

TRADEPOINT 45 EAST

601 Distribution Drive | Wilmer, Texas 75712

DELIVERING OCTOBER 2022

610,622 SF



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DEVELOPED BY

CHAMPION

LEASED BY

STREAM

PROPERTY DETAILS

Size:	610,622 SF
Dimensions:	570' W x 1072' L
Office:	BTS
Clear Height:	40'
Loading Configuration:	Cross Dock
Dock Doors:	122 (9' x 10') (Expandable by 24)
Oversized Dock Doors:	2 (12' x 14')
Drive-In Ramps:	2 (12' x 14')
Column Spacing:	56' x 50'
Staging Bay:	56' x 60'
Trailer Parks:	216 (Expandable by 134)
Car Parks:	216 (Expandable by 210)
Sprinkler System:	ESFR
Truck Court:	185'
Lighting:	BTS
Dock Equipment:	BTS
Slab:	7" Reinforced Concrete 4,000 PSI with Full Vapor Barrier
Power:	3 Phase – Finish to Suit
Roof and Insulation:	60 Mil TPO with R20
Spec Finish Out:	White Box, Painted Columns, Z-guard's, LED Wall Packs, and Pole Lights
Security:	Ability to Fully Secure with Fence and Guard Shack



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PROPERTY HIGHLIGHTS

Ability to secure premises and truck courts

I-45 visibility

Ability to install guard shack

Abundant trailer positions with ability to expand

Ability to expand car parks

Triple Freeport tax exempt



MAJOR CITIES

DOWNTOWN DALLAS

14 Miles

17 Minutes

DOWNTOWN FORT WORTH

40 Miles

38 Minutes

MAJOR AIRPORTS

DALLAS LOVE FIELD AIRPORT

20 Miles

24 Minutes

DFW INTERNATIONAL AIRPORT

32 Miles

30 Minutes

LOGISTICS HUBS

UNION PACIFIC DALLAS

1 Mile

1 Minute

FEDEX SHIPPING HUB

4 Miles

6 Minutes

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