



C5LC AT PLEASANT RUN

355 W. Pleasant Run Road, Wilmer, Texas

1,018,892 SF Pad Ready



DEVELOPER



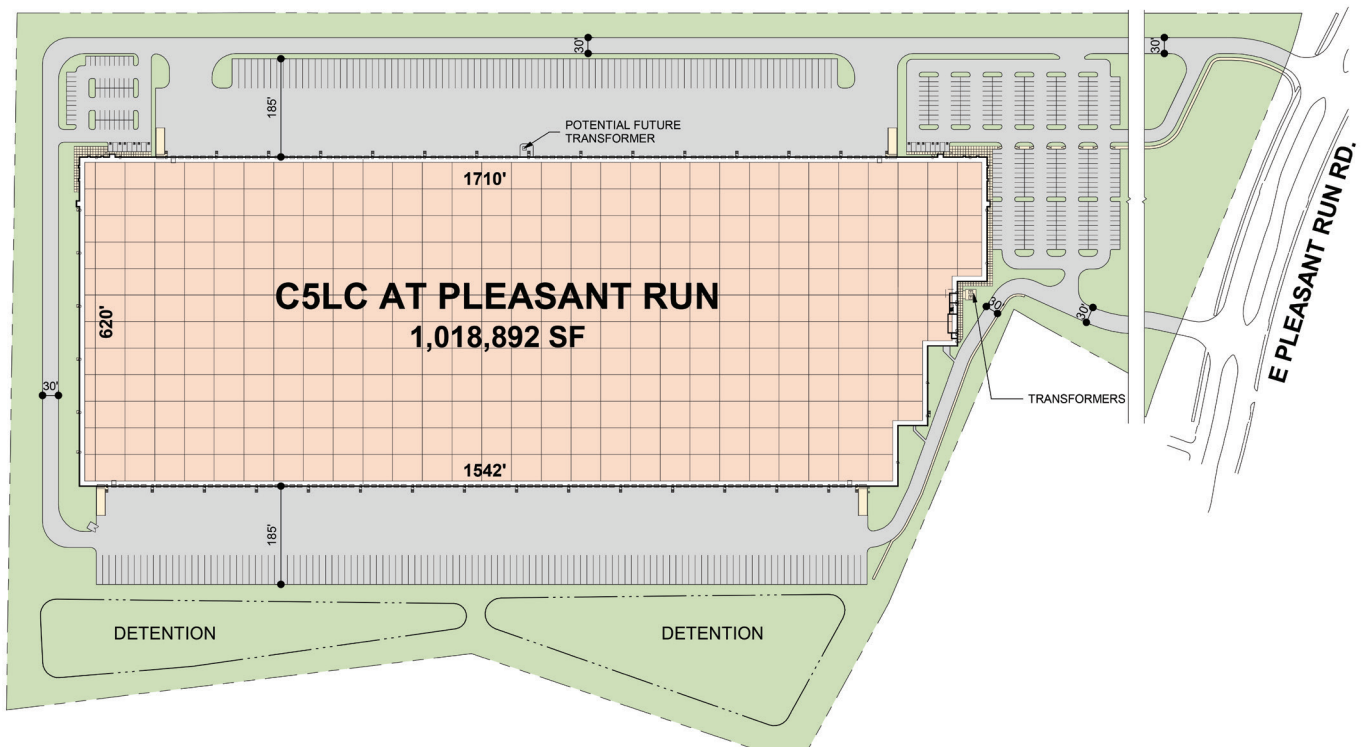
LEASING AGENT

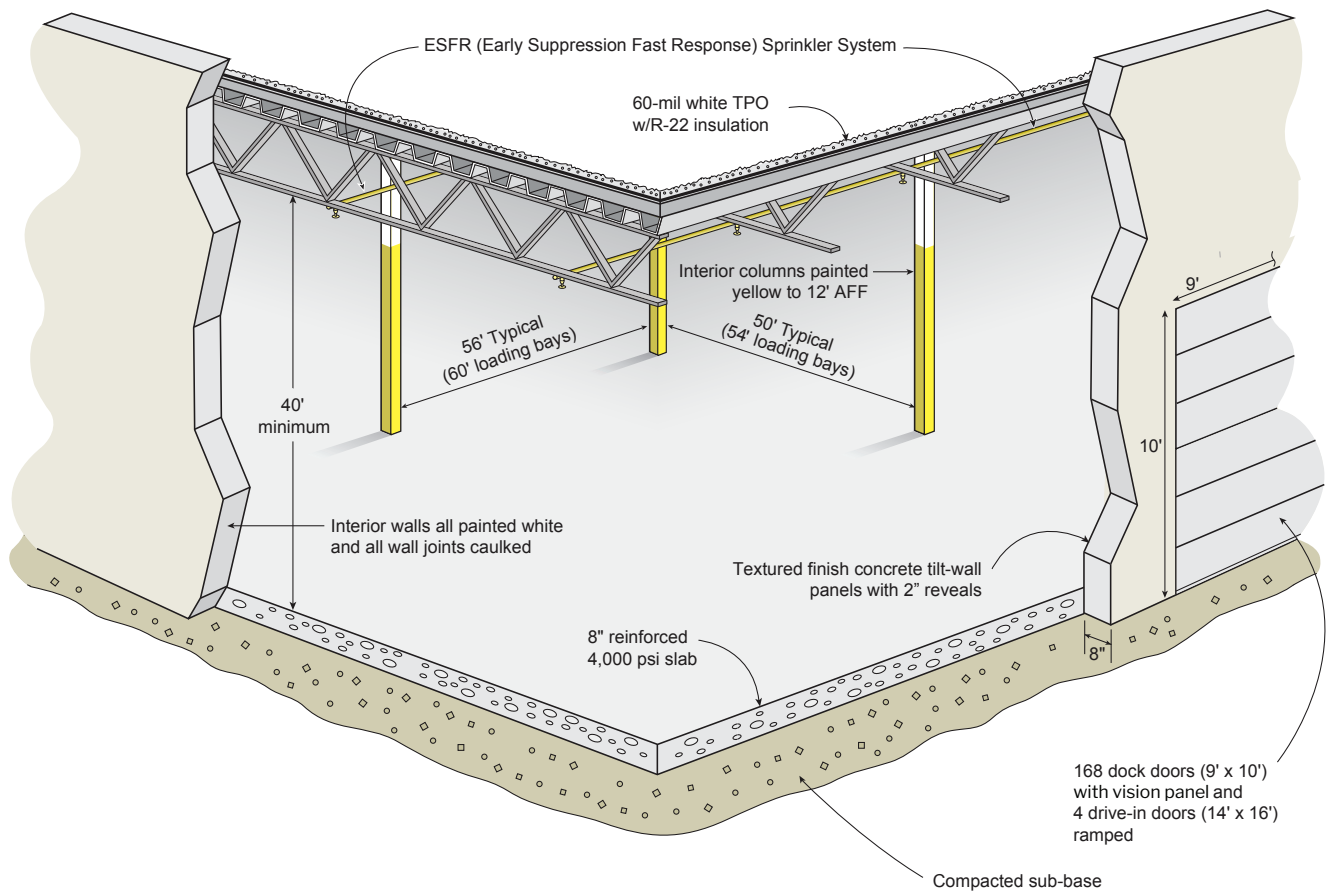
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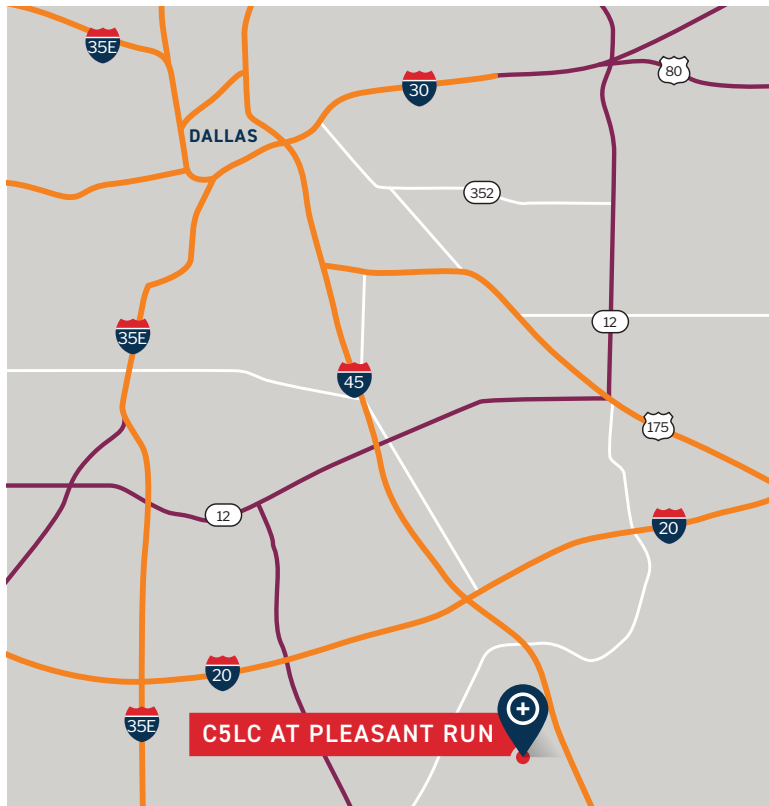
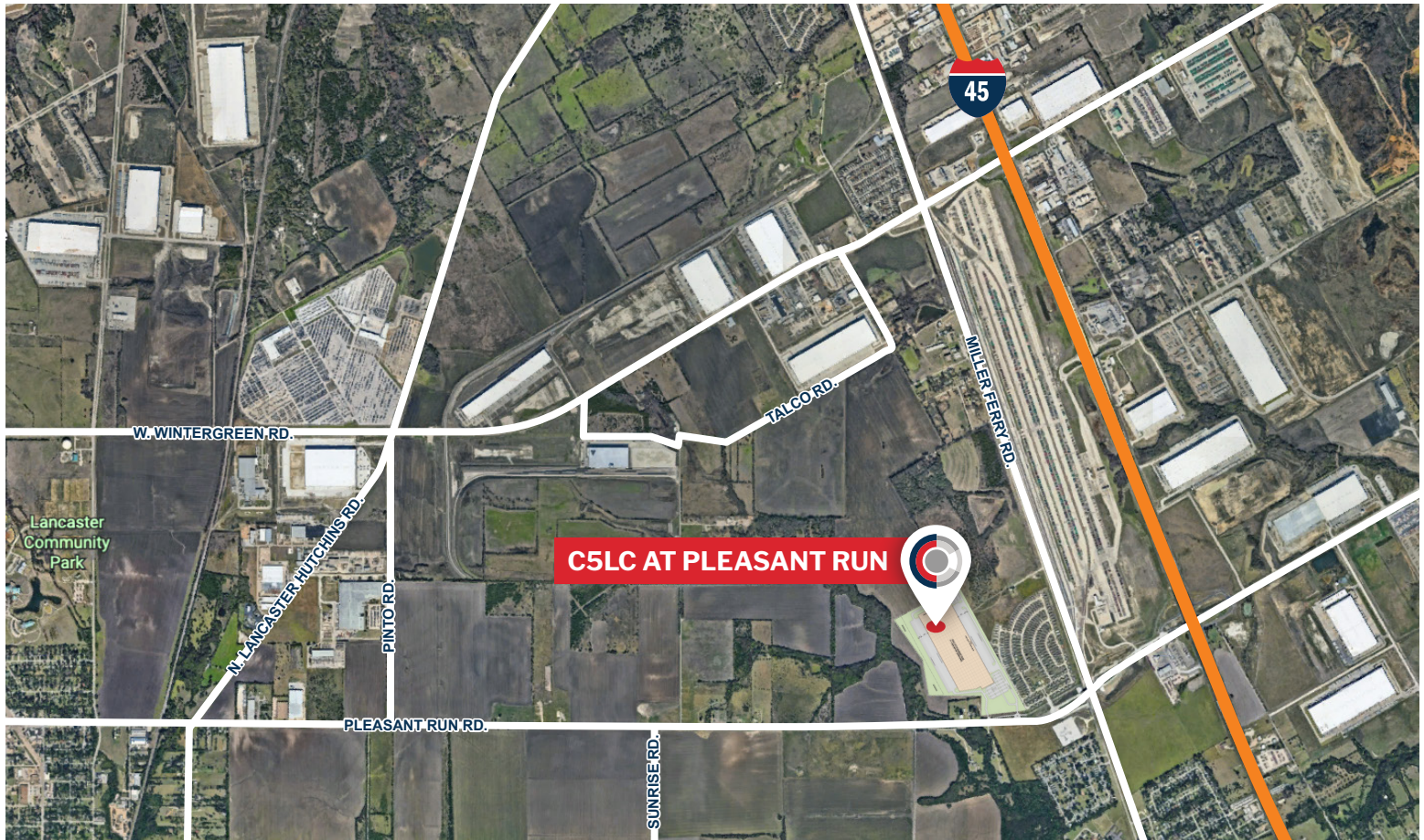
Pleasant Run Logistics Center is located just ½ mile west of I-45 and five miles south of I-20 in the heart of Dallas’ “Logistics Corridor” on Pleasant Run Road in Southern Dallas. The property represents a unique opportunity to lease a Class A building in close proximity to major thoroughfares only two miles south of the entrance to the Union Pacific Intermodal at I-45 and Fulghum Road. The property is ideally suited for both domestic and international business trades and offers optimum functionality for local, regional and national distribution tenants. With proximity to a strong labor force of over 1.6 million people within a 30-minute drive time, Pleasant Run Logistics Center offers outstanding building features like crossdock loading, 355 car parks and 210 trailer spots, along with a 40-foot clear height for maximum storage capability.





BUILDING SPECIFICATIONS

Square Footage	+/- 1,018,892 SF (620' x 1710')
Site Area	+/- 61.54 acres
Configuration	Crossdock
Column Spacing	50' wide x 56' deep (Typical) 54' wide x 60' deep (loading bays)
Clear Height	40' clear measured inside the first column line
Dock High Doors	168 – 9' x 10' with vision panel
Drive-In Doors	4 – 14' x 16' ramped
Truck Court Depth	185'
Auto Parking	355
Trailer Parking	210
Sprinkler System	ESFR sprinkler system
Roof	60-mil white TPO with R-22 insulation
Floor Slab	8" thick steel-reinforced (4,000 psi minimum), slab-on-grade



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