

603,378 SF

OAKMONT 20/35

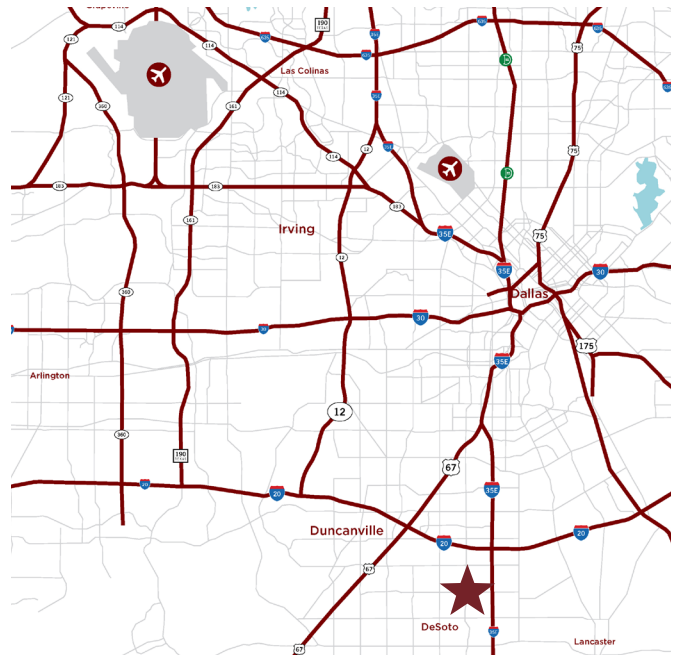
Build to Suit



2900 West Drive | Lancaster, Texas

LOCATION HIGHLIGHTS

- Immediate Access to I-35 and I-20
- Ability to go North, South, East and West at the I-35 and I-20 Interchange
- Ideal Ingress/Egress
- Access to Abundant Labor Pool
- Triple Freeport Tax Exemption
- City Incentives Available
- Established Corporate Neighbors



FOR MORE INFORMATION, CONTACT:

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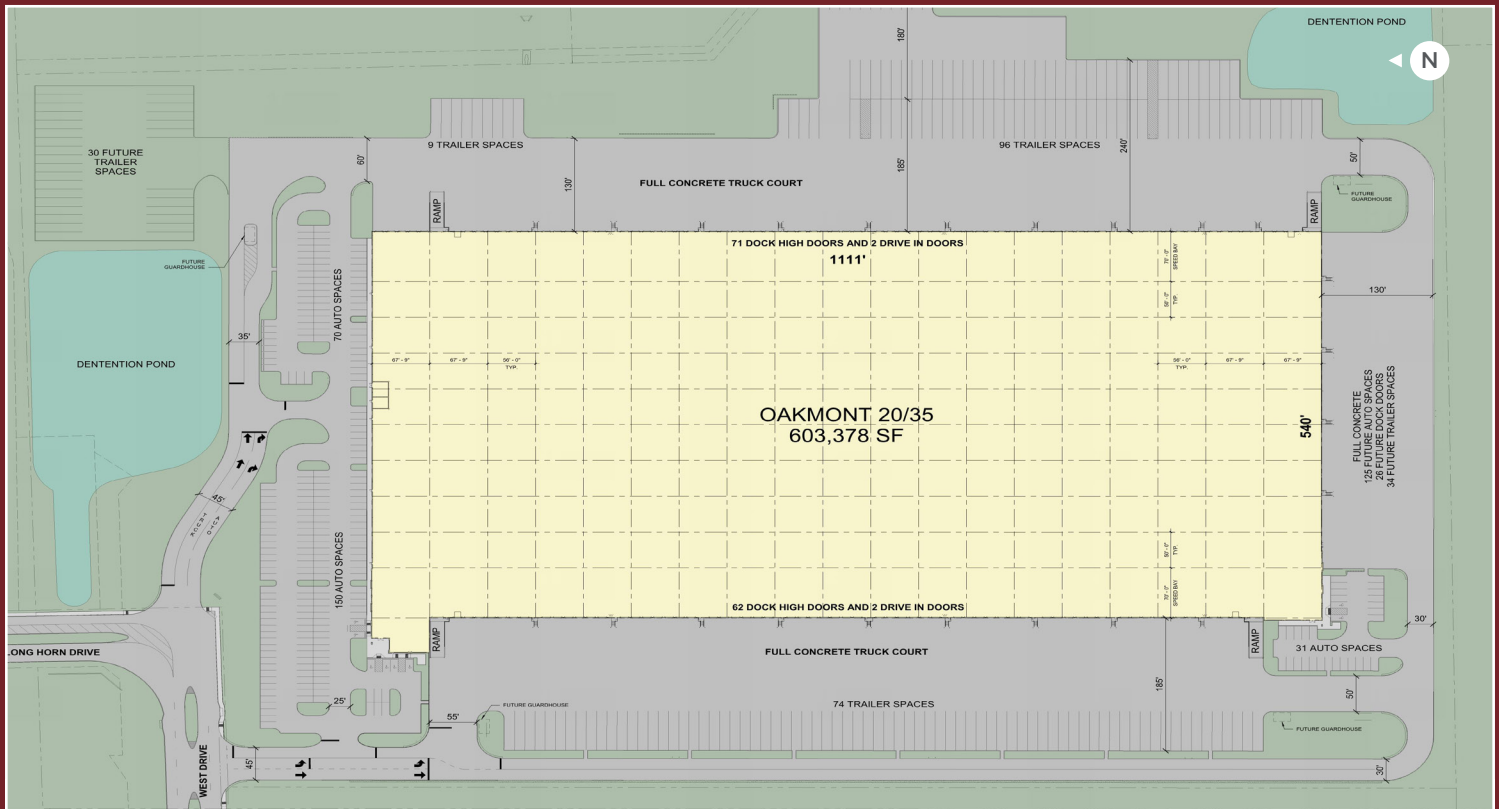
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OAKMONT
INDUSTRIAL GROUP

OAKMONT 20/35

2900 West Drive | Lancaster, Texas



BUILDING FEATURES

- Up to 603,378 SF Available for BTS
- Cross Dock Configuration
- 40' Clear Height
- 133 Dock High Doors
- 4 Drive-In Ramp Doors
- 540' Building Depth
- 56' x 50' Column Spacing
- 70' Speed Bays
- 180 Truck Courts
- 230 Car Parks (Expandable)
- 214 Trailer Parks (Expandable)
- ESFR Sprinkler System
- 130' South Flex Lot
- Potential for Three-Sided Loading
- Truck Courts Can be Fenced and Secured

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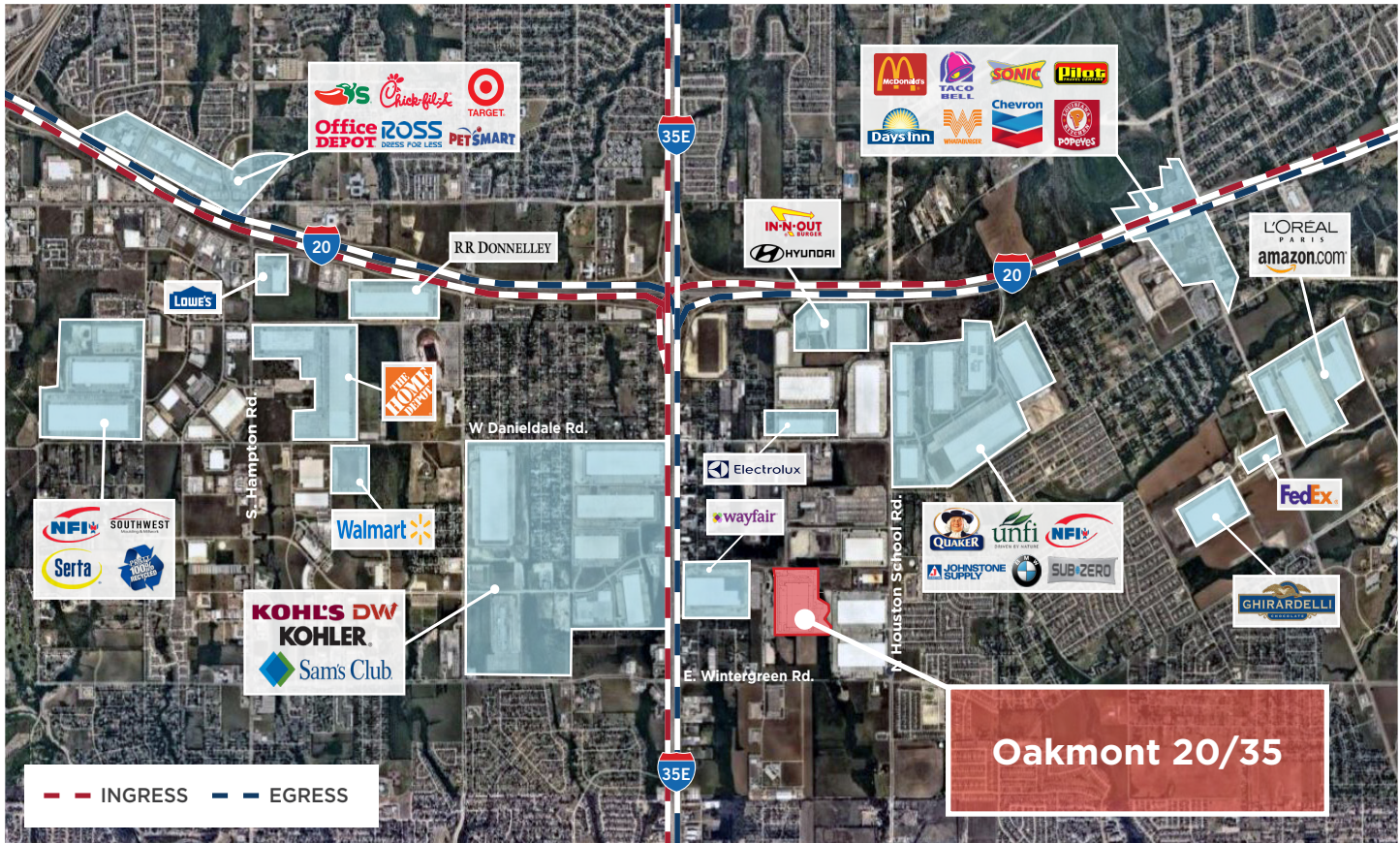


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CORPORATE NEIGHBORS INGRESS/EGRESS



DRIVE TIMES:

- Immediate Access to I-20 (1 Mile) and to I-35 (0.5 Miles)
- 15 Minutes to Downtown Dallas
- 30 Minutes To DFW Airport and Dallas Love Field
- 8 Miles to UP Dallas Intermodal Terminal
- 8 Miles to FedEx Ground Terminal
- 7 Miles to I-45

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