



PINNACLE

INNOVATION CENTER

**CLASS A LOGISTICS PARK
UP TO 536,280 SF AVAILABLE**

3601 PINNACLE POINT DR, DALLAS, TEXAS 75211

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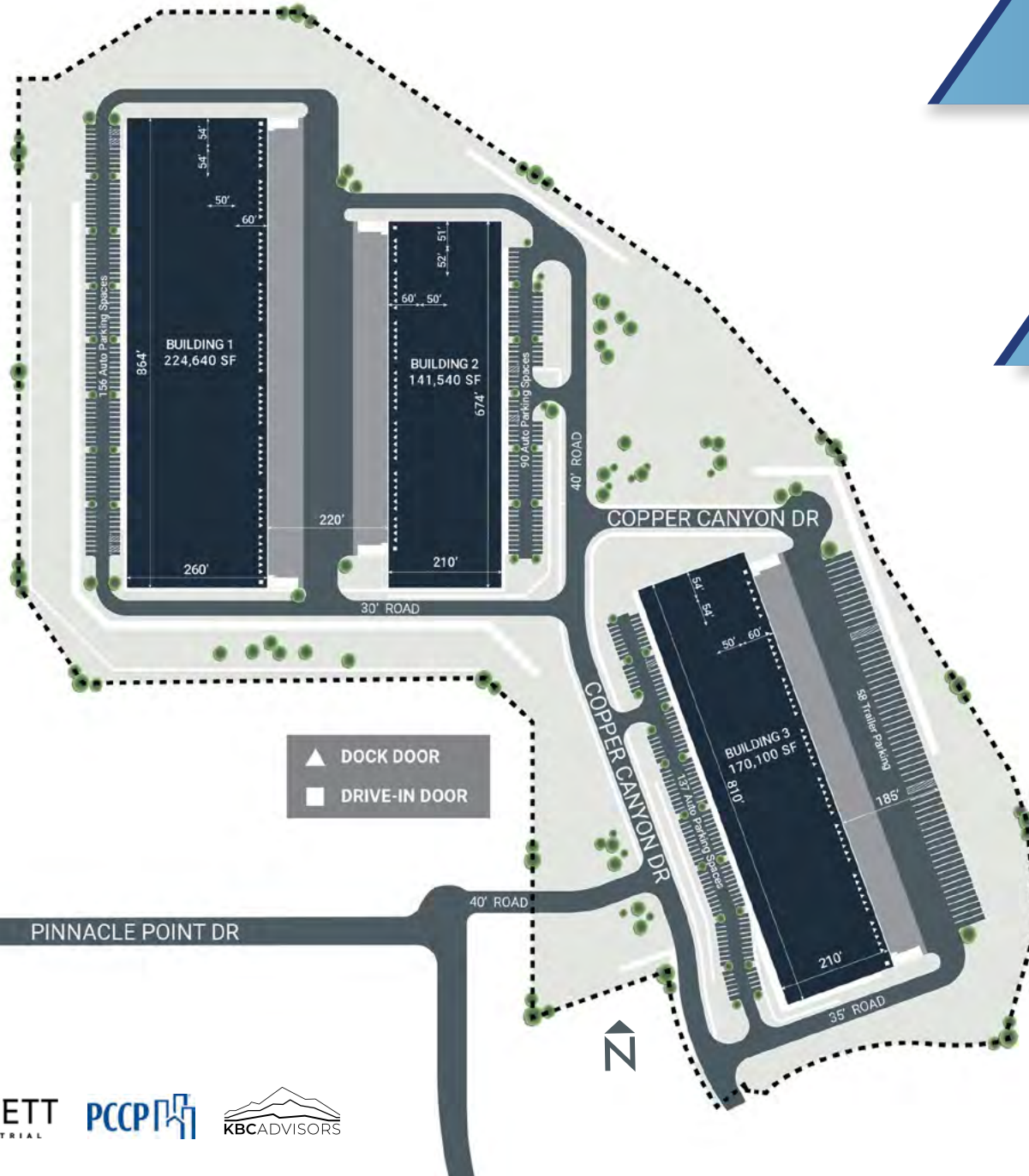
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PCCP  **LOVETT**
INDUSTRIAL



PROPERTY HIGHLIGHTS



IMMEDIATE ACCESS TO
DIAMOND INTERCHANGE ON I-30

SUPERIOR INFILL LOCATION
WITH **EXCELLENT VISIBILITY**

ACCESS TO **DENSE
WAREHOUSE LABOR POOL**

**TRIPLE-FREEPORT
TAX EXEMPT**

PROPERTY SPECIFICATIONS



BUILDING 1 BUILDING 2 BUILDING 3

SIZE (SF)	224,640	141,540	170,100
DIVISIBLE SF	42,120	32,760	34,020
CLEAR HEIGHT	32'	32'	32'
DIMENSIONS	864' x 260'	674' x 210'	810' x 210'
COLUMN SPACING	54' x 50'	52' x 50'	54' x 50'
LOADING BAYS	60'	60'	60'
DOCK DOORS	54	39	49
OVERSIZED RAMP DOORS	2	2	2
TRUCK COURT	220' (shared)	220' (shared)	185'
TRAILER POSITIONS	0	0	58
AUTO PARKING	156	94	137



DEMOGRAPHICS & LABOR



FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **\$20.80**

DRIVE TIME	% Change in Resident Workers (2019 - 2024)	2024 Net Commuters	2024 Resident Workers
15 Min	29%	1,060	1,294



WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **\$18.03**

DRIVE TIME	% Change in Resident Workers (2019 - 2024)	2024 Net Commuters	2024 Resident Workers
15 Min	30%	6,311	9,244



MANUFACTURING & FABRICATING

AVERAGE EARNINGS (HOURLY) **\$19.13**

DRIVE TIME	2024 Net Commuters	2024 Resident Workers
15 Min	497	1,374

2024 OCCUPATION: TRANSPORTATION/MOVING %

- Very Low (1.26% - 5.61%)
- Low (5.62% - 10.91%)
- Medium Low (10.92% - 16.83%)
- Medium (16.84% - 24%)
- Medium High (24.01% - 33.35%)
- High (33.36% - 48%)
- Very High (48.01% - 57.89%)



576,424
TOTAL POPULATION
15 MIN DRIVE TIME

ARLINGTON

GRAND PRAIRIE

MANSFIELD

IRVING

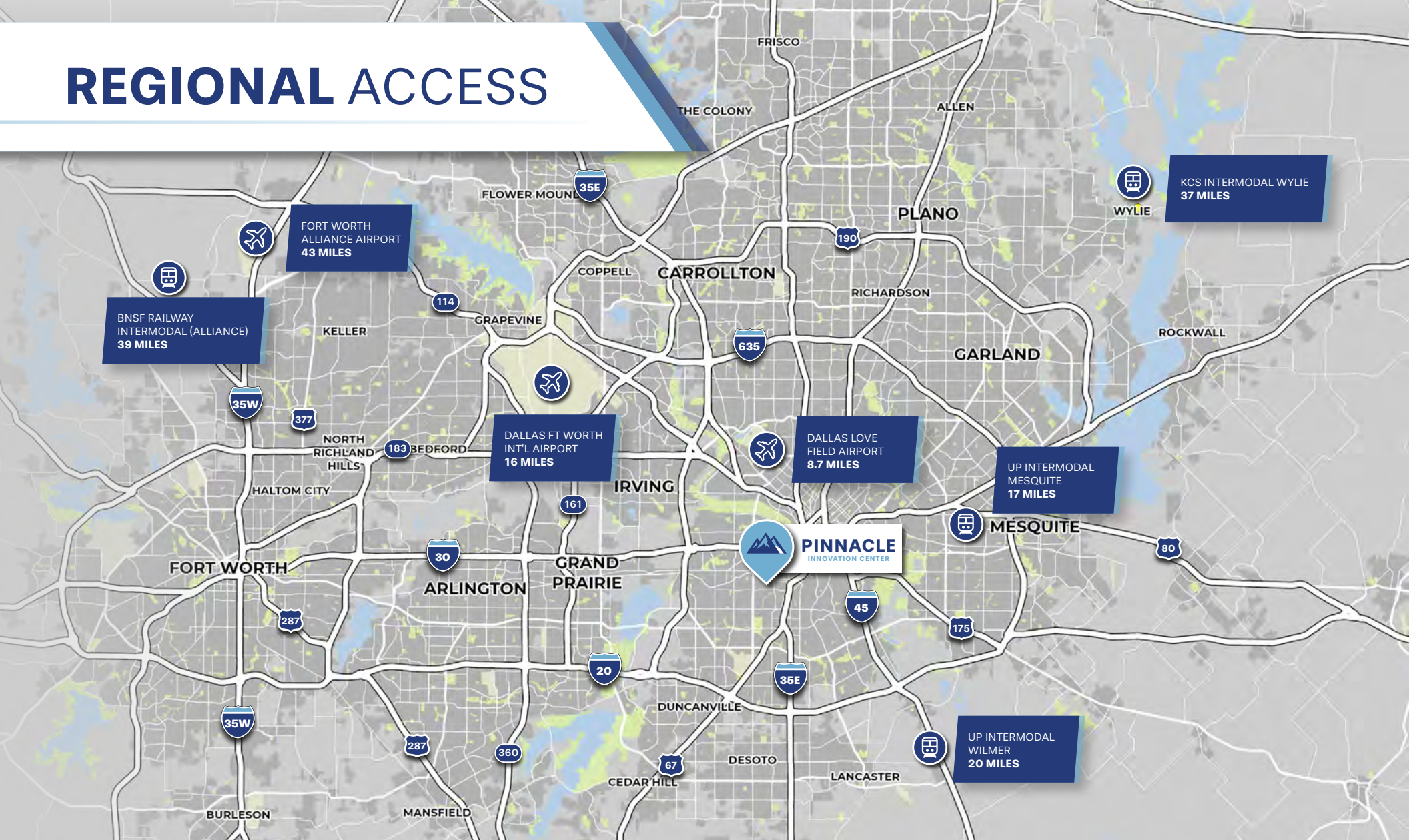
DALLAS

SURROUNDING NEIGHBORS



- | | | | | | | | | | |
|---|--------------|----|---------------------|----|---------|----|----------------------|----|------------------|
| 1 | UPS | 6 | KEYSTONE AUTOMOTIVE | 11 | PETCO | 16 | IRON MOUNTAIN | 21 | USPS |
| 2 | HOME DEPOT | 7 | INMAR | 12 | PEPSI | 17 | NEIMAN MARCUS | 22 | USPS |
| 3 | HOME DEPOT | 8 | WHEEL PROS | 13 | GEODIS | 18 | GEODIS | 23 | MCMAHAN FLOORING |
| 4 | RYDER | 9 | AMAZON | 14 | FEDEX | 19 | KUERIG DR PEPPER | 24 | KEURIG DR PEPPER |
| 5 | FERARA CANDY | 10 | GEODIS | 15 | FREEMAN | 20 | CENTRAL GARDEN & PET | | |

REGIONAL ACCESS



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