

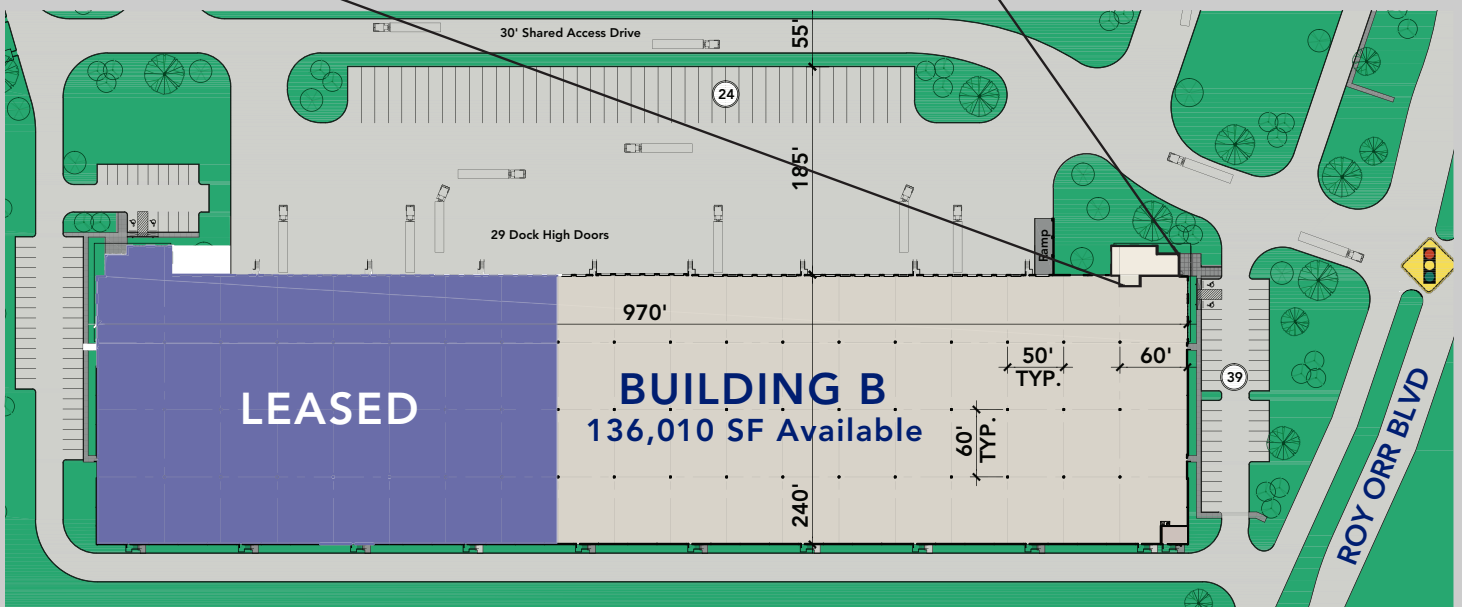
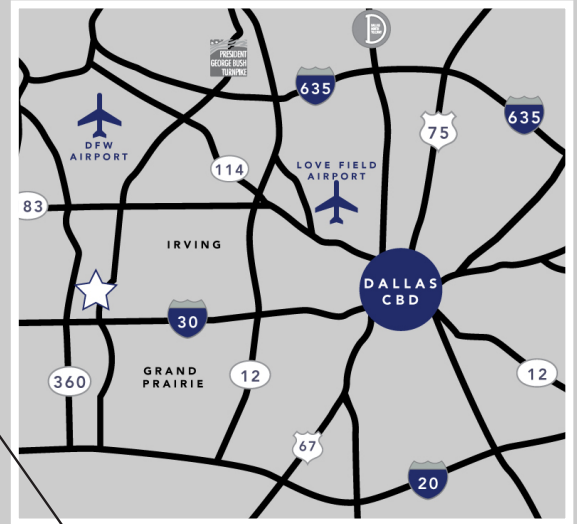
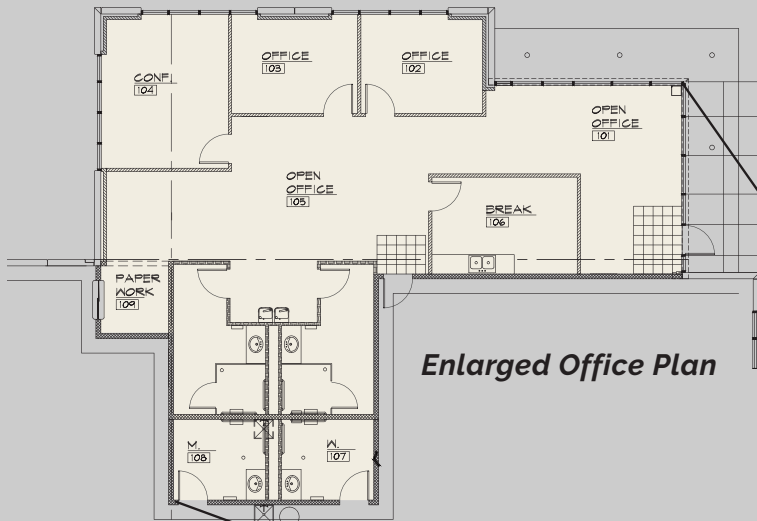


HIGHLY FUNCTIONAL AND SECURABLE DISTRIBUTION SPACE IN HEART OF THE GREAT SOUTHWEST

Riverpoint Location

- 602,958 SF Master Planned Industrial Center
- Traffic Light at Entrance to Regulate Flow
- Dedicated Personnel/Trailer Traffic Flow
- Property Tax Abatement Available
- DFW Intl. Airport located 5 Miles North
- Triple Freeport Tax Abatement
- Central DFW Metroplex Location - Equidistant to Dallas and Fort Worth
- Foreign Trade Zone Status Available
- Unmatched Access to All Thoroughfares (I-30, I-20, SH161, SH360 & SH183)





BUILDING B FEATURES

- 136,010 SF Ready for Immediate Occupancy
- 2,122 SF Office Space
- 10,441 SF Hazmat Room
- 30' Clear Height
- 240' Building Depth
- 50' x 60' Typical Bay Spacing
- 29 Dock High Loading Doors
- 1 16' x 19' Ramped Door
- 24 Dedicated Trailer Positions
- 39 Striped Personnel Parking Spaces (Expandable)
- Front Load Configuration
- ESFR Sprinkler System
- Fenced and Secured Truck Court