

FOR SALE/LEASE > ±472,234 SF

2020 SINGLETON BLVD.

DALLAS, TX 75212

FINAL MILE LOGISTICS CENTER

Building is located minutes away from Dallas CBD and major highway arteries I-30, I-35E and Dallas Tollway perfect for final mile distribution. Located in West Dallas, one of the city's up-and-coming areas for urban revitalization, the facility is minutes from the ongoing high-profile developments of the Trinity Groves. Property has recently undergone several improvements including a new roof, Food Grade approved, new motion censored T-5 lighting, new exhaust fans and new Kelley Fans.

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DALLAS CBD

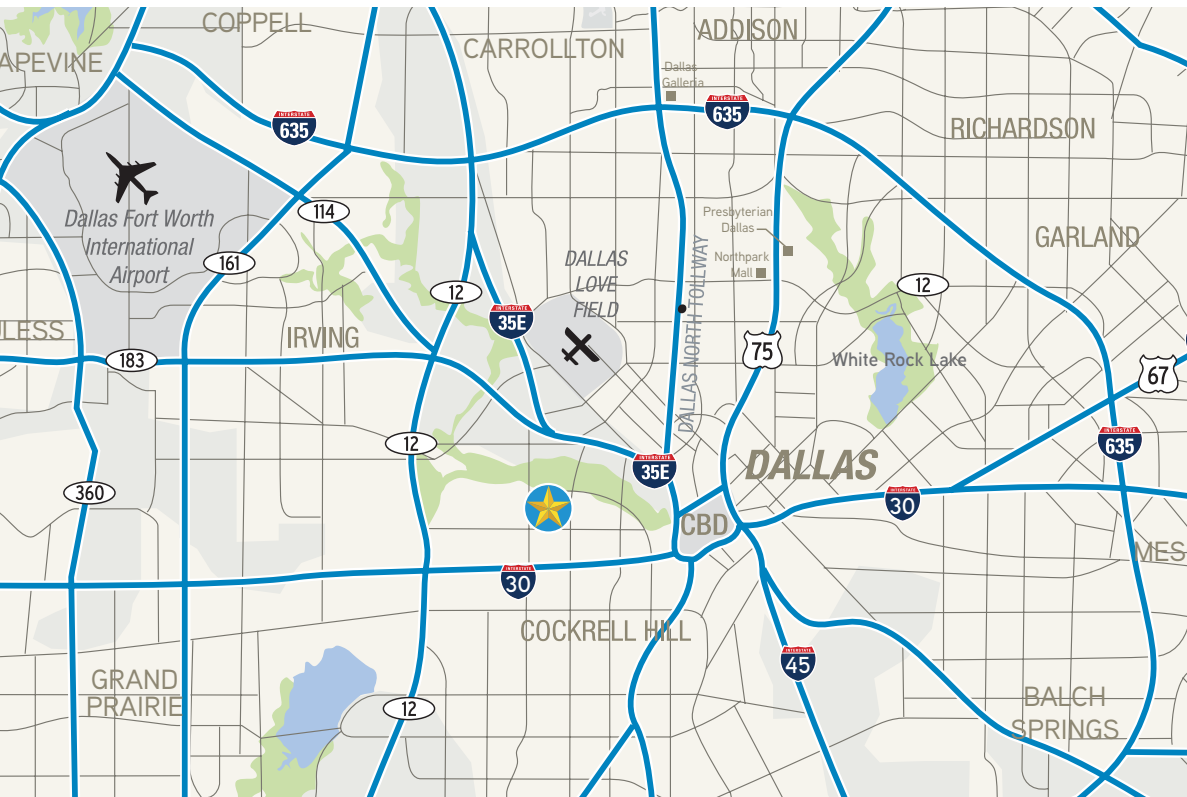
SINGLETON BLVD.

HAMPTON RD.

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PROPERTY FEATURES

| | |
|----------------------|---|
| Building Address: | 2020 Singleton Blvd. |
| Total Warehouse SF: | ±472,284 SF |
| Food Grade SF: | ±300,000 SF |
| Mezzanine Office SF: | ±20,000 SF |
| Land Area: | 21.19 Acres |
| Year Built: | 1975 |
| Ceiling Height: | 32' |
| Column Spacing: | 40' x 40' |
| Building Exterior: | Tilt Up |
| Dock High Doors: | Forty Seven (47) - Crossdock |
| Dock Levelers: | Forty Seven (47) |
| Drive-In | One (1) Oversized Ramped Door |
| Current Zoning: | IR (Industrial/Research District) |
| Lighting Type: | T-5 (Motion Censored) |
| Parking Spaces: | ±140 Car Parks/191 Trailer Parking Available |
| Fire Protection: | 100% Sprinklered via Wet System |
| Security: | 24-Hour Security w/ Secured Fencing Surround Property |
| Rail: | Dual Spurs Offer Loading and Unloading Inside Building (Served by UP) |
| Recent Improvements: | New roof and replaced decking (2016), new T-5 lighting, remodeled ±1/3 of office mezzanine space, new barbed wire metal fencing in rear, 18 docks widened to 9 feet, installed Food Grade curtain, installed 4 Kelley Fans, installed 7 exhaust fans, white boxed warehouse, replacing 18 columns and painting all columns "traffic yellow" |
| Pricing: | \$3.20 NNN / \$25,000,000 |



UPTOWN

DALLAS CBD



DESIGN DISTRICT



SYLVAN AVE.

TRINITY GROVES

TRINITY RIVER

COMMERCE ST.

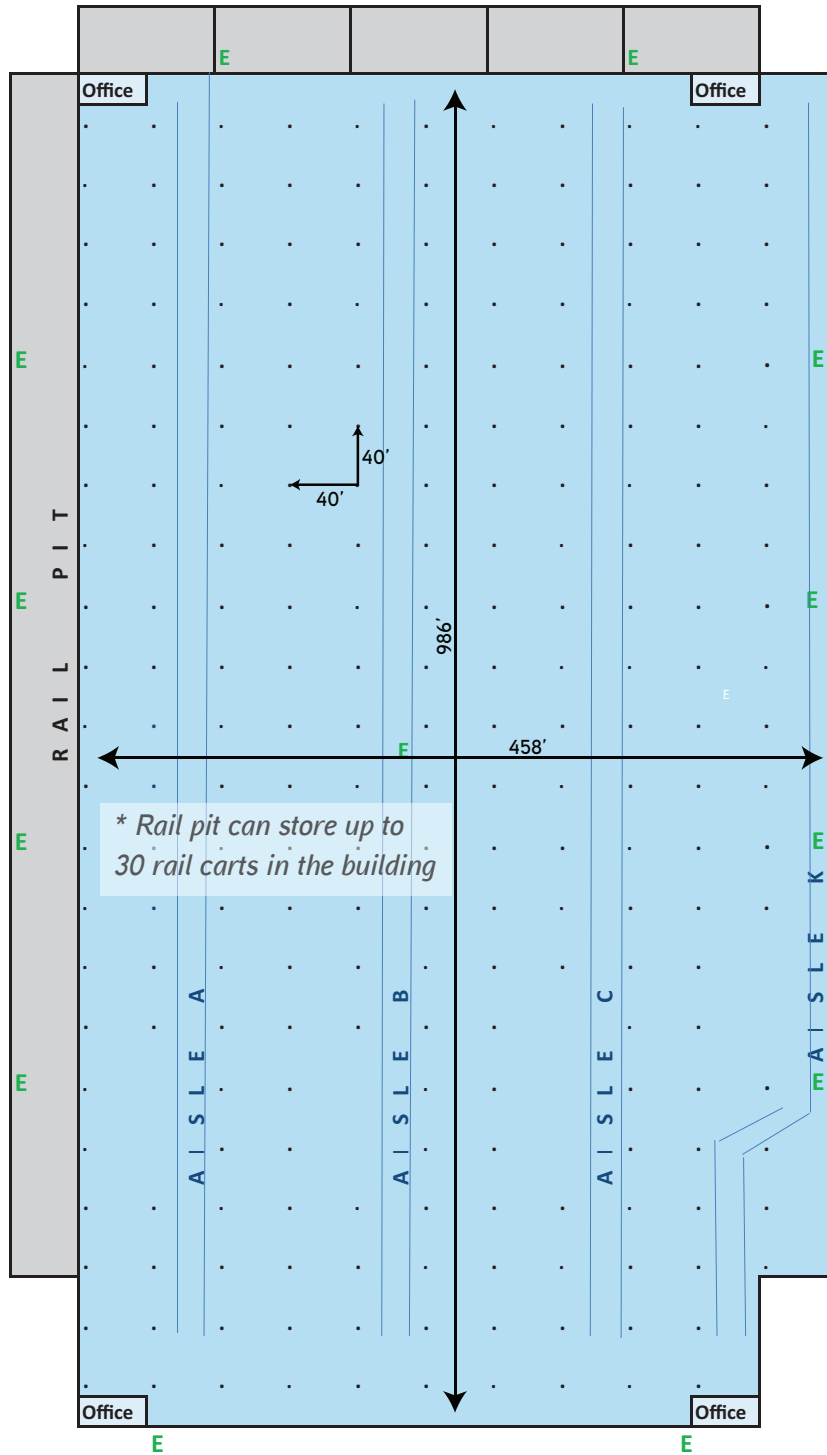
SINGLETON BLVD.

UNION PACIFIC RAIL

N. HAMPTON

| DEMOGRAPHICS | 1 MILE | 2 MILE | 3 MILE | 4 MILE | 7 MILE | 10 MILE |
|------------------|----------|----------|----------|----------|----------|----------|
| Households | 3,381 | 31,680 | 118,593 | 122,509 | 226,124 | 426,373 |
| Median HH Income | \$27,881 | \$44,229 | \$50,842 | \$48,575 | \$47,044 | \$48,309 |

SITE PLAN





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