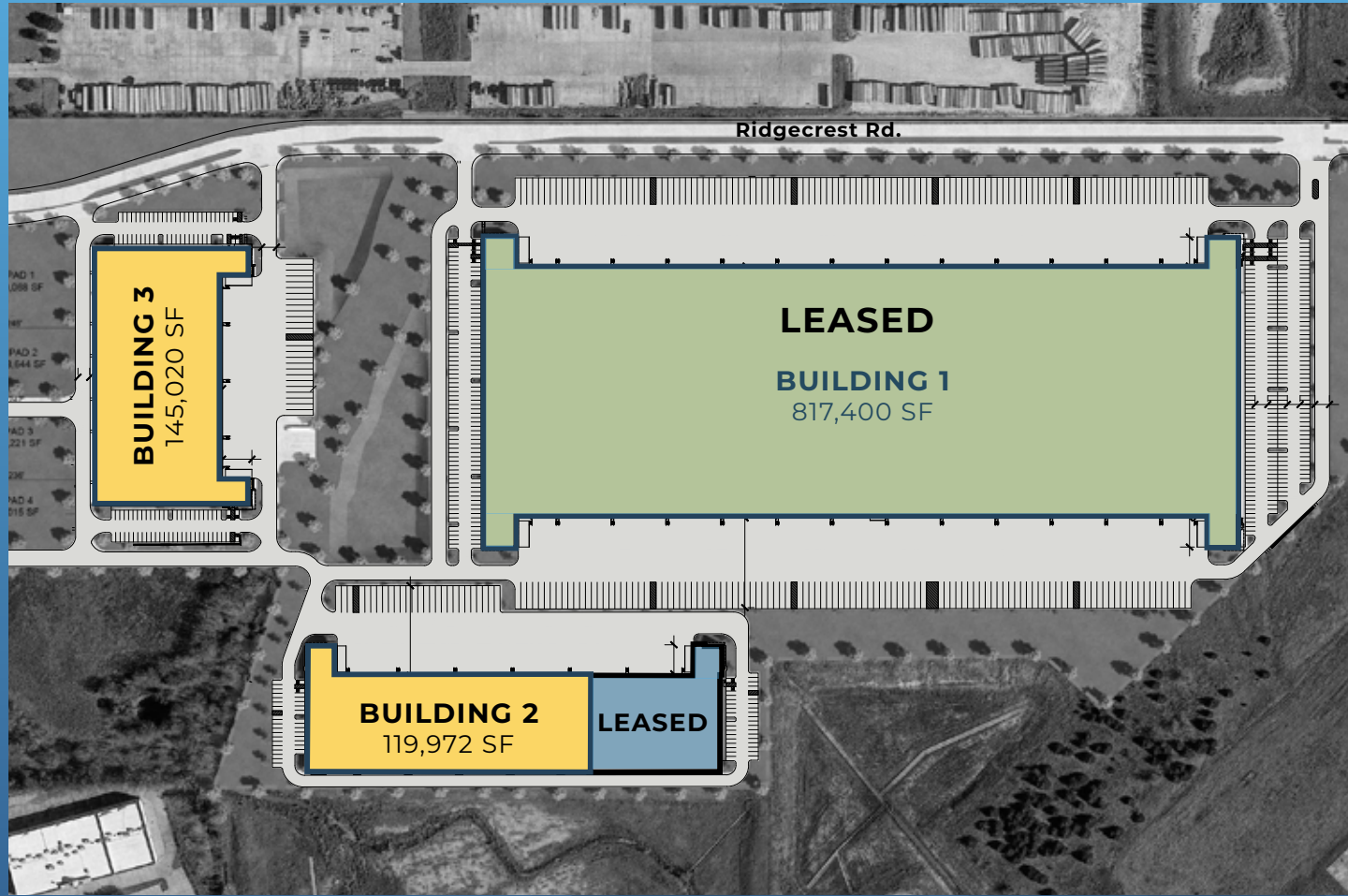
721, 733 Ridgcrest Road

LOVETT
INDUSTRIAL

 **JLL**

 **AMERICAN**
REALTY ADVISORS
INSTITUTIONAL CAPITAL MANAGEMENT

PROPERTY FEATURES



45,000 – 145,020 SF
Available



Strong Labor
Base



Triple Freeport Tax
Exemption



Ability to Secure
Truck Courts



Located within the Fastest
Growing County in America



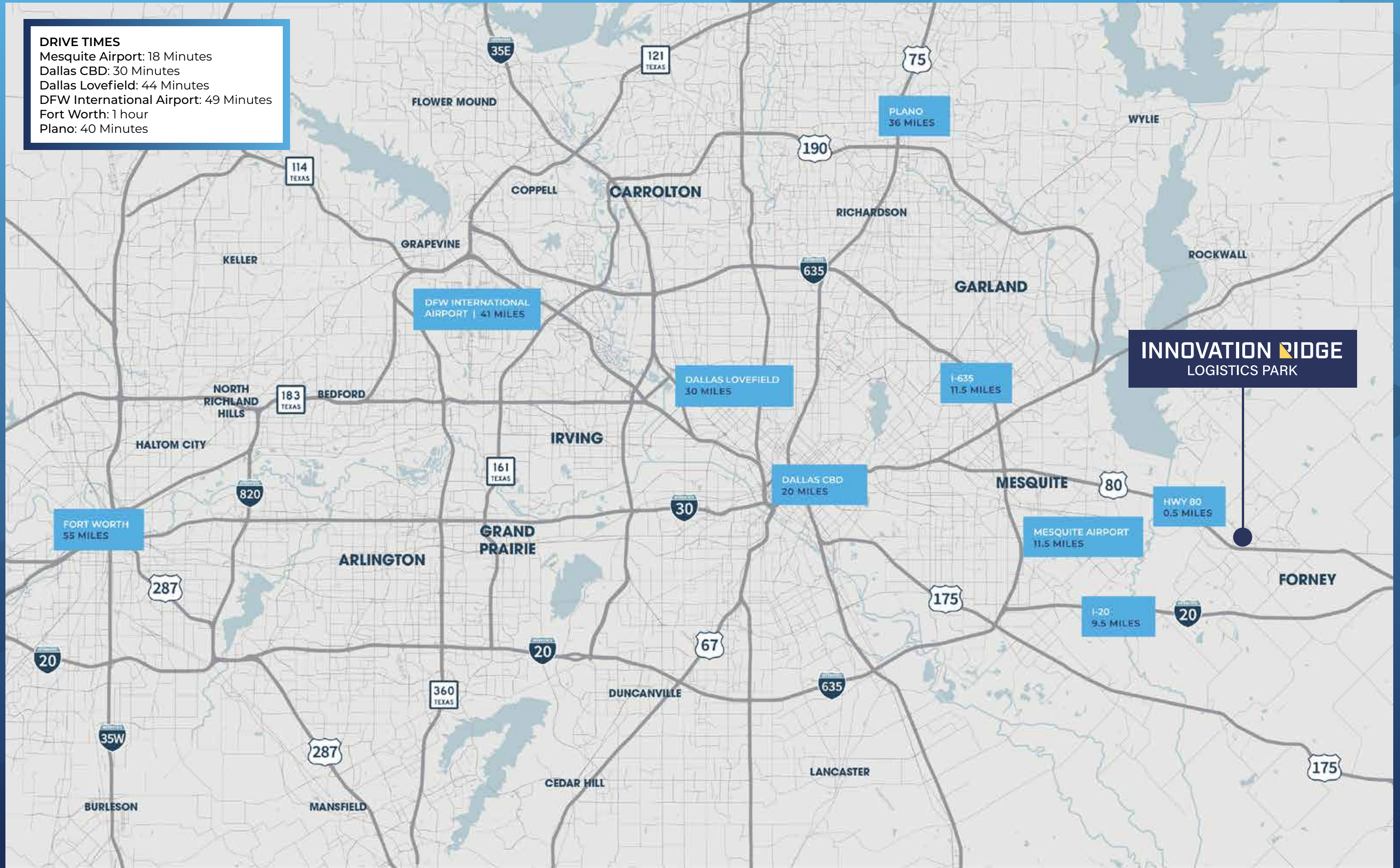
Close Proximity to
Numerous Amenities

INGRESS/EGRESS



DRIVE TIMES

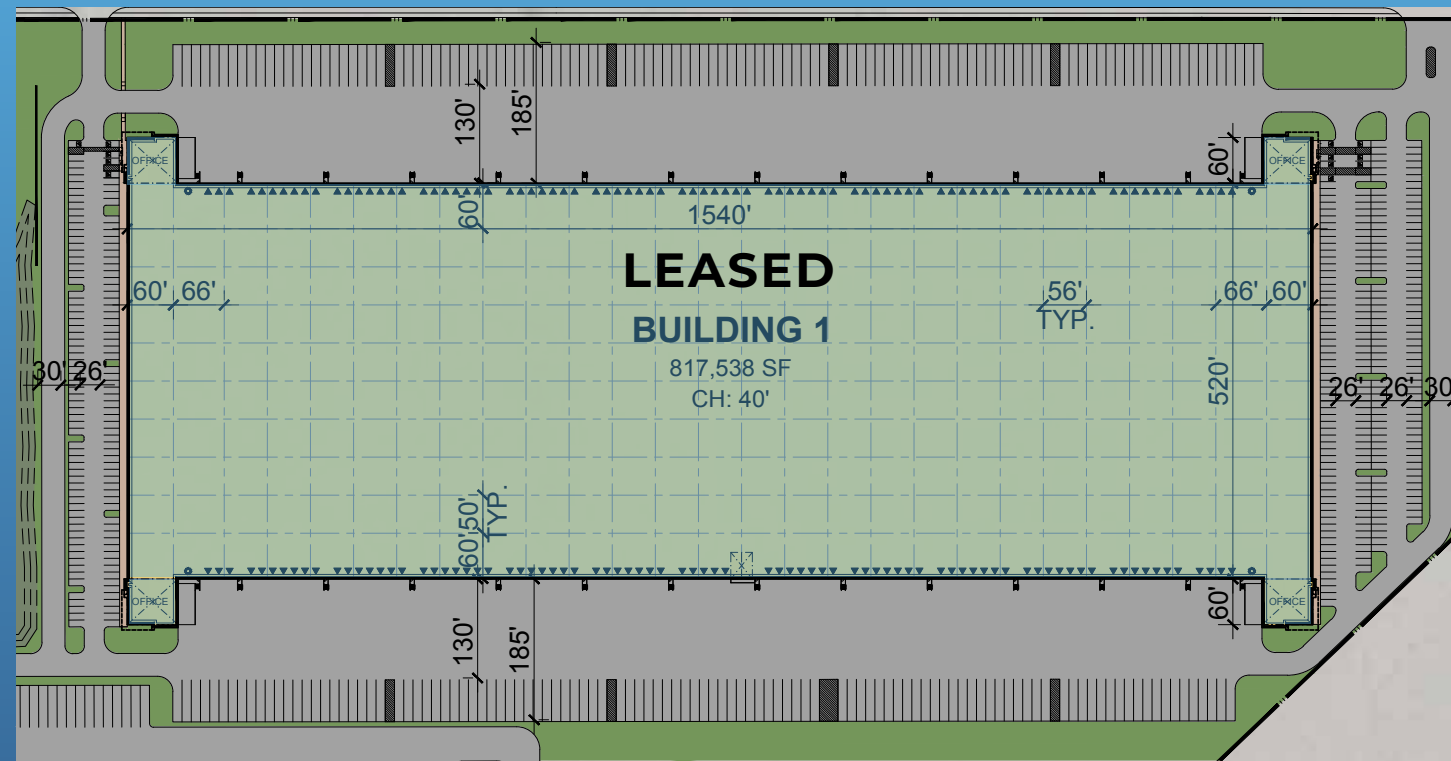
Mesquite Airport: 18 Minutes
Dallas CBD: 30 Minutes
Dallas Lovefield: 44 Minutes
DFW International Airport: 49 Minutes
Fort Worth: 1 hour
Plano: 40 Minutes



INNOVATION RIDGE
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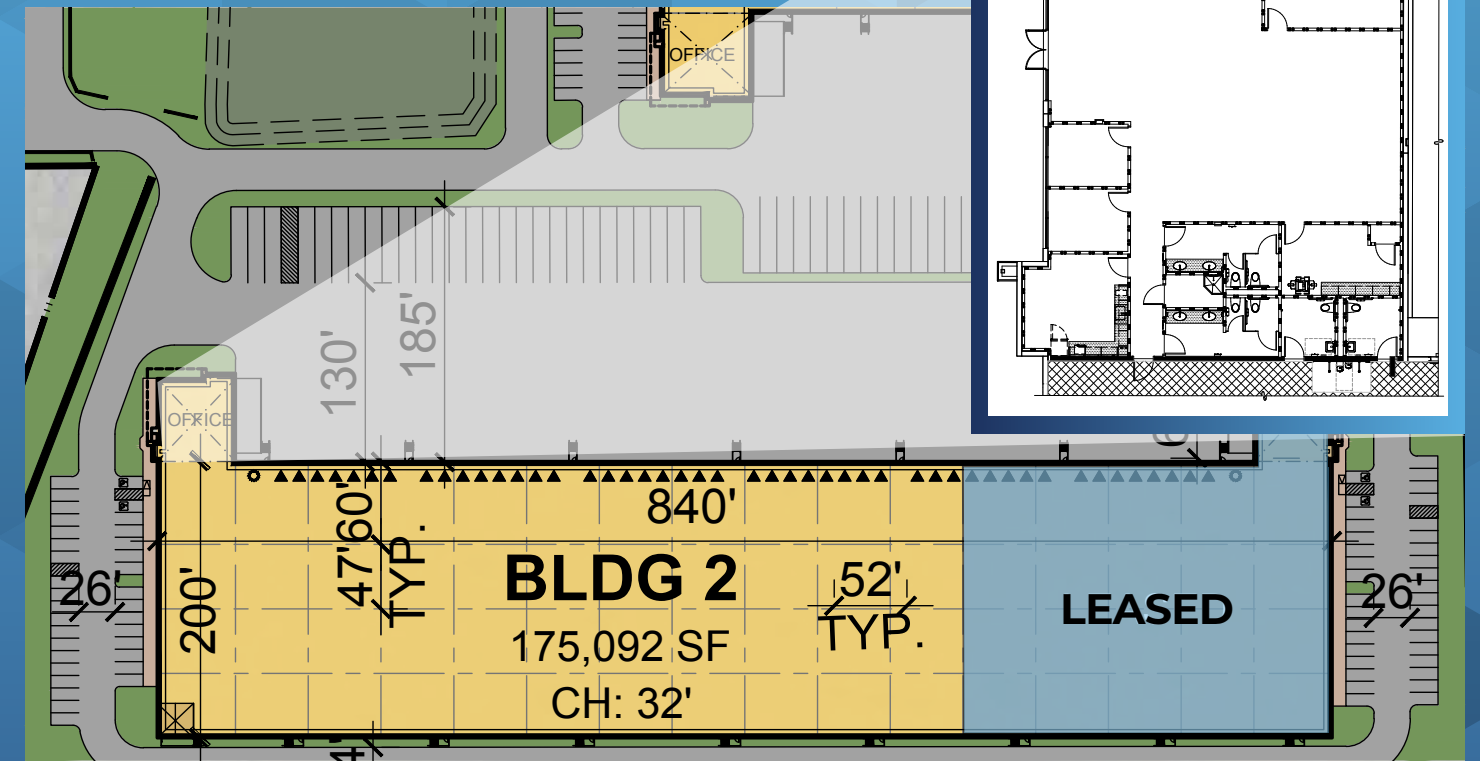
BUILDING 1 | 817,538 SF LEASED

755 Ridgcrest Road Forney, Texas 75126



BUILDING 2 | 119,972 SF REMAINING

733 Ridgcrest Road, Forney, Texas 75126



Clear Height:
40'



Column Spacing:
Typical Bays - 56' x 50'
Speed Bays: 60'



Clear Height:
32'



Column Spacing:
Typical Bays - 52' x 47'
Speed Bays: 60'



Spec Office:
3,394 SF spec office



Interior Lighting:
SPEC LED Lights



Configuration:
Cross Dock



Building Depth:
520'



Interior Lighting:
SPEC LED Lights



Configuration:
Front Load



Building Depth:
200'



Car Parking:
368 parking spaces available
281 Future car parking



Trailer Parking:
224 trailer spaces available
67 future trailer parking



Docks Layout & Equipment:
164 dock doors, 4 drive ins,
56 levelers



Car Parking:
62 parking spaces available



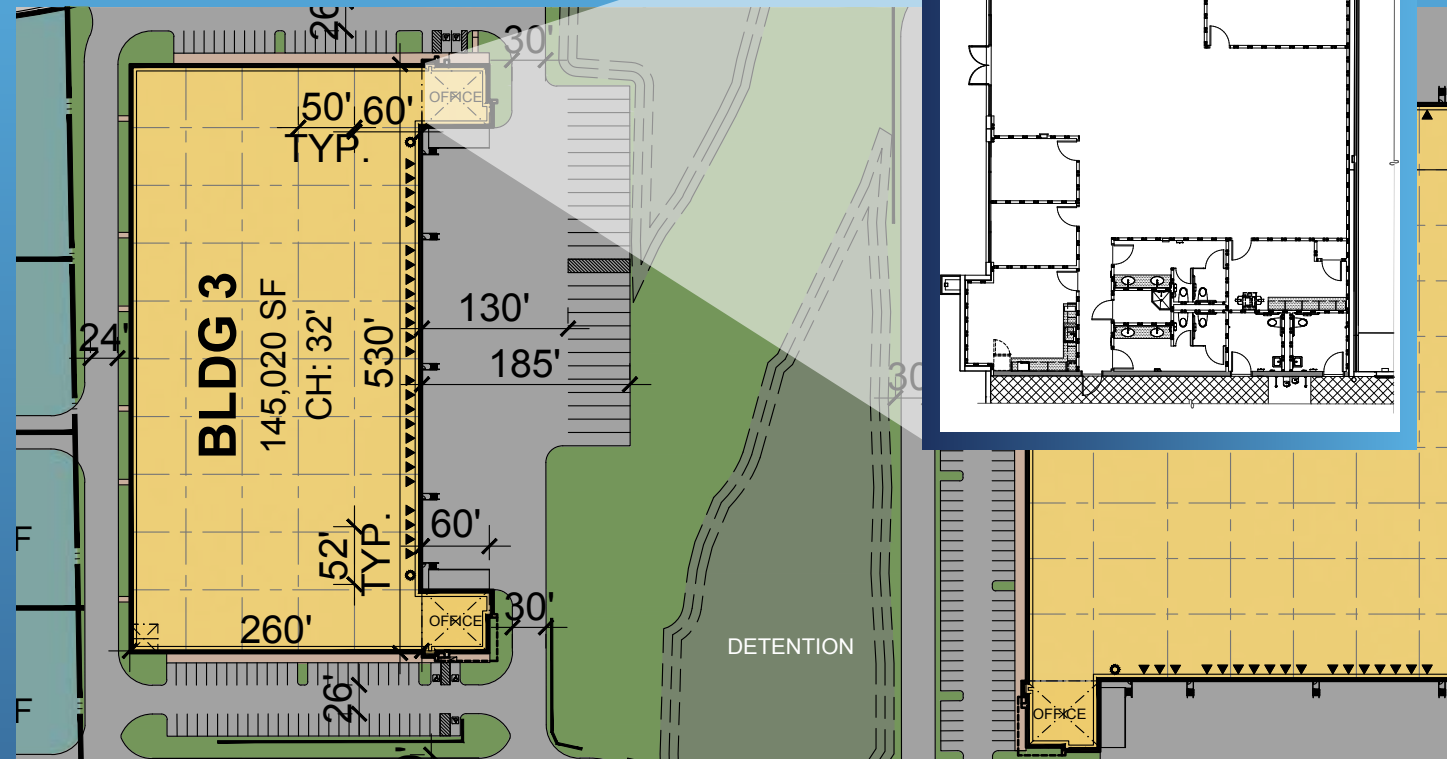
Trailer Parking:
22 trailer spaces available



Docks Layout & Equipment:
34 dock doors, 1 drive ins,
10 levelers

BUILDING 3 | 145,020 SF

721 Ridgcrest Road Forney, Texas 75126



Clear Height:
32'



Column Spacing:
Typical Bays - 52' x 50'
Speed Bays: 60'



Spec Office:
3,455 SF spec office



Interior Lighting:
SPEC LED Lights



Configuration:
Front Load



Building Depth:
260'



Car Parking:
105 parking spaces available



Trailer Parking:
26 trailer spaces available



Docks Layout & Equipment:
26 dock doors, 2 drive ins,
8 levelers

NEARBY AMENITIES

RESTAURANTS

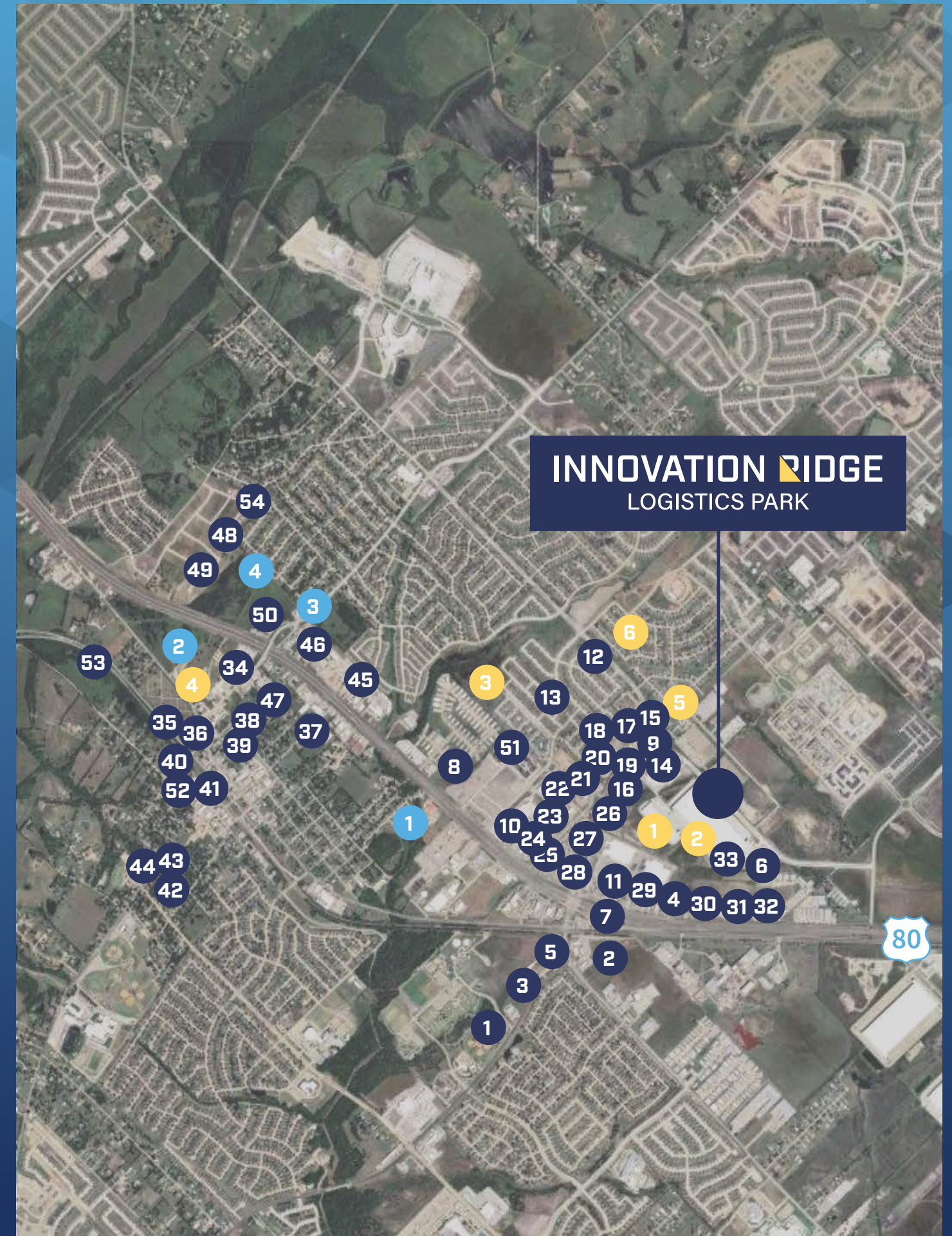
1. Taco Casa
2. McDonald's
3. Jimmy John's
4. Chick-fil-A
5. Wing Snob
6. Thai Square Sushi
7. Raising Cane's Chicken Fingers
8. Mo' Bettahs Hawaiian Style Food
9. Hong Kong Express
10. Tokyo Harbor
11. Chili's Grill & Bar
12. Crumbl - Forney
13. Smoothie King
14. Sonic Drive-In
15. Papa Johns Pizza
16. sweetFrog
17. Lucky's Bar & Grill
18. Thai.pho
19. Los Hermanos Mexican Restaurant
20. Huddle House
21. Jersey Mike's Subs
22. FENG CHA - Forney
23. Cajun Bay Seafood & Bar
24. Sunny Donut
25. Cristina's Fine Mexican Restaurant
26. Starbucks
27. Napoli's Forney Italian Bistro
28. Oscar Delta Texas Kitchen
29. Wendy's
30. Pizza Hut
31. Panda Express
32. Whataburger
33. Wingstop
34. Dairy Queen
35. Madres Cocina
36. Doe Belly's
37. Brunch Room Bistro
38. Soulman's Bar-B-Que
39. Little caesar pizza
40. Sunshine's Wings and Catfish
41. Cicis Pizza To Go
42. Mama's Daughters' Diner
43. Latham Bakery
44. Stash's Table and Fable
45. Rio Lerma Mexican Restaurant
46. Applebee's Grill + Bar
47. Alfredo's Steakhouse
48. Waffle House
49. Taco Bell
50. McDonald's
51. Nina's Brunch
52. 4-T'S Bar-B-Q & Catering
53. The Local
54. Chicken Express

RETAIL

1. Walmart Supercenter
2. Lowe's Home Improvement
3. Kroger Marketplace
4. Dollar General
5. AMC CLASSIC Forney 12
6. ALDI

HOTELS

1. TownePlace Suites Forney
2. Super 8 by Wyndham Forney/East Dallas
3. Holiday Inn Express & Suites Forney, an IHG Hotel
4. Best Western Plus Christopher Inn & Suites



INNOVATION RIDGE

LOGISTICS PARK



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