

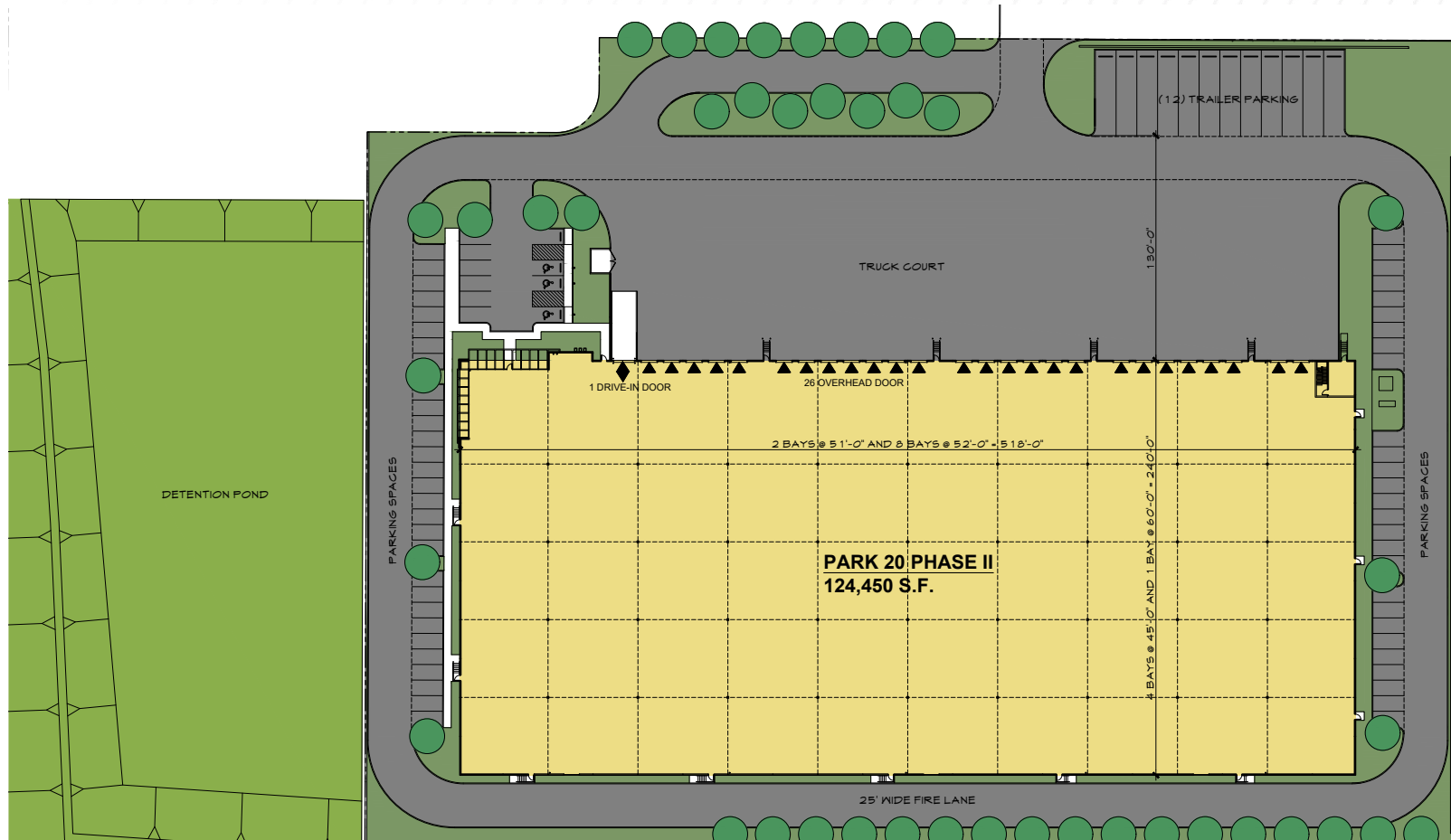
124,450 SF | CLASS A INDUSTRIAL

PARK 20 II LOGISTICS PARK

3115 N Houston School Road, Lancaster, TX 75134



BUILDING FEATURES



Building Size:	124,450 SF	Spec Office:	2,500 SF
Acreage:	6.89 Acres	Trailer Parking:	12
Clear Height:	32'	Auto Parking:	67
Building Depth:	240'	Fire Protection:	ESFR
Dock Doors:	26 (15 with full dock packages)	Slab Thickness:	6" Thick / 4,000 PSI
Drive-In Doors:	1 (12' x 14')	Lighting:	LED
Site Features:	Fully Fenced and Secured Site	Power:	2,000 Amps/480V/3Phase/ 1500 KVA Transformer

PROPOSED TRAILER PARKING OR OUTDOOR STORAGE



ACCESS MAP



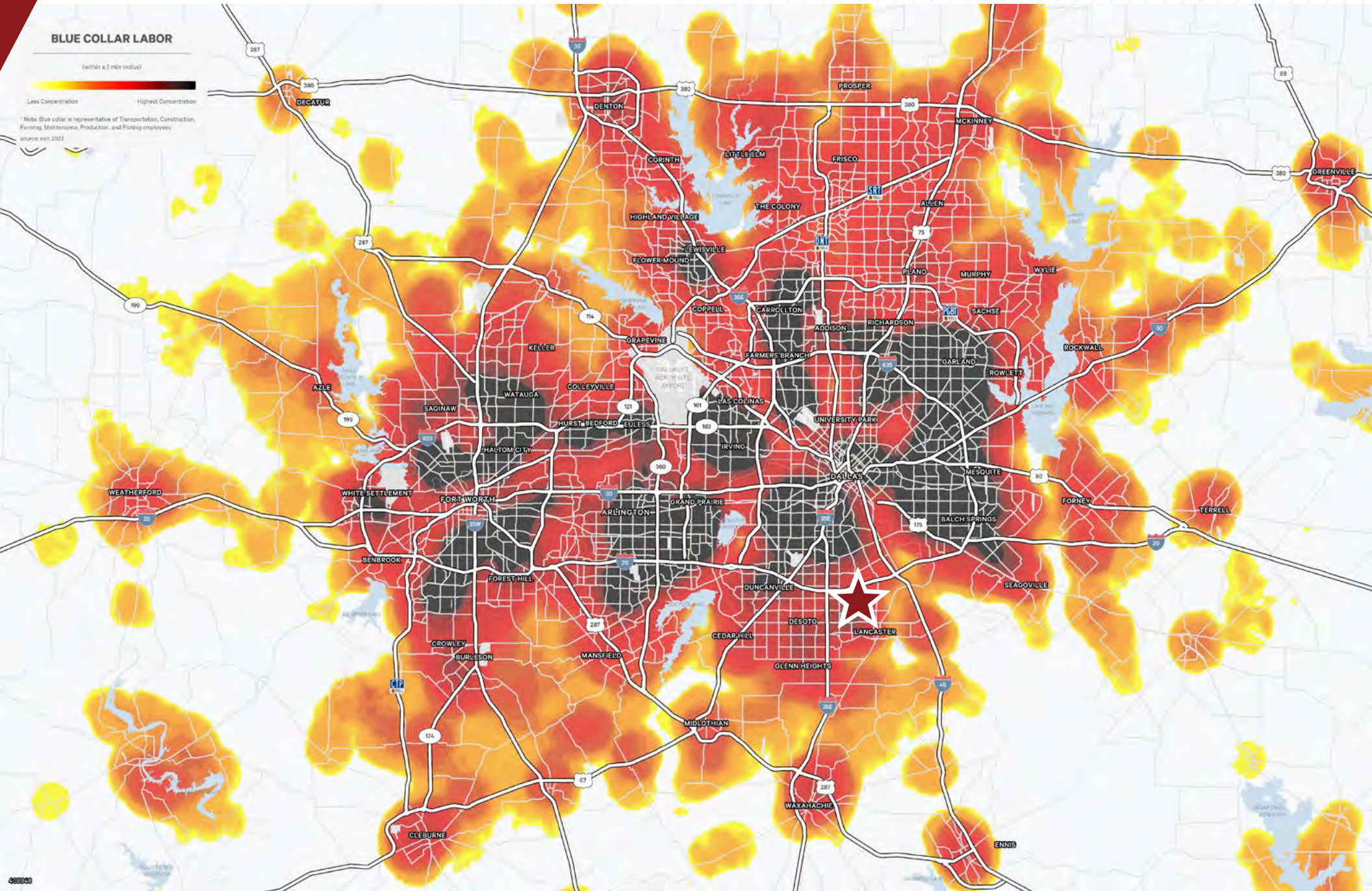
LABOR HEAT MAP

BLUE COLLAR LABOR

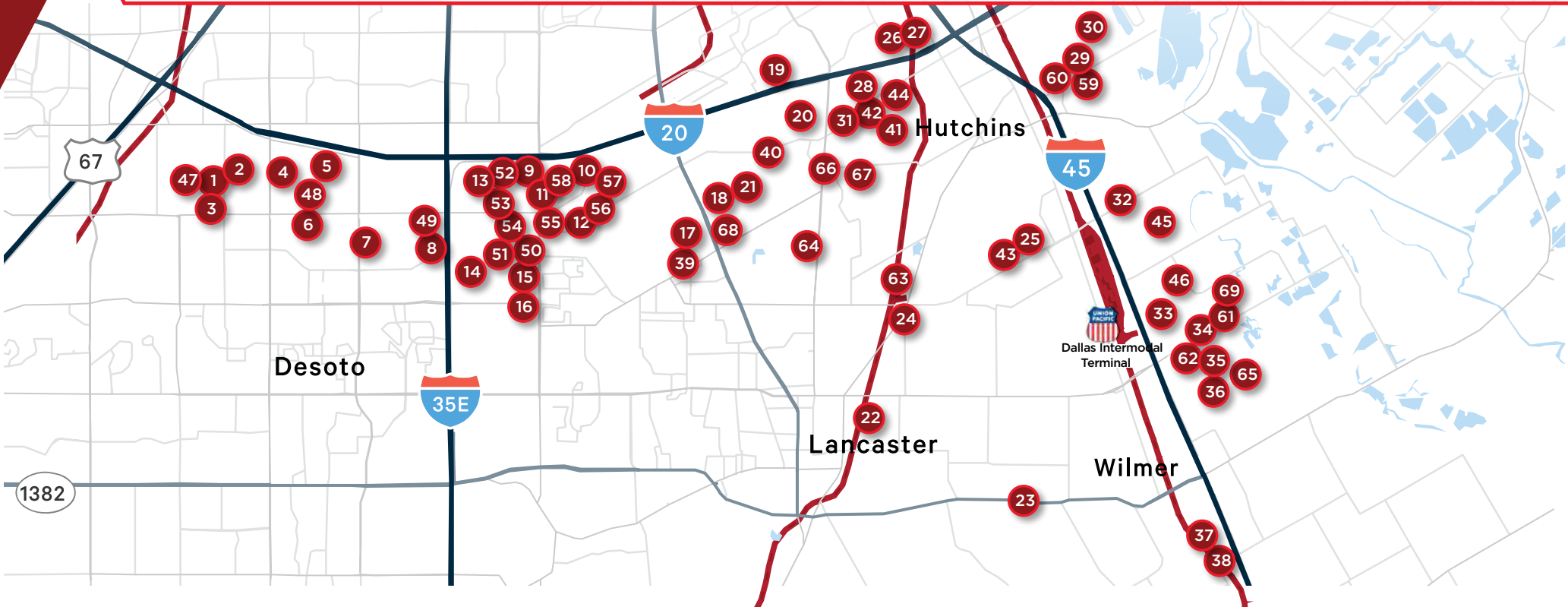
(within a 2 mile radius)



* Note: Blue collar is representative of Transportation, Construction, Farming, Maintenance, Production, and Fishing employees; source: esri 2022



TENANT MAP



SOUTH DALLAS TENANTS

1 	2 	3 	4, 48 	5 	6 	7 	8 	9 	10
13 	14 	15 	16, 58 	17 	18, 26, 46, 67, 68, 69 	19 	20 	21 	22, 23
27 	28 	29, 40 	30 	31 	32 	33 	34 	35 	36
39 	41 	42 	43 	44 	45 	47 	49 	50 	51
54 	55 	56 	57, 65 	59 	60 	61 	62 	63 	64
									65
									66

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