

INDUSTRIAL BUILDING FOR LEASE

Southfield PARK



2100 Jo Drive | DeSoto, TX 75115

southfieldpark35.com

Construction
LiveCam



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A development by:



Jones Lang LaSalle Brokerage, Inc.

BLDG 5

HIGHLIGHTS



489,310 SF
TOTAL



33.91 Acres
SITE



211
CAR PARKS
183 FUTURE



146
TRAILER PARKS
46 FUTURE



40'
CLEAR HEIGHT



52' x 50'
COLUMN
SPACING



185'
TRUCK
COURTS



117
(9X10) DOCK
DOORS

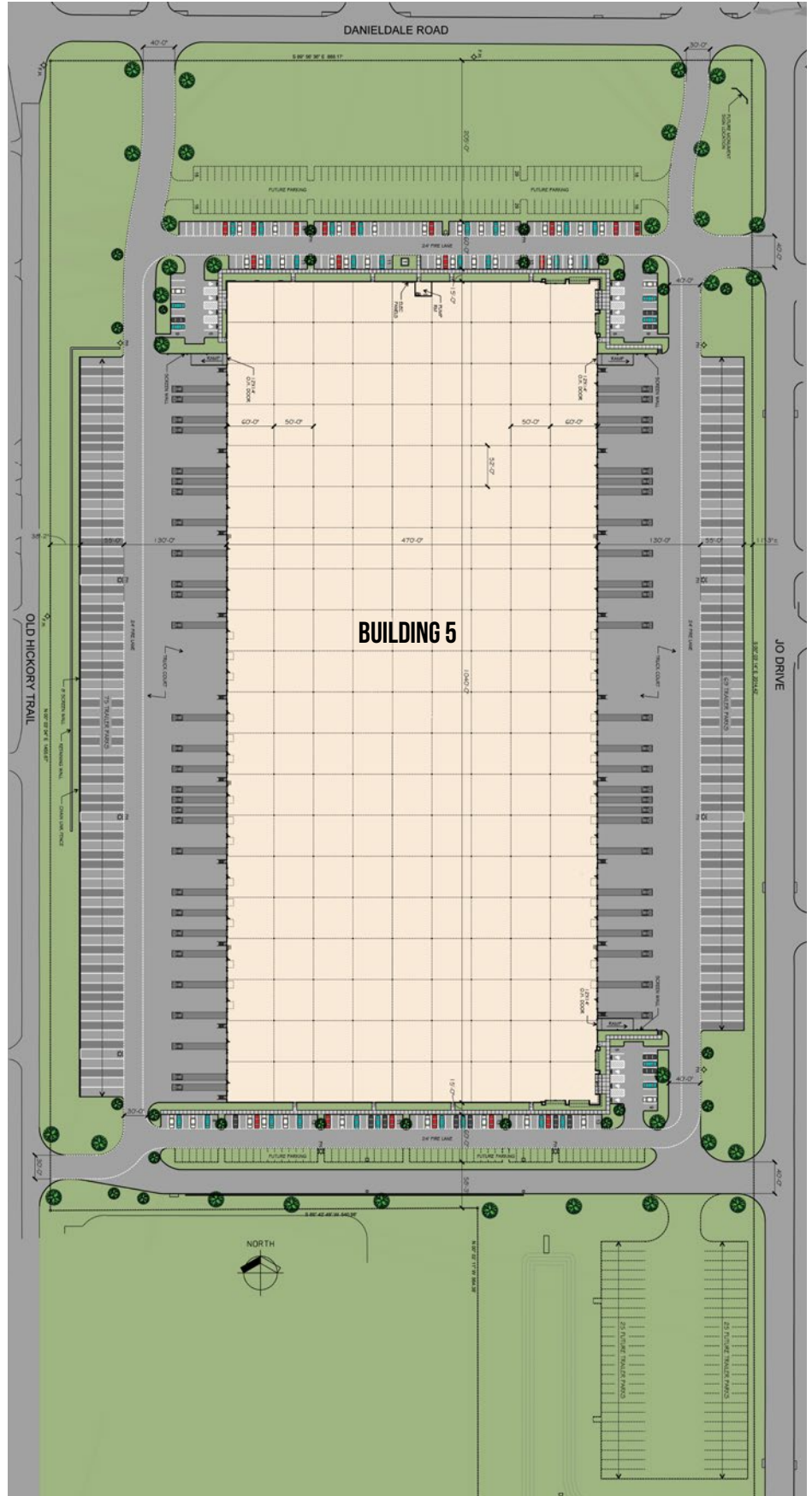
PROJECT FEATURES



- Master planned 191 acre industrial park
- Class A building design with modern amenities including
 - » dedicated access driveways
 - » large secured truck courts
 - » ample trailer storage
- Experienced developer and strong capital ownership
- Direct access to I-20 & I-35: less than 1 mile from I-20, 2 miles from I-35 and 8 miles to I-45
- Multiple paths of ingress/egress from the site via improved concrete road systems
- Established industrial location with proximity to restaurants & other amenities
- Favorable property tax rates with city incentives and FTZ available
- Proximity to abundant labor
- 24/7 operation capability with no residential interference

SITE PLAN

- 489,310 SF
- 33.91 acres
- 117 (9x10) dock doors
- 3 (12x14) ramped doors
- 40' clear height
- Cross-dock design
- 185' truck courts
- 470' deep
- 52' x 50' column spacing
- 60' staging bays
- 211 car parks / 183 future
- 146 trailer parks / 46 future
- 60 mil TPO roof
 - » R-15 IV rigid insulation
- 7" reinforced concrete slab, 4,000 psi
- 100% floor coverage with 10 mil vapor barrier
- 1.5 Air changes per hour for comfort



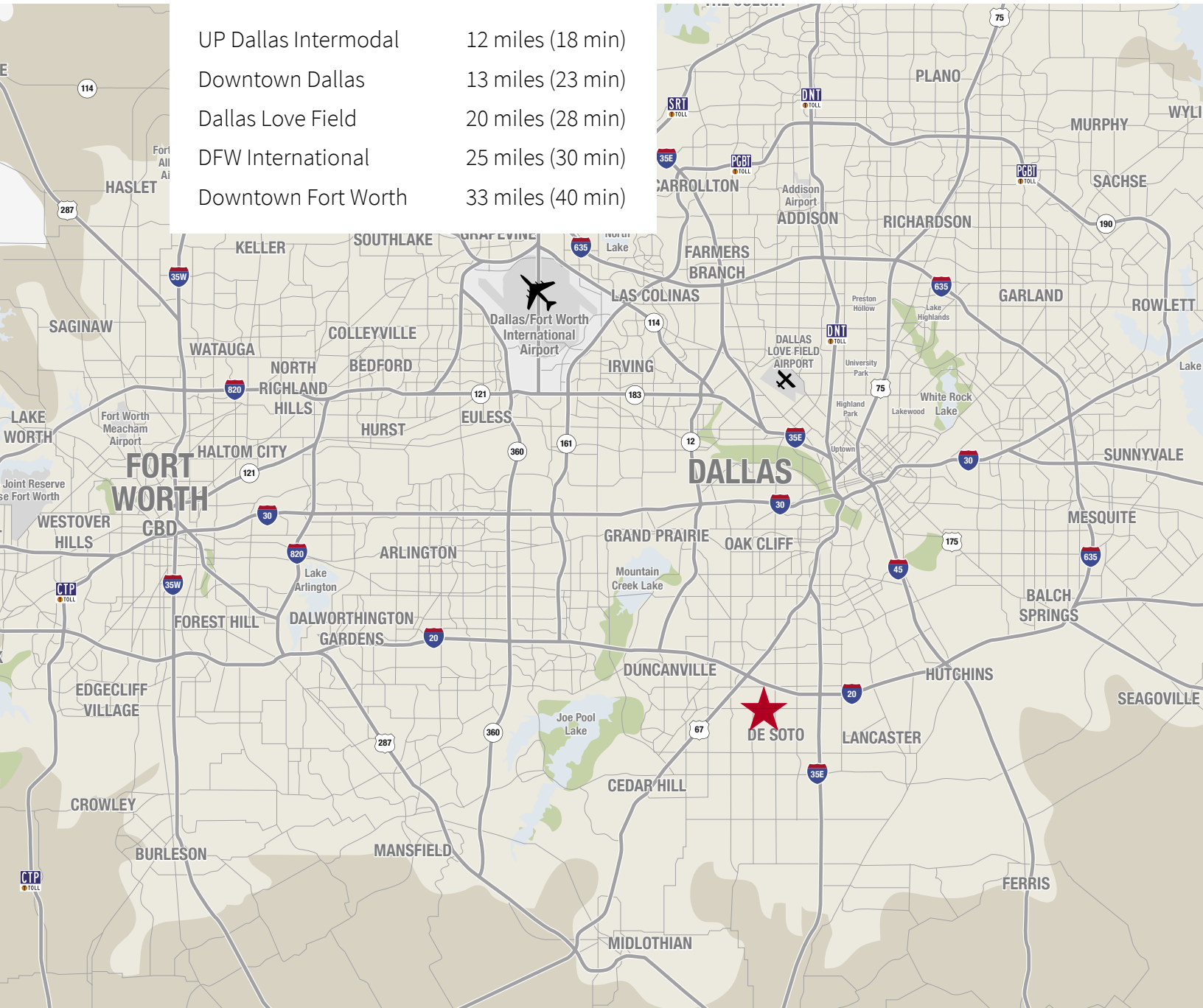
RENDERINGS



STRATEGIC LOCATION

VIA MAJOR HIGHWAYS

UP Dallas Intermodal	12 miles (18 min)
Downtown Dallas	13 miles (23 min)
Dallas Love Field	20 miles (28 min)
DFW International	25 miles (30 min)
Downtown Fort Worth	33 miles (40 min)



EXCELLENT ACCESS



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