

TRADEPOINT 45 WEST

1200 North Sunrise Road | Wilmer, TX 75172

1,351,372 SF



DELIVERING Q3 2023

TradePoint 45 West is strategically located within the Dallas County Inland Port which provides distribution connectivity to the Texas Triangle and Central United States. This connectivity allows distributors to reach 93% of the country's population within a 2-day drive. Located minutes from the Union Pacific Intermodal, TradePoint 45 West offers immediate access to improved infrastructure and Interstate 45, positioning the development as the premier speculative industrial facility in Dallas / Fort Worth. The 1,351,372 SF development features 354 trailer positions and 306 car parks with the ability to expand to 690 total trailer positions and 557 car parks. The extended queuing lanes and ability to expand drive aisles to 70' provide ultimate efficiency for operations.

DEVELOPED & OWNED BY:

CHAMPION



CRESSET
PARTNERS

LEASED BY:

STREAM

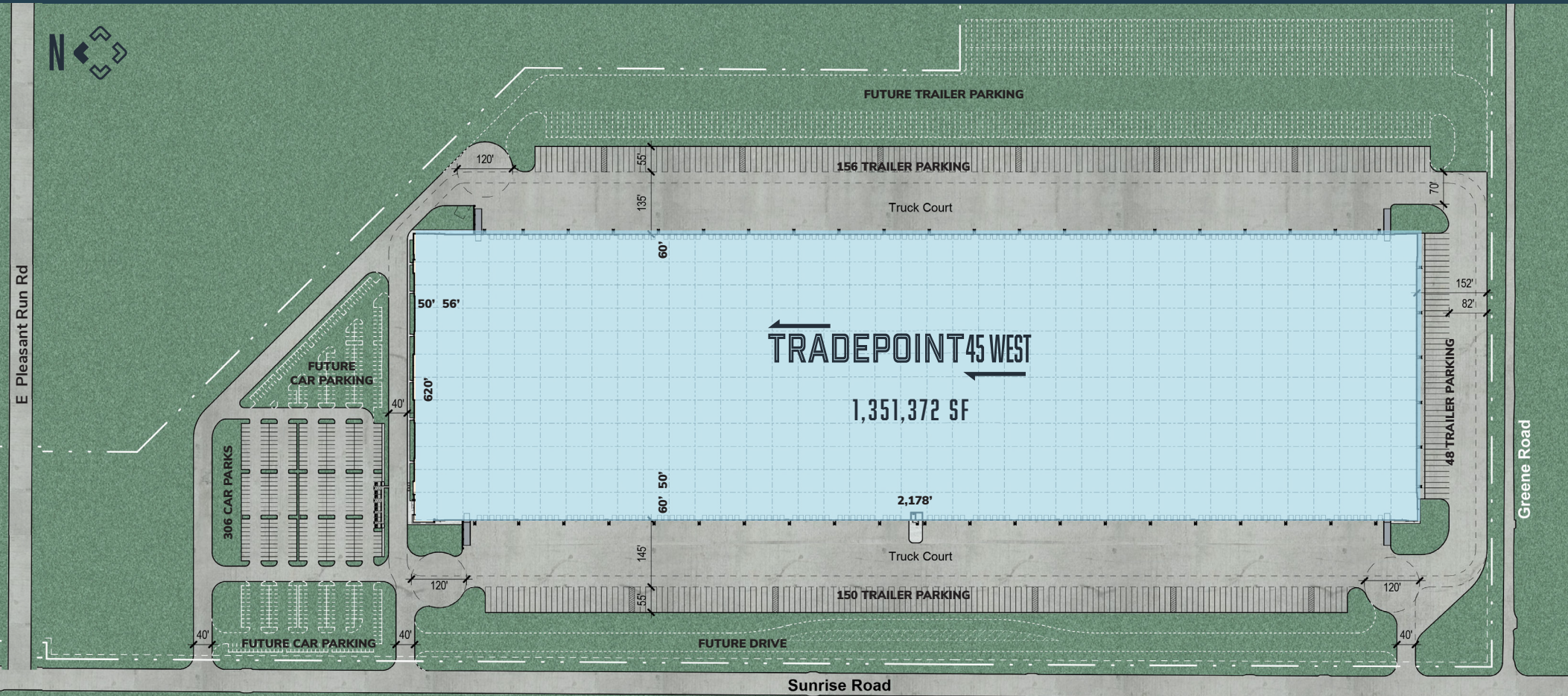
MATT DORNAK, SIOR
mdornak@streamrealty.com
214.267.0461

LUKE DAVIS, SIOR
ldavis@streamrealty.com
214.267.0420

RIDLEY CULP
ridley.culp@streamrealty.com
214.560.2422

TRADEPOINT 45 WEST

SITE PLAN



BUILDING SPECS

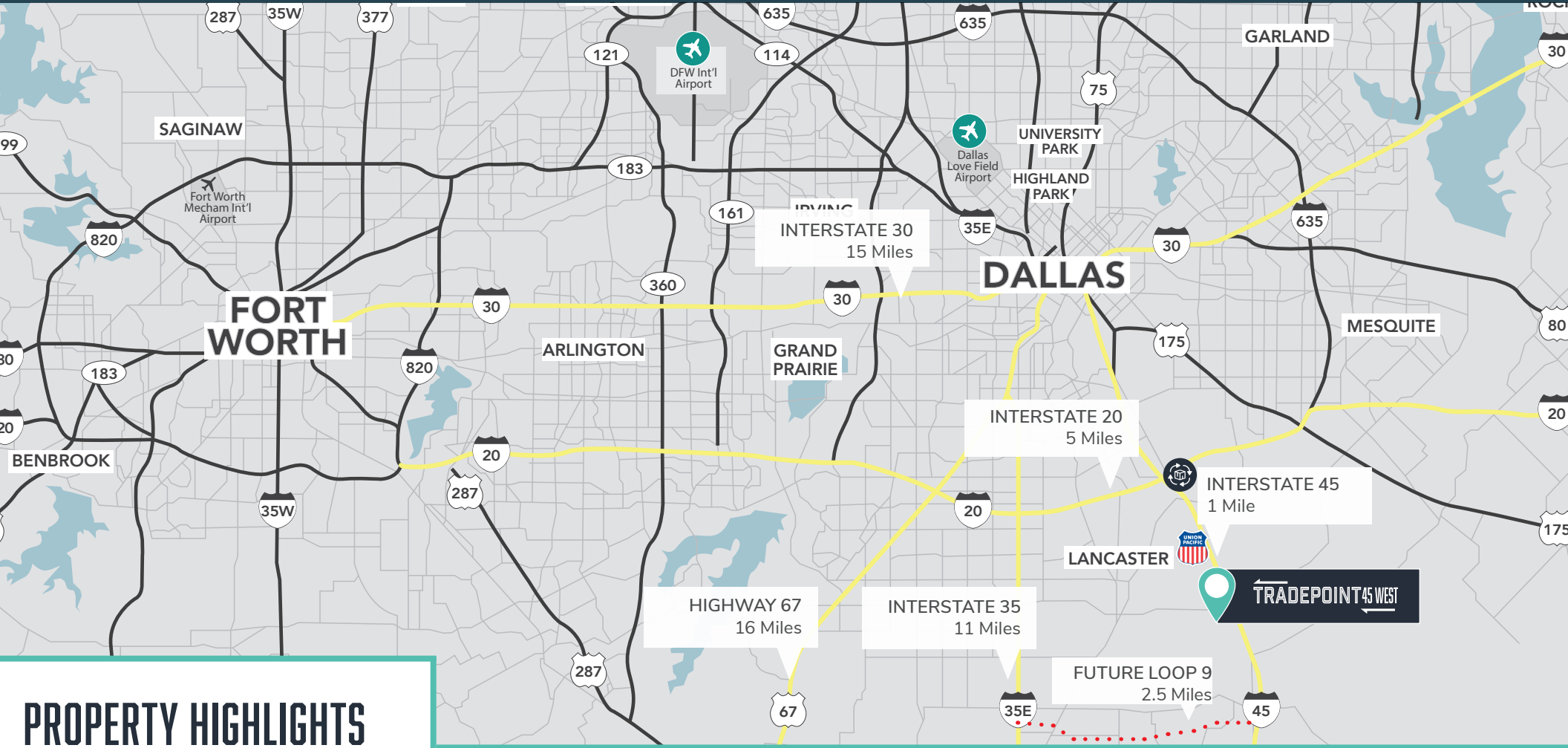
Size:	1,351,372 SF
Dimensions:	620' x 2,178'
Office:	BTS
Clear Height:	40'
Loading Configuration:	Cross Dock

Dock Doors:	237 (9' x 10')
Drive-In Doors:	4 (12' x 14')
Column Spacing:	56'w x 50'd
Staging Bay:	60'
Trailer Parks:	354 (Expandable by 336)

Sprinkler System:	ESFR
Car Parks:	306 (Expandable by 251)
Truck Court:	190' - 200'
Sunrise Rd Entrances:	Ability to expand to 70' drive aisles
Slab:	7" Ductilecrete, 4,000 psi

TRADEPOINT 45 WEST

LOCATION



PROPERTY HIGHLIGHTS

- Strategically located within the heart of the Southern Dallas Inland Port
- Direct access to I-45 for quick access to I-20 and I-35
- Minutes away from the Union Pacific Intermodal
- Recently improved E Pleasant Run Rd and Sunrise Rd
- Wilmer has one of the lowest millage rates in Dallas-Fort Worth at 2.43%, generating significant savings in taxes for the tenant.
- Incentives available through City of Wilmer

MAJOR CITIES

DOWNTOWN DALLAS
15 Miles

DOWNTOWN FORTWORTH
43 Miles

MAJOR AIRPORTS

DALLAS LOVE FIELD AIRPORT
24 Miles

DFW INTERNATIONAL AIRPORT
34 Miles

LOGISTICS HUBS

UNION PACIFIC DALLAS
2.3 Miles

FEDEX SHIPPING HUB
5 Miles

TRADEPOINT 45 WEST

TENANT MAP



TRADEPOINT 45 WEST

Tradeport 45 West is strategically located at the heart of the International Inland Port of Dallas (IIPOD). IIPOD is a hub of the nation's best logistics transportation infrastructure comprised of an intermodal and logistics district that encompasses :

 **7,500** ACRES +  **5** MUNICIPALITIES

1. UNION PACIFIC INTERMODAL

Located minutes from Tradeport 45 West, The Union Pacific Intermodal is a 360 acres intermodal facility designed to process 365,000 containers annually with expansion capabilities to accommodate 600,000 containers annually.

2. GOLINK

GoLink Inland Port Connect is an on-demand service provided by Southern Dallas Inland Port Transportation Management Association. GoLink provides affordable on-demand transportation to employees working within the Dallas Inland Port from Dart bus and trail lines. Learn at www.inlandport.org or reach out to Laura Freeland at Laura@inlandPort.org!

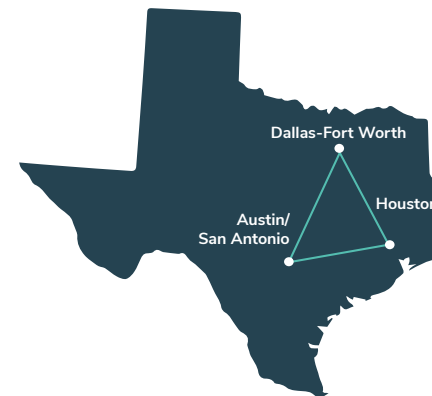
CONNECTIVITY TO DALLAS INLAND PORT

3. PORT OF PLAQUEMINES

The Port of Plaquemines is a new port under construction in southern Louisiana with Phase 1 planned to deliver in 2024. Phase 1 of the port will accommodate 850K TEU's The Port of Plaquemines will provide direct connectivity to UP rail with an estimated 30% of their cargo to be distributed directly to IIPOD. APM Terminals will be the operating partner for port. The port will allow for cargo to bypass the Port of Long Beach and generate 30-35% savings per container with faster delivery time to Southern Dallas.

4. TEXAS TRIANGLE

Texas Triangle is formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston, and San Antonio. Located at the tip of the Texas Triangle, the location provides access to 18 million people in a 4-hour drive time. The Texas Triangle accounts for more than 66% of the population of Texas and 77% of the GDP in the nation's second largest state. The Texas Triangle would rank in the top 23 economies in the world.



DRIVE TIMES:

Austin:	3 Hours
Houston:	4 Hours
San Antonio:	4.5 Hours
Monterrey, MX:	10 Hours

WHY DALLAS-FORT WORTH?

7.6 M
TOTAL RESIDENTS IN 2021

#1
STATE BUSINESS CLIMATE

11.2M
PROJECTED 2045 POPULATION

\$70,281
MEDIAN HOUSEHOLD INCOME

1.4M
PROJECTED NEW RESIDENTS
FROM 2020-2029

328
NEW RESIDENTS MOVING TO
DFW DAILY

#1
IN JOB GROWTH IN 2021
+ JOB RECOVERY TO
PRE-PANDEMIC HIGH

0%
STATE + LOCAL
INCOME TAX

COST OF LIVING INDEX:



DALLAS
104



CHICAGO
123



LOS ANGELES
149



BOSTON
153



SEATTLE
153



SAN FRANCISCO
194

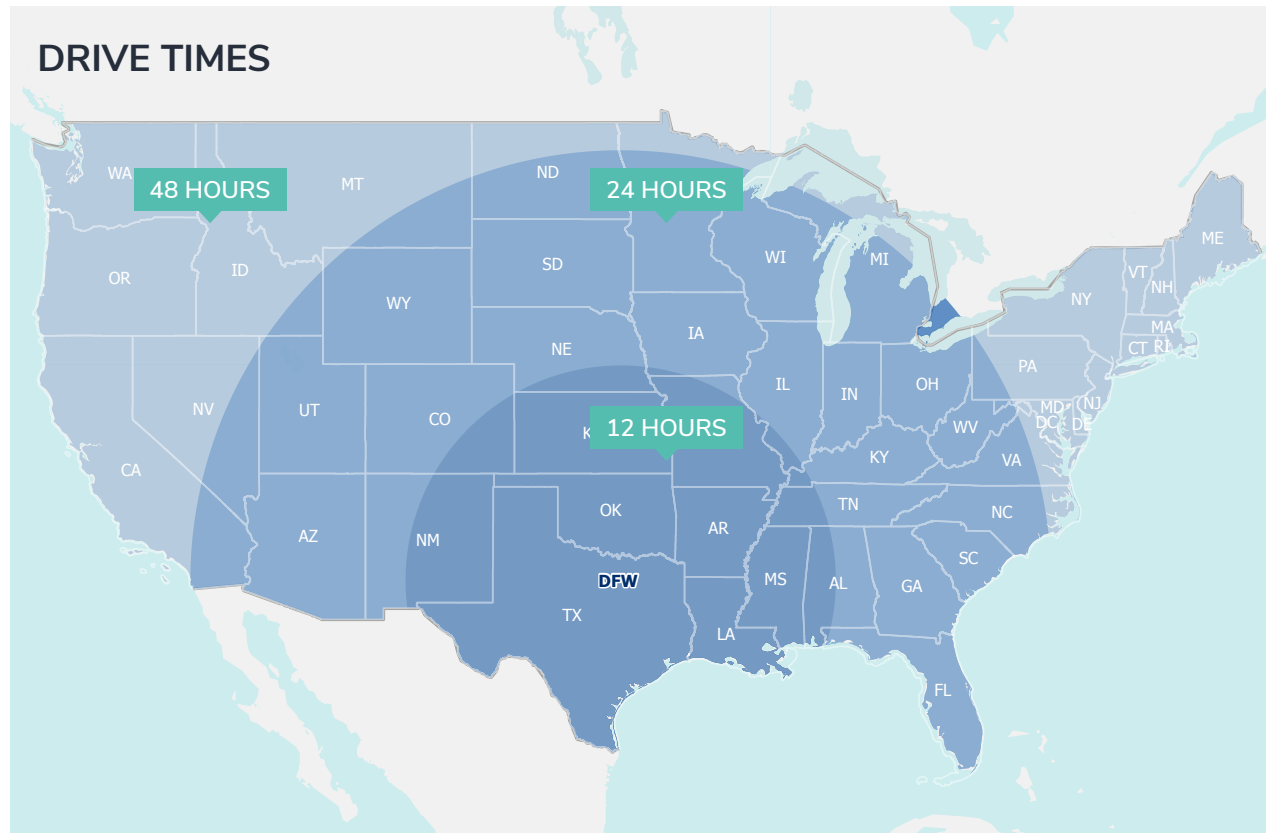


NEW YORK
255

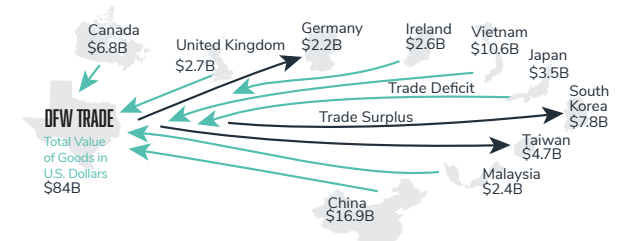
DFW INDUSTRY DIVERSIFICATION:

- 27% Professional Business
- 20% Trade, Transportation, and Utilities
- 12% Health Services
- 10% Leisure and Hospitality
- 8% Other
- 7% Mining, Lodging and Construction
- 7% Financial
- 4% Manufacturing
- 3% Government and Education
- 2% Information

Dallas Fort-Worths central location provides distribution access to 37% of the country in 24 hours and 93% in 48 hours.



INTERNATIONAL



FLIGHT TIMES

Access to ever major city in the continental U.S.

75M
AVERAGE PASSENGERS

260+
NON-STOP DESTINATIONS

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