



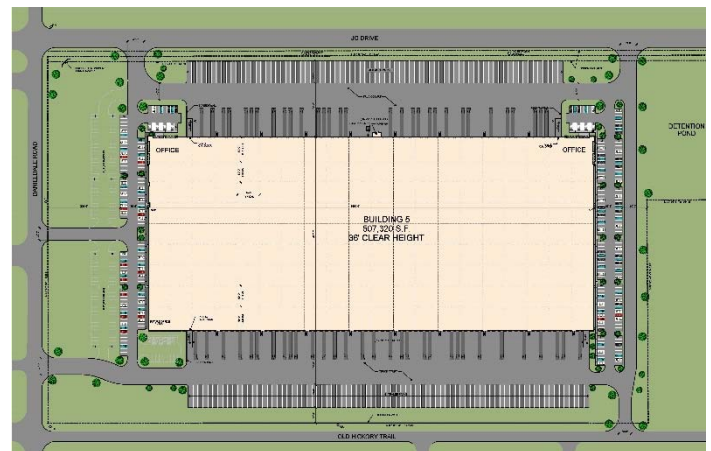
southfieldpark35.com

Build-to-Suit
BUILDING 5 | 150,000 – 550,000 SF
West Daniieldale Rd & Old Hickory Trail
DeSoto, Texas



BUILDING 5

- | | |
|---------------------------|----------------------------|
| ■ 507,320 SQ.FT. | ■ 185' truck courts |
| ■ 34.05 acres | ■ 470' deep |
| ■ 114 (9x10) dock doors | ■ 54' x 50' column spacing |
| ■ 4 (12x14) ramp up doors | ■ 60' staging bays |
| ■ 36' clear height | ■ 348 car parks |
| ■ Cross-dock design | ■ 157 trailer parks |



A development by:



USAA Real Estate Company

Build-to-Suit
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Property features

- Master planned 191 acre industrial park
- Class A building design with modern amenities including dedicated access driveways, large secured truck courts and ample trailer storage
- Experienced developer and strong capital ownership

Location features

- Direct access to I-20 & I-35: less than 1 mile from I-20, 2 miles from I-35 and 8 miles to I-45
- Multiple paths of ingress/egress from the site via improved concrete road systems
- Established industrial location with proximity to restaurants & other amenities
- Favorable property tax rates with city incentives and FTZ available
- Proximity to abundant labor
- 24/7 operation capability with no residential interference



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