

COMMERCE 2035

2900 WEST DRIVE | LANCASTER, TEXAS 75115

MOVE IN READY

FOR LEASE

603,328 SF CLASS A INDUSTRIAL

OWNED BY

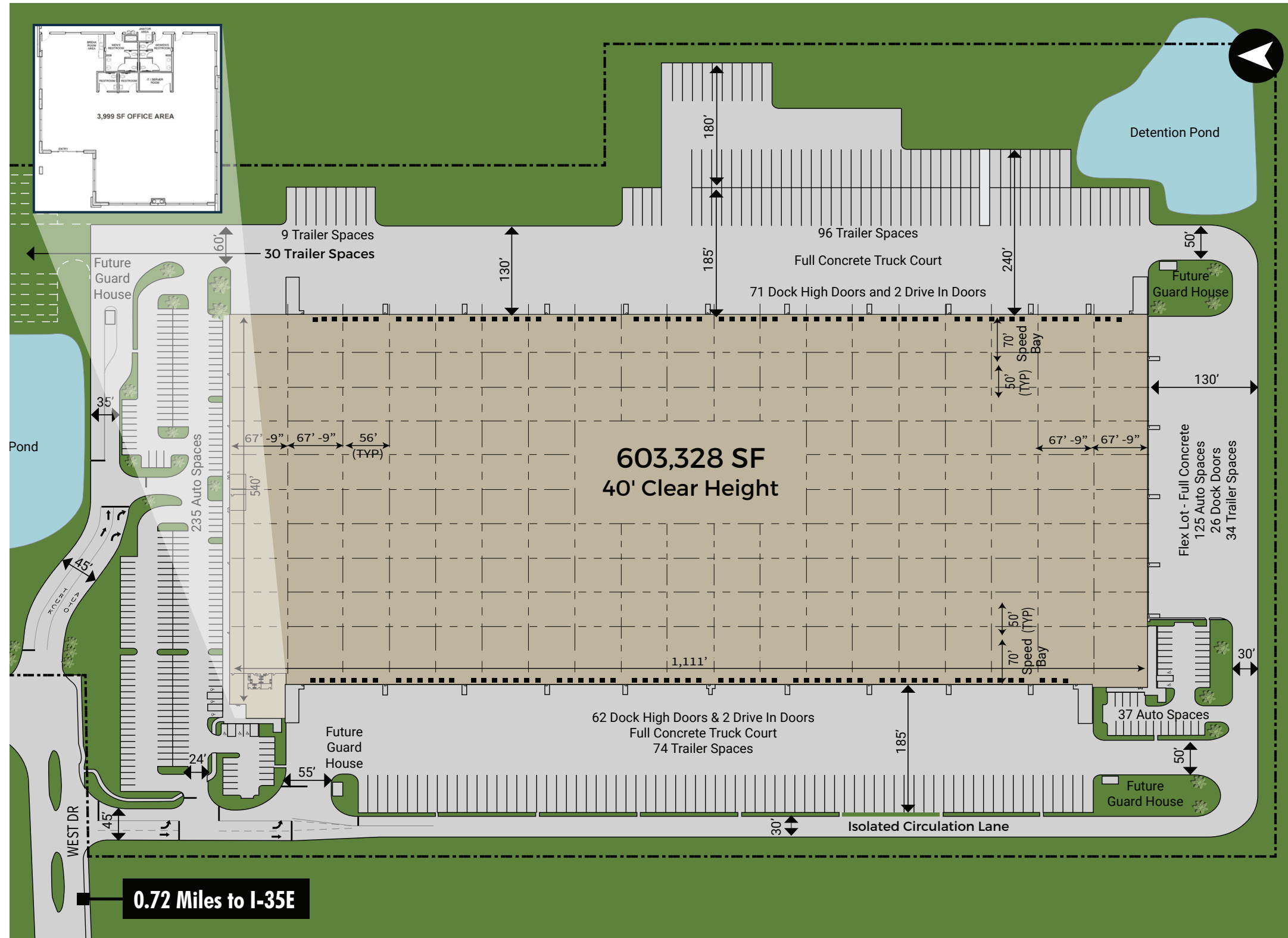


AEW

LEASED BY



HOLT LUNSFORD
COMMERCIAL



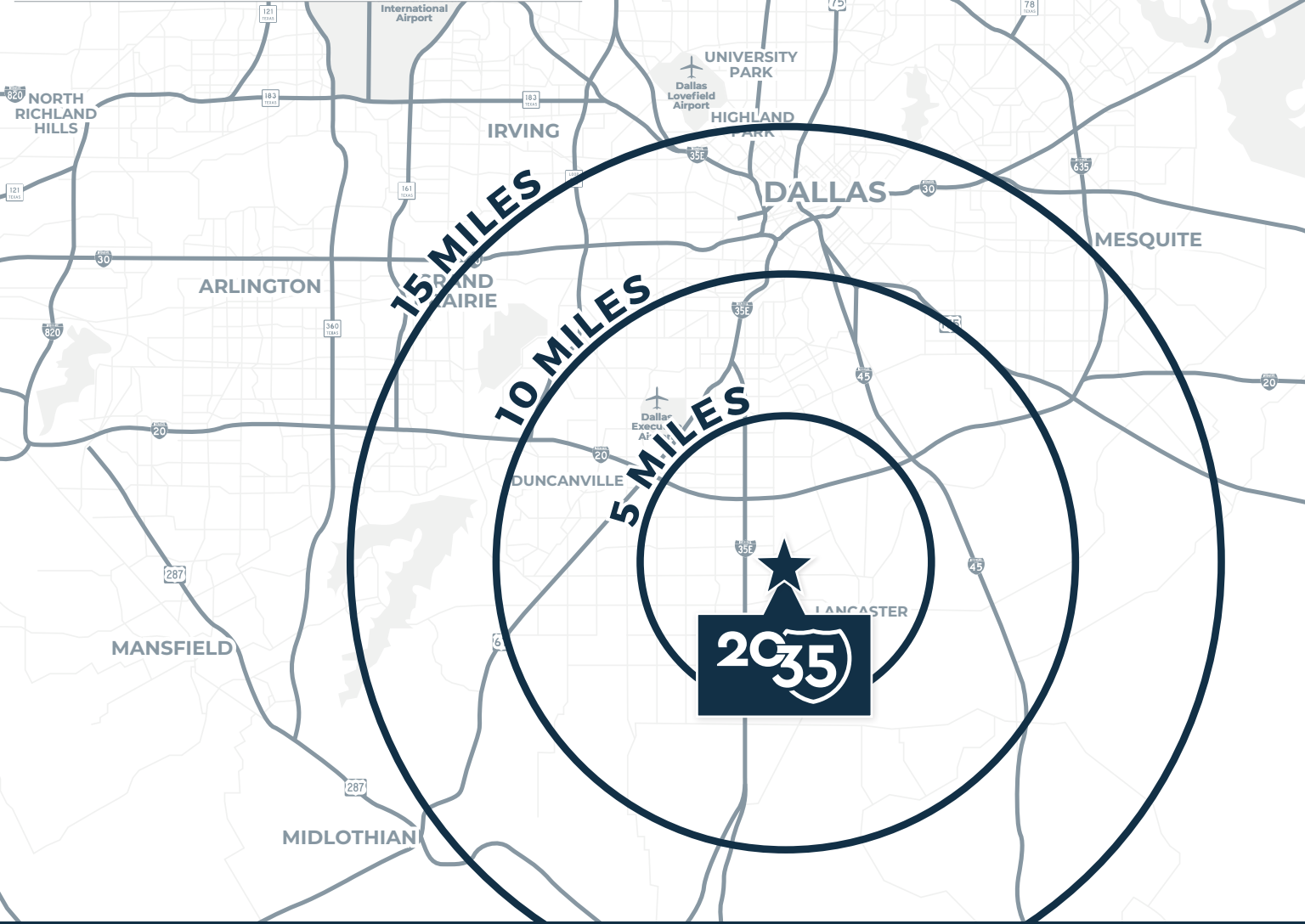
	TOTAL SIZE	603,328 SF
	SPEC OFFICE AREA	3,999 SF
	BUILDING DEPTH	540'
	TYPICAL BAY SIZE	56' W x 50' D
	STAGING BAY	70'
	CLEAR HEIGHT	40'
	LOADING	Ten (10) 35K LB Levelers 133 Dock Doors Expandable to 159
	RAMPS	Four (4) 14' x 10' Doors
	POWER	1,500 KVA Transformer In Place
	SLAB	7" Ductilcrete
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	185' - 365'
	CAR PARKS	272 Expandable to 397
	TRAILER PARKS	213 Expandable to 243
	SECURITY	Fenced and gated access available

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DRIVING DISTANCES

I-35E	0.72 Miles
I-20	1.35 Miles
I-45	7 Miles
FEDEX GROUND HUB	8.3 Miles
UP INTERMODAL	10.3 Miles
I-635	14 Miles
DOWNTOWN DALLAS	13.2 Miles
DFW INTERNATIONAL AIRPORT	30 Miles



BUILDING FEATURES

- Class A building with above standard design specs
- Isolated employee parking
- Potential to tri-load at the southern elevation
- Isolated circulation lane on the west side of site
- Direct access to I-20 & I-35
- Controlled ingress/egress for security
- Established industrial park with proximity to restaurants & other amenities
- Close proximity to deep labor pool
- Triple Freeport Tax Exemption



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