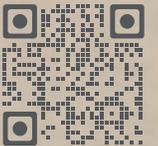


# CORE 45

322,920 SF AVAILABLE



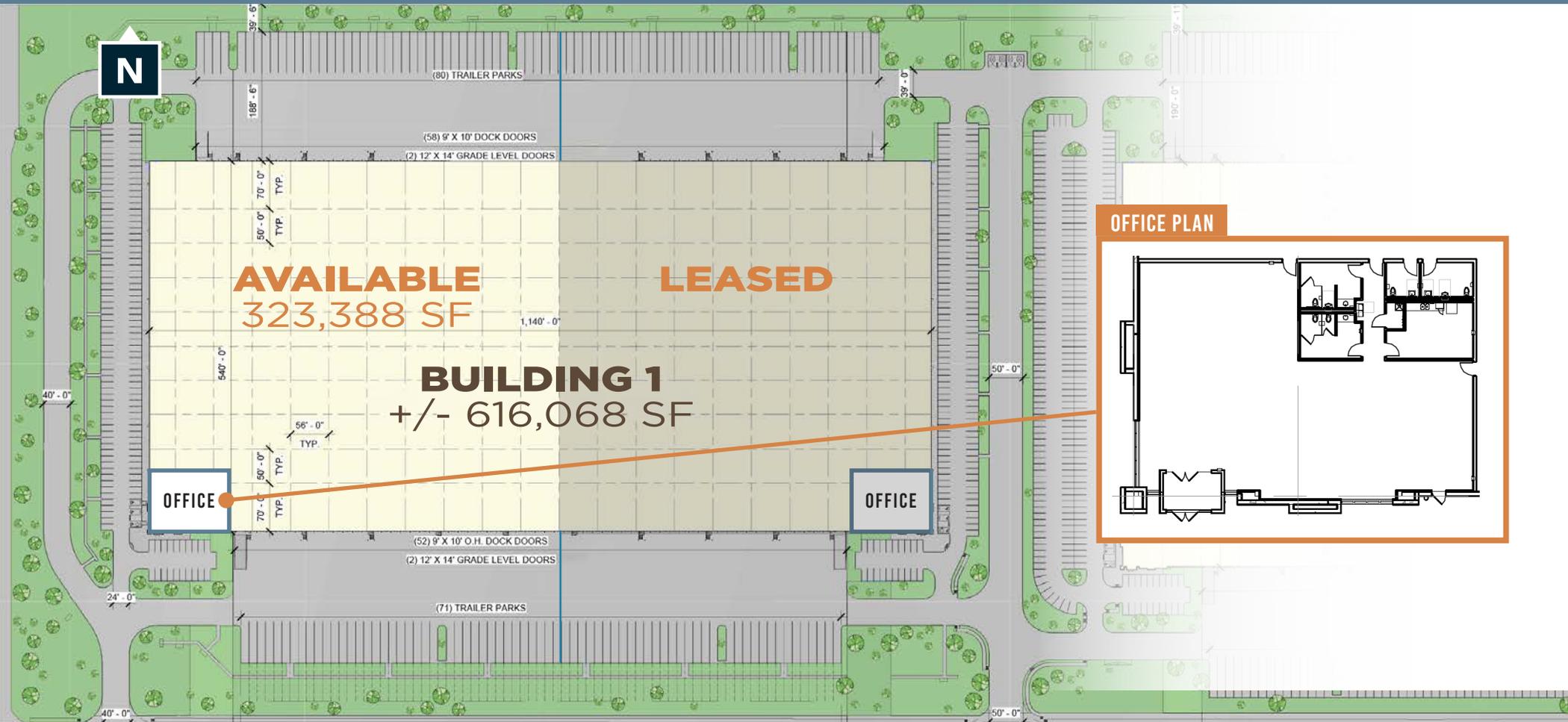
SCAN FOR VIDEO

LBA Logistics 

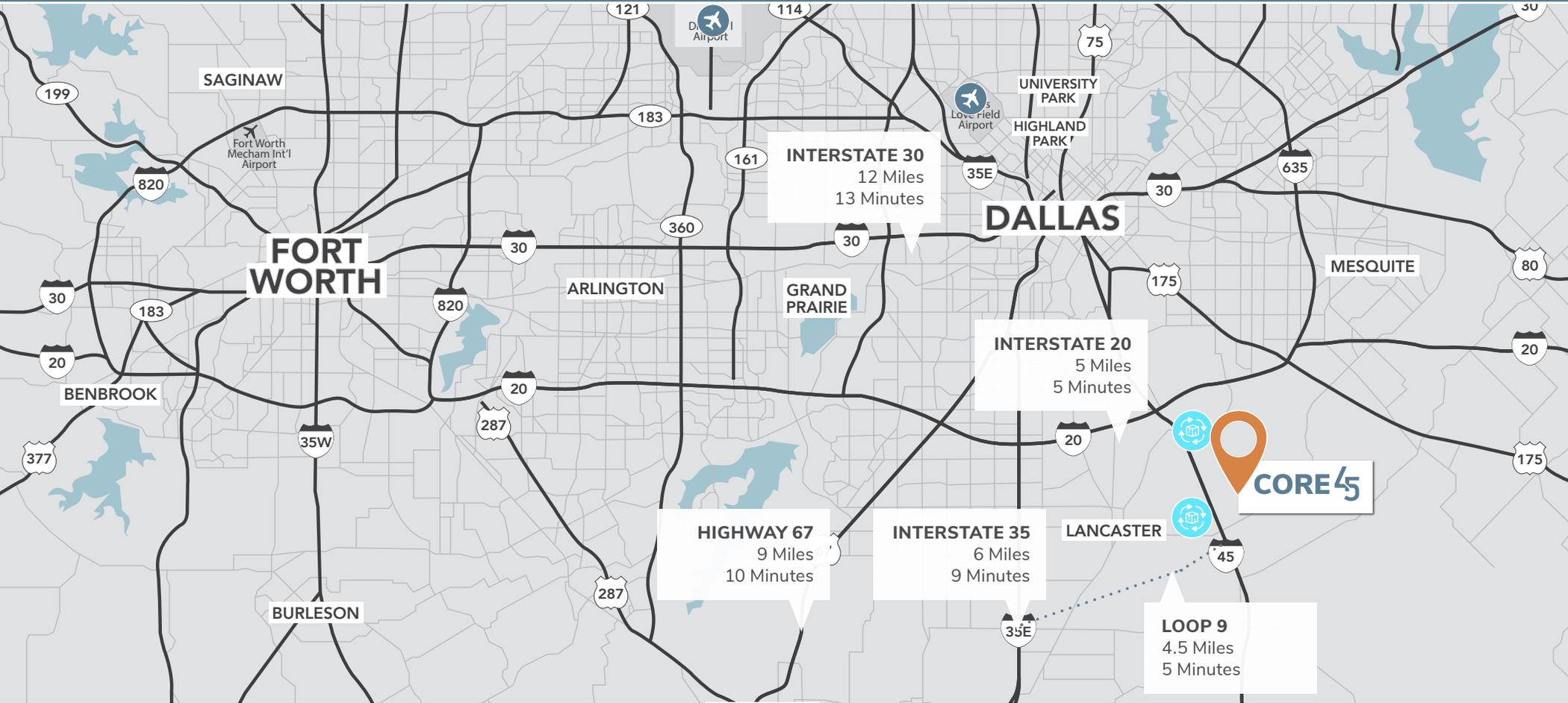
  
STREAM®

Core45 | Industrial Space For Lease

1401-1501 E. Pleasant Run Rd | Wilmer, TX 75172



Available SF	: 323,388	Drive-in Ramps	: 2 (12' x 14')	Sprinkler System	: ESFR
Dimensions	: 540' x 598'	Column Spacing	: 56'w x 50'd	Slab	: 7" Reinforced concrete, 4,000 PSA w/ full vapor barrier
Office	: 4,134 SF	Staging Bay	: 70'	Power	: 3 Phase - 480 volt
Clear Height	: 40'	Truck Court Depth	: 188'	Roof Insulation	: 60 Mil TPO (upon tenant verification)
Loading	: Cross Dock	Trailer Parks	: 80 (Expandable by 37)	Security	: Ability to fully secure w/ fence, & guard shack
Dock Doors	: 59 (9' x 10')	Car Parks	: 150	Specwork	: 2 (35,000 lb.) mechanical pit, levers and LED's throughout at 30' candles, remote warehouse restroom



MAJOR CITIES

MAJOR AIRPORTS

LOGISTICS HUBS

**DOWNTOWN DALLAS**

14 Miles  
17 Minutes

**DOWNTOWN FORT WORTH**

40 Miles  
38 Minutes

**DALLAS LOVE FIELD AIRPORT**

20 Miles  
24 Minutes

**DFW INTERNATIONAL AIRPORT**

32 Miles  
30 Minutes

**UNION PACIFIC DALLAS**

1 Mile  
1 Minute

**FEDEX SHIPPING HUB**

4 Miles  
6 Minutes



## PROPERTY HIGHLIGHTS

- Ability to secure premises and truck courts
- Ability to install guardshack
- Great access to I-45
- Located 1 mile from the Union Pacific Intermodal
- Ample employee parking
- Wilmer has one of the lowest millage rates in Dallas-Fort Worth at 1.96%, generating significant savings in taxes for the tenant
- Triple Freeport tax exemption
- Located 14 miles from downtown Dallas

# CORE 45



SCAN FOR VIDEO



For additional information  
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