



**CUSHMAN &
WAKEFIELD**

FOR LEASE

**MIDPOINT
LOGISTICS CENTER**

3401 N Dallas Ave., Lancaster, Texas 75134

1.2 - 1,653,600 SF
Available 2019

Excellent Access

Less than One Mile from I-20

3 Miles to I-35

4 Miles to I-45

6 Miles to FedEx Ground Facility

7 Miles to UP Dallas Intermodal Terminal

15 Minutes to Downtown Dallas

Location Strengths

97.08 Acre Site

Master Planned Class A Business Park

Strong Corporate Neighbors

Abundant Local Labor

Triple Freeport Tax Exemption

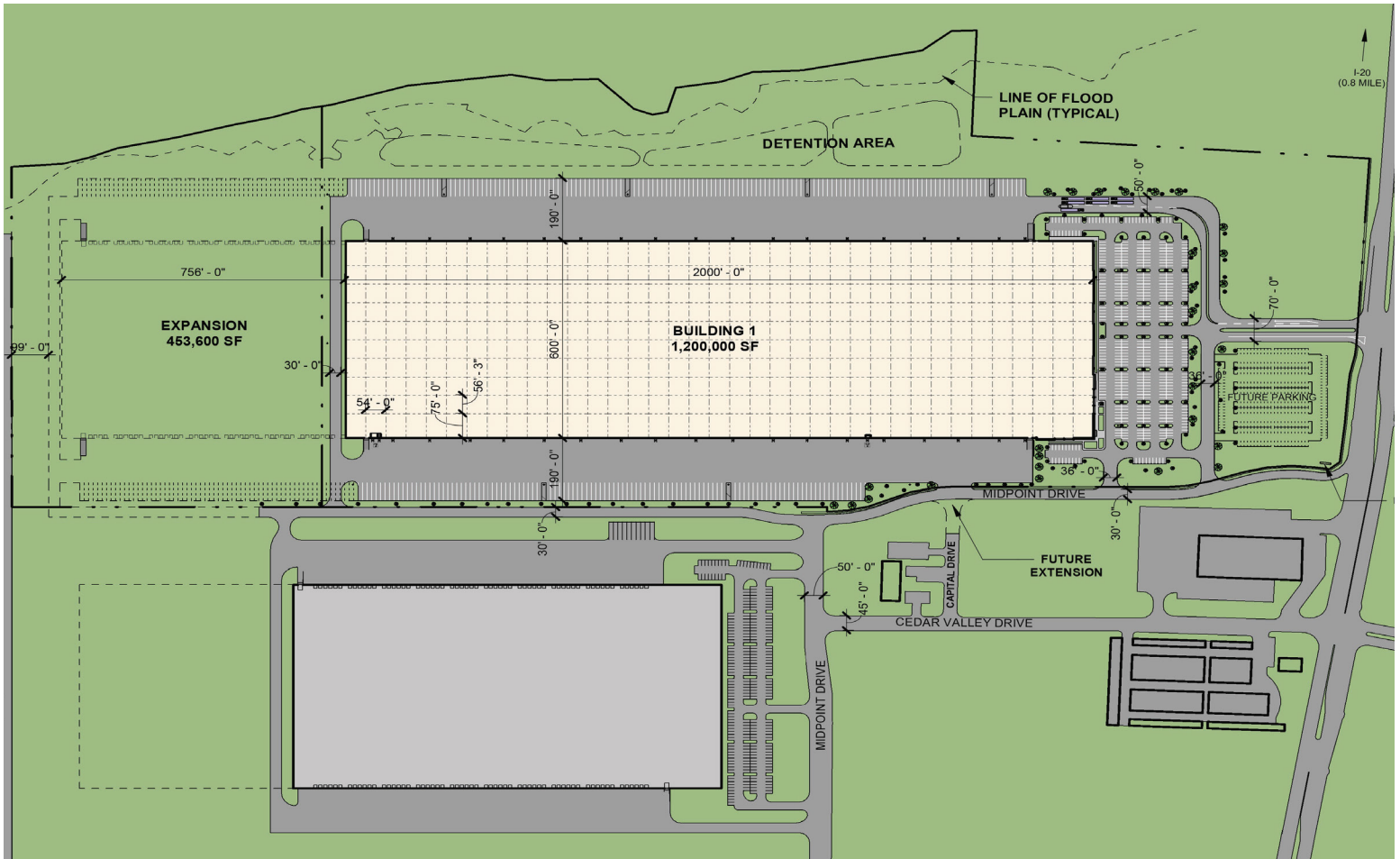
Real Property Tax Abatement



A Property Of:

MetLife®

 **PANATTONI®**



Property Highlights

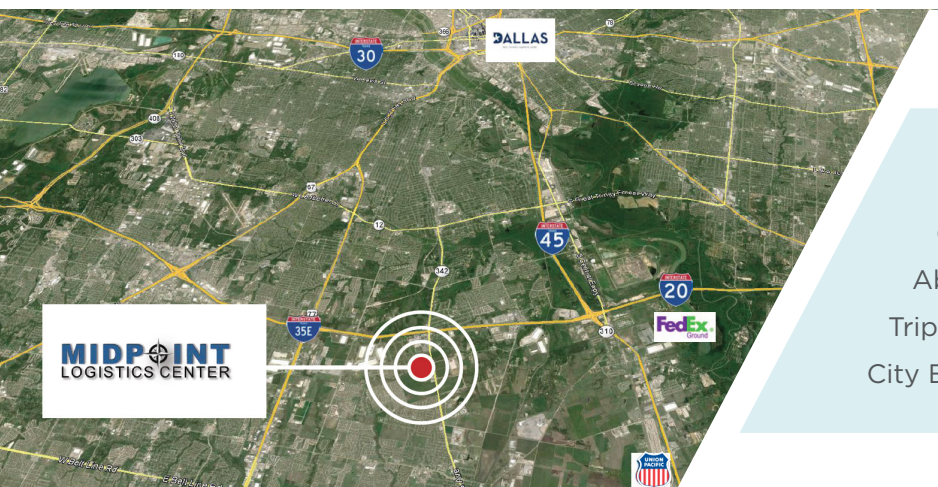
- 1.2M SF Available (Expandable)
- 519 Car Parks
- 258 Trailer Parks
- 221 Dock Doors
- 600' Building Depth
- 190' Truck Courts
- 54' x 56' 3" Column Spacing
- 4 Drive-In Doors
- ESFR Sprinkler
- Two Lane Truck Queuing (16 Trucks)
- 40' Clear Height
- 75' Speed Bays
- Ability to Secure Truck Court
- Exterior Circulation Drive Lane
- Private Drive/Entrance Off Dallas Ave.

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1.2 - 1.653,600 SF



Location

- Excellent Access with Interstate Freeway Connectivity
- Abundant Local Labor
- Triple Freeport Tax Exemption
- City Economic Incentives Available

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