

# Cross Dock Facility — 635,040 SF

4800 Langdon Road  
Dallas, Texas

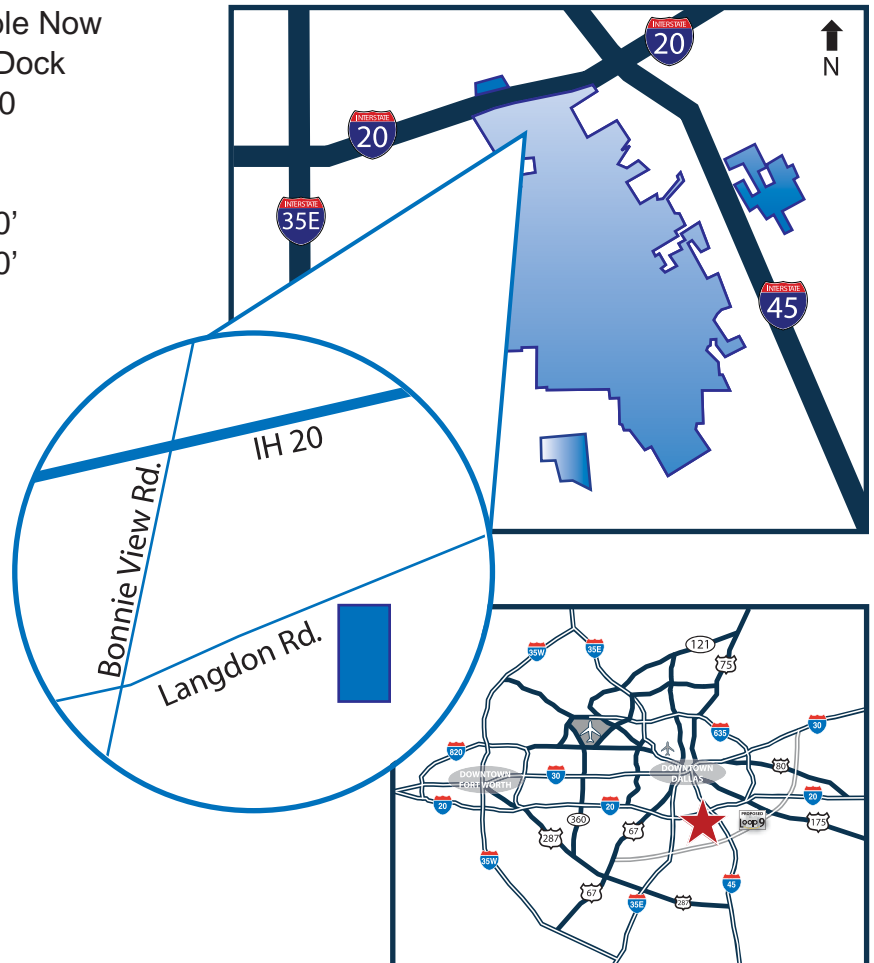


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- |                                     |               |
|-------------------------------------|---------------|
| ★ Available                         | Available Now |
| ★ Building Type                     | Cross Dock    |
| ★ Square Feet                       | 635,040       |
| ★ Building Length                   | 1395'         |
| ★ Building Depth                    | 450'          |
| ★ Typical Bay                       | 50' x 50'     |
| ★ Staging Bay                       | 50' x 60'     |
| ★ Sprinkler System                  | ESFR          |
| ★ Clear Height                      | 32'           |
| ★ Car Parking Spaces                | 293           |
| ★ Car Parking Spaces (Expanded)     | 694           |
| ★ Trailer Parking Spaces            | 165           |
| ★ Trailer Parking Spaces (Expanded) | 213           |
| ★ Dock High Doors                   | 126           |
| ★ Dock High Door Size               | 9' x 10'      |
| ★ Dock Door Spacing                 | 14'           |
| ★ Truck Court Depth                 | 185'          |



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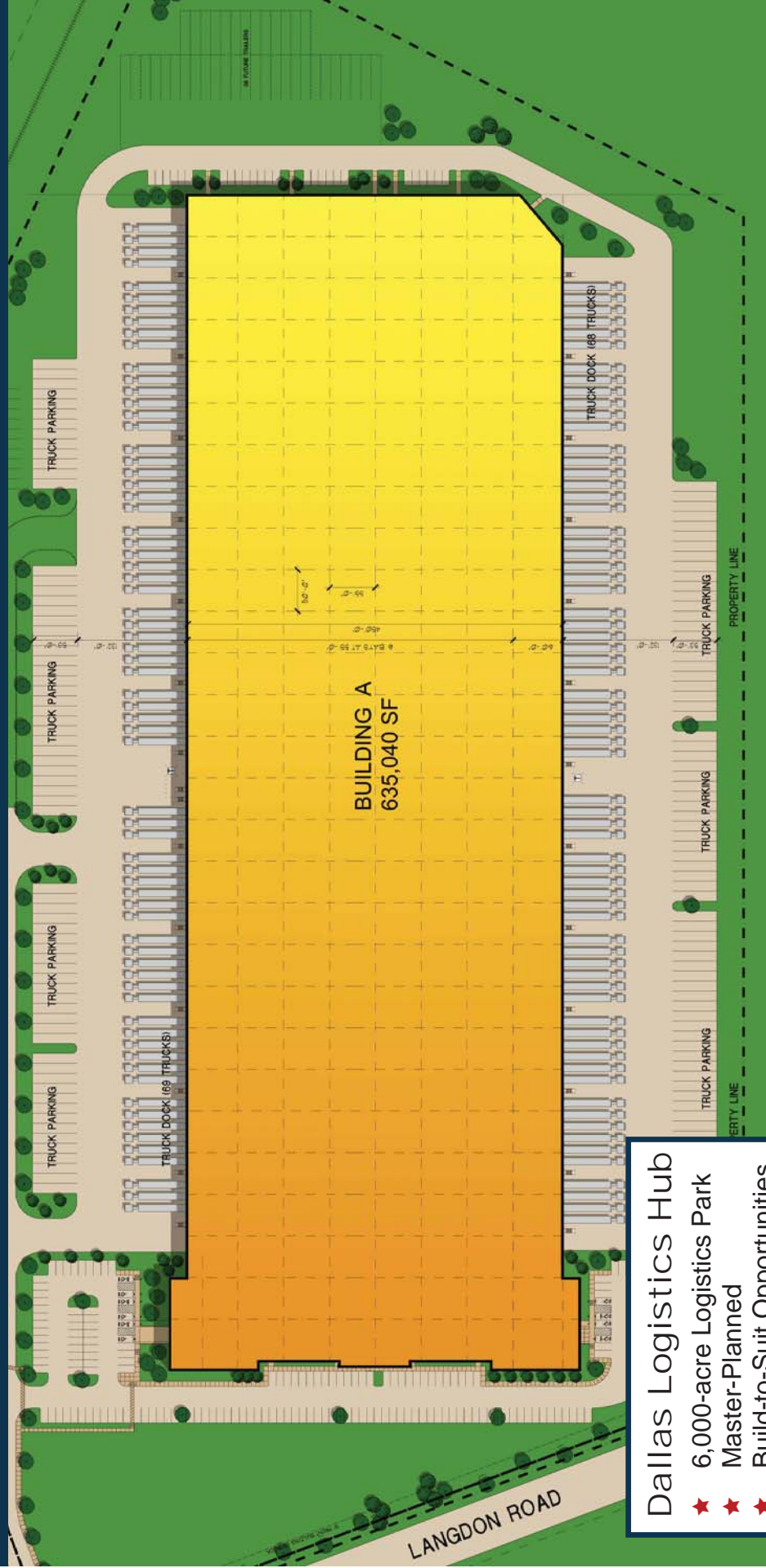
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## Dallas Logistics Hub

- ★ 6,000-acre Logistics Park
- ★ Master-Planned
- ★ Build-to-Suit Opportunities
- ★ Union Pacific Intermodal
- ★ Future BNSF Intermodal
- ★ Four Major Highways
- ★ Lancaster Airport
- ★ Foreign Trade Zone
- ★ Triple Freeport

For more information, contact:

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