



**421,200 SF Cross-Dock Facility**

## First 20/35 Logistics Center

2810 Daniieldale Road | Lancaster, TX

- 421,200 square-foot development located in the South Dallas submarket in Lancaster.
- Ideally located just south of I-20 and east of I-35E, providing quick and efficient access to Interstate and local freeway networks.
- Build-to-Suit office space, state-of-the-art building features, and the flexibility to customize the ideal space for any business.

### Highlights

<b>Available Space:</b>	421,200 SF
<b>Land Area:</b>	26.27 acres
<b>Office:</b>	Build to Suit
<b>Ceiling Height:</b>	36' Clear
<b>Sprinkler System:</b>	ESFR
<b>Loading:</b>	88 Dock Doors 2 Drive In Ramps
<b>Trailer Parking:</b>	105 Spaces
<b>Car Parking:</b>	195 Spaces



## Site Plan



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Owned and Managed By:



**www.firstindustrial.com**

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