



COMPLETION
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I-20 LOGISTICS PARK

I-20 & CEDARDALE RD, DALLAS, TEXAS, 75234

FOR LEASE Building 1: 1,013,075 SQ FT | Building 2: 1,043,540 SQ FT | Class A Warehouse Facility



CBRE, INC



2100 McKinney Ave, Suite 700
Dallas, Texas 75201

DEVELOPED BY



CO-DEVELOPER



Property FEATURES

Building 1- Spec, Under Construction

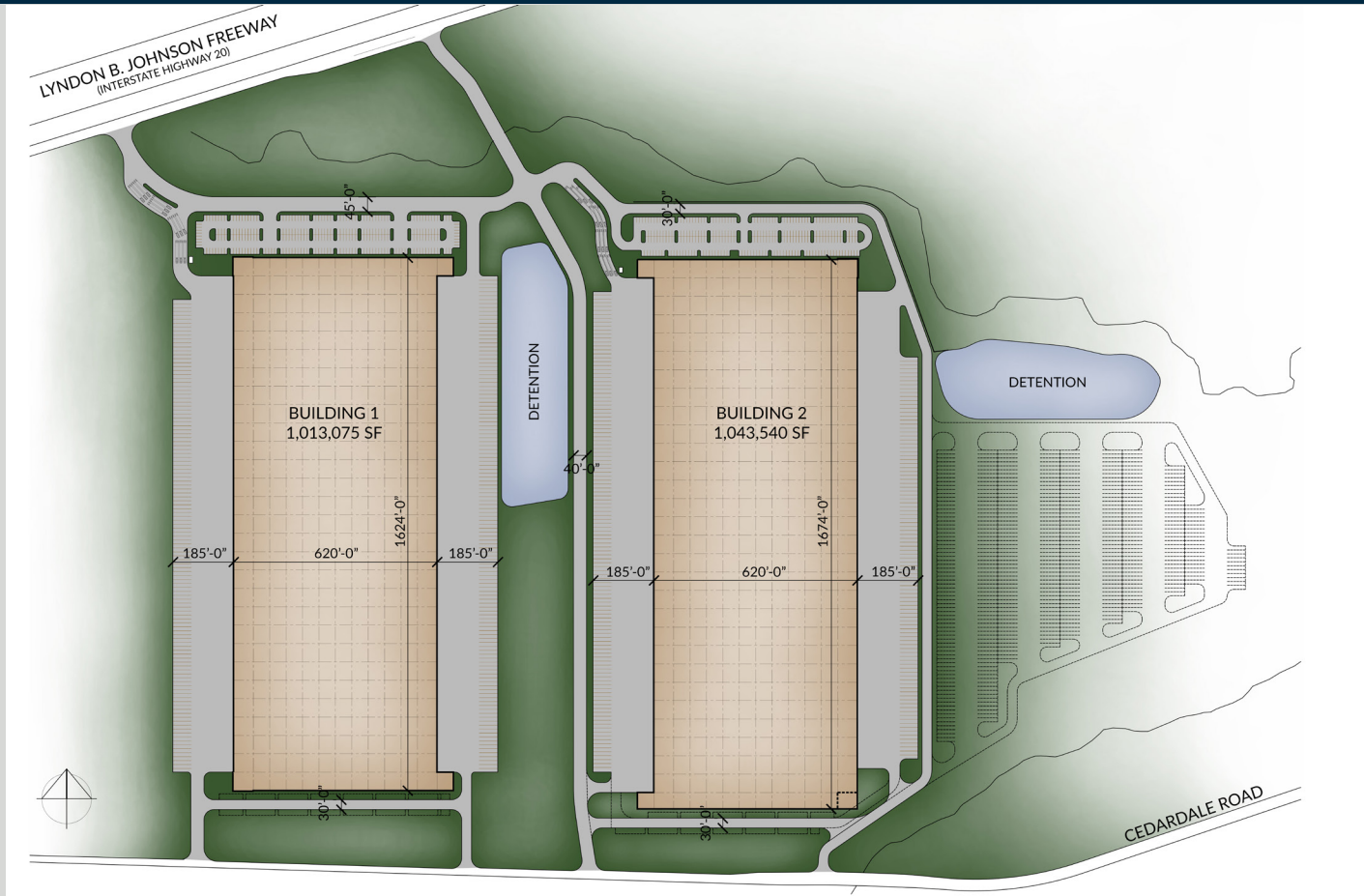
- 1,013,075 SF
- Cross Dock
- 40' Clear Height
- 170 Dock High Doors
- 4 Ramped Doors
- 274 Auto Parks, 246 Trailer Parks
- 56'x60' Speed Bay
- 56'x50' Typical Column

Building 2 - Proposed

- 1,043,540 SF
- Cross Dock
- 40' Clear Height
- 165 Dock High Doors
- 4 Ramped Doors
- 258 Auto Parks, 224 Trailer Parks
- 56'x60' Speed Bay
- 56'x50' Typical Column

Building 2 - Expansion Option

- Expandable up to 1.2M SF
- 444 additional trailer parks



Location HIGHLIGHTS

- Ideally located with Direct Access to I-20
- 4 Miles to I-35E
- 3 Miles to I-45
- 5 Miles to FedEx Ground Hub
- 6 Miles to UP Intermodal
- 14 Miles to Dallas CBD
- 34 Miles to DFW International Airport
- Abundant amenities nearby
- Access to a large, skilled labor force
- 1,200 feet of Interstate Frontage



ABOUT

Black Creek Group, a leading real estate investment management firm, was acquired by a subsidiary of Ares Management Corporation on July 1, 2021. Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager providing clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. As of September 30, 2021, Ares Management's global platform had approximately \$282 billion of assets under management with approximately 2,000 employees operating across North America, Europe, Asia Pacific and the Middle East. For more information, please visit www.aresmgmt.com and www.blackcreekgroup.com.



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