



STATE-OF-THE-ART INDUSTRIAL FACILITIES

From 48,000 - 336,960 SF

VALWOOD CROSSROADS

Northeast corner of W. Beltline Road and Luna Road, Carrollton, TX 75006

NAI Robert Lynn

LEASING AGENT

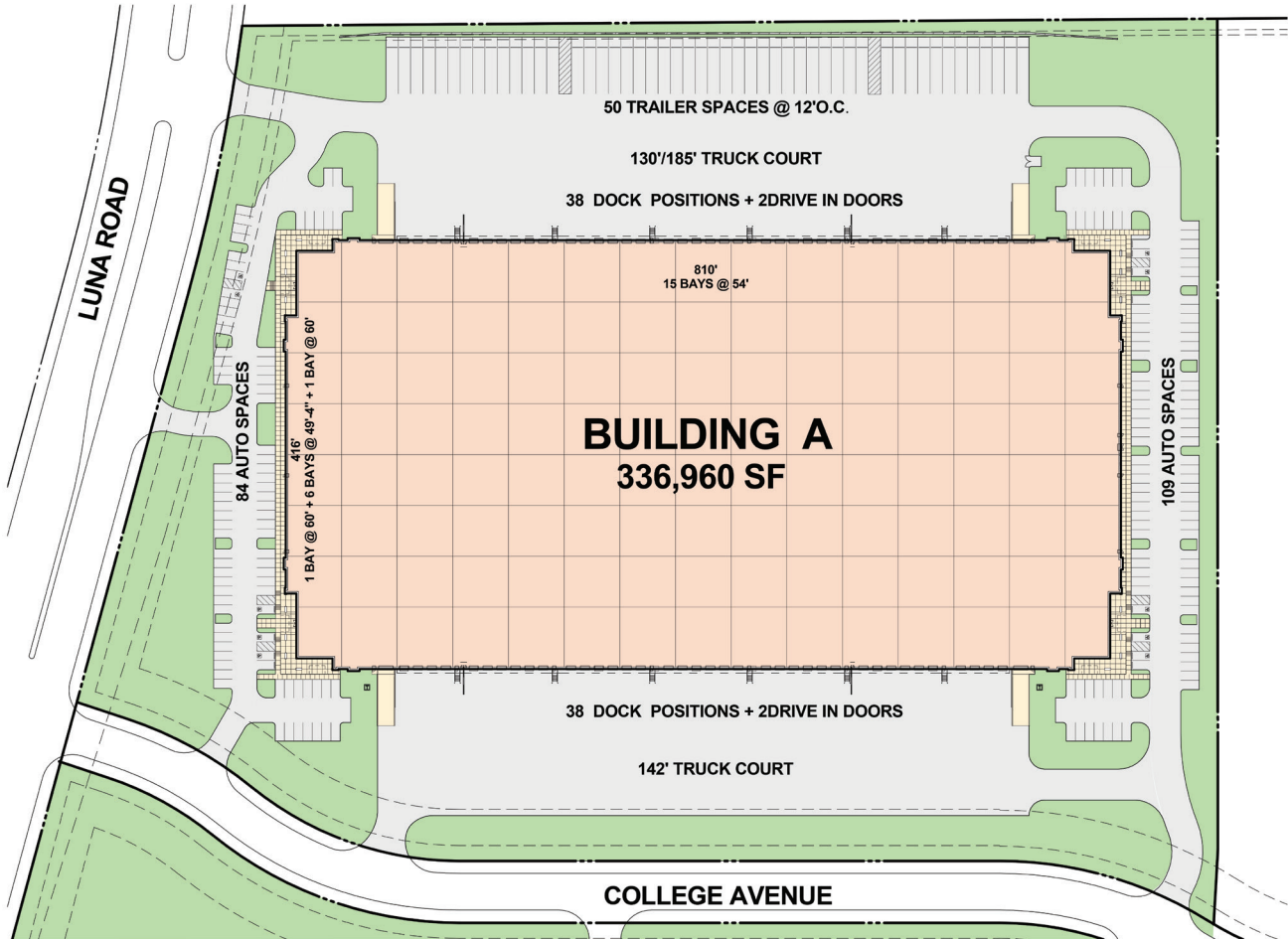


DEVELOPER

VALWOOD CROSSROADS

BUILDING A - 1150 LUNA ROAD, CARROLLTON, TX 75006

From 50,000 - 336,960 SF



BUILDING A SPECIFICATIONS

Square Footage 336,960 SF (416' x 810')

Configuration Crossdock

Column Spacing 54' wide x 49' 4" deep, with 60' loading bays

Slab Thickness 6" Ductilcrete slab

Clear Height 36'

Dock High Doors 76 – 9' x 10' dock high doors

Drive-In Doors 4 – 12' x 16' drive-in doors

Truck Court Depth 142'-185' concrete truck apron

Auto Parking 193 auto spaces (expandable)

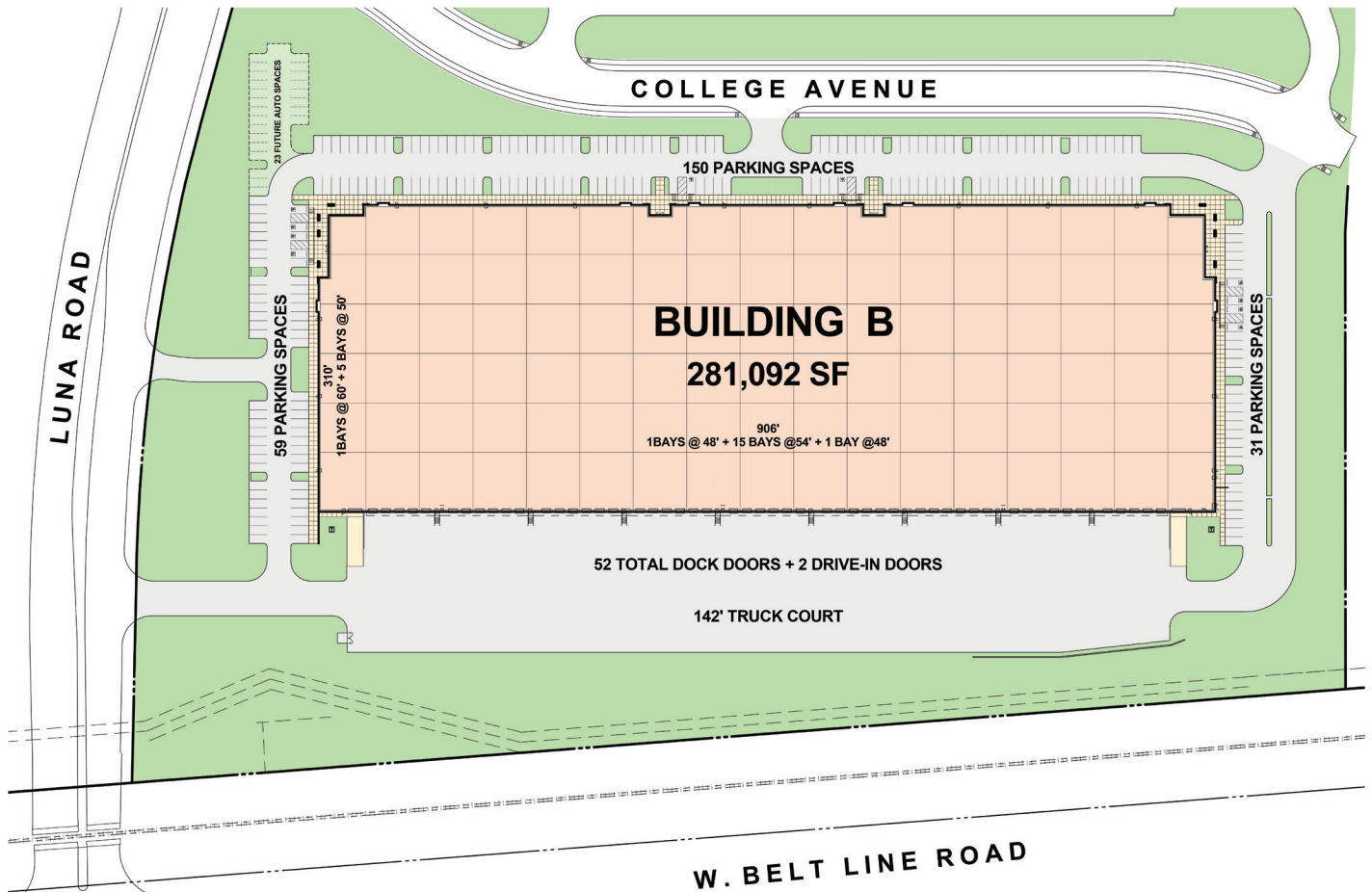
Trailer Storage 50 trailer storage spaces

Sprinkler System ESFR sprinkler system

VALWOOD CROSSROADS

BUILDING B - 1050 LUNA ROAD, CARROLLTON, TX 75006

From 48,000 - 280,860 SF



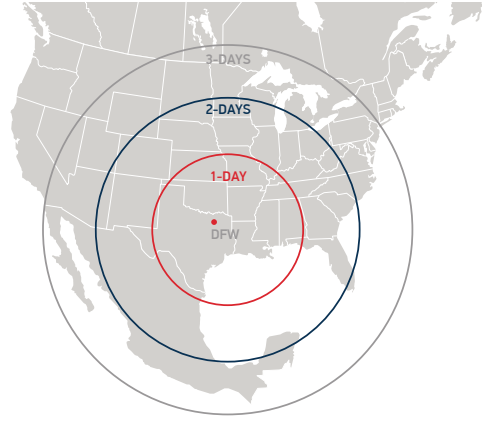
BUILDING B SPECIFICATIONS

Square Footage	280,860 SF (310' x 906')	Dock High Doors	52 - 9' x 10' dock high doors
Configuration	Rear load	Drive-In Doors	2 - 12' x 16' drive-in doors
Column Spacing	54' wide x 50' deep, with 60' loading bays	Truck Court Depth	142' deep concrete truck apron
Slab Thickness	6" Ductilcrete slab	Auto Parking	240 auto spaces
Clear Height	32'	Sprinkler System	ESFR sprinkler system
Bay Square Footage	14,917 - 16,762 SF		



I-35	0.80 miles
I-635	3 miles
DFW Int'l Airport	7 miles
Dallas Love Field	7.5 miles
George Bush Turnpike	Adjacent to

**DAYS TRUCK
DRIVE TO/FROM
DFW**



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