



**TRINITY WEST**

4235 SINGLETON BLVD, DALLAS, TX 75212

**614,320 SF SF AVAILABLE | FOR LEASE OR SALE**

**NATHAN LAWRENCE** +1 214 402 6016  
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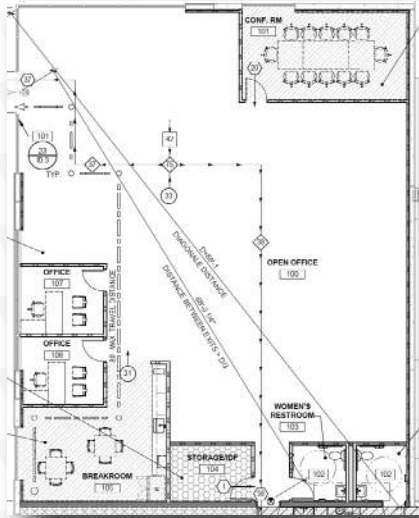
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**LOVETT**  
INDUSTRIAL





**614,320 SF**  
AVAILABLE

**±1,005,200 SF (DIVISIBLE)**  
TOTAL BUILDING

**3,826 SF**  
OFFICE SPACE

**118**  
DOCK HIGH DOORS

**40'**  
CLEAR HEIGHT

**LED**  
LIGHTING

**56' X 50'**  
COLUMN SPACING

**8"**  
REINFORCED SLAB

**2**  
RAMPS

**70'**  
SPEED BAYS

**195'**  
TRUCK COURT DEPTH

**230**  
AUTO PARKING

**157**  
TRAILER PARKING

**FENCED & SECURED**  
TRUCK COURT

**4,000 AMP SERVICE**  
EXPANDABLE TO 8,000 AMPS

**VAPOR BARRIER**  
ACROSS THE ENTIRE SLAB

**20 - 35,000 LB**  
MECHANICAL LEVELERS IN PLACE

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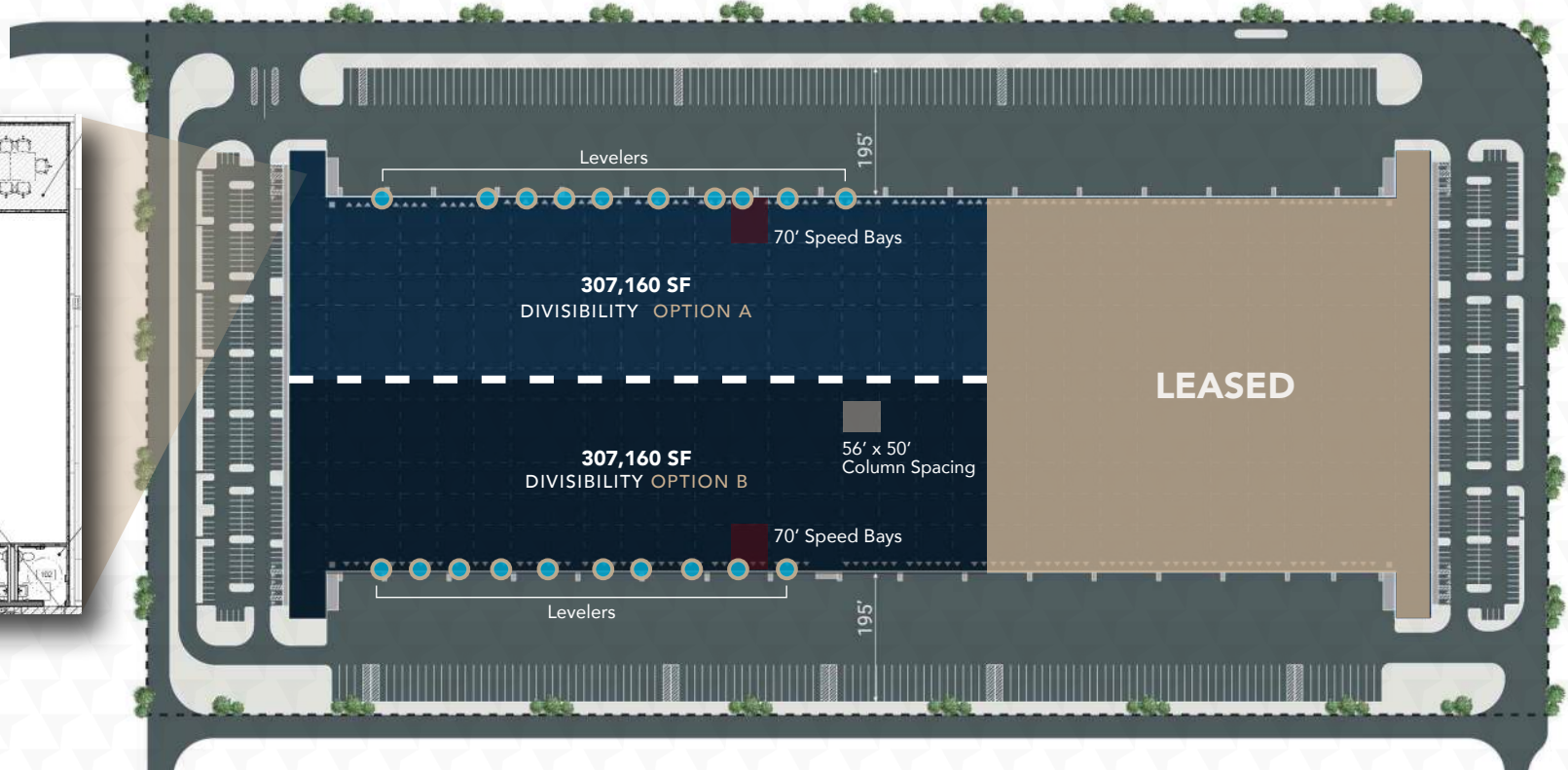
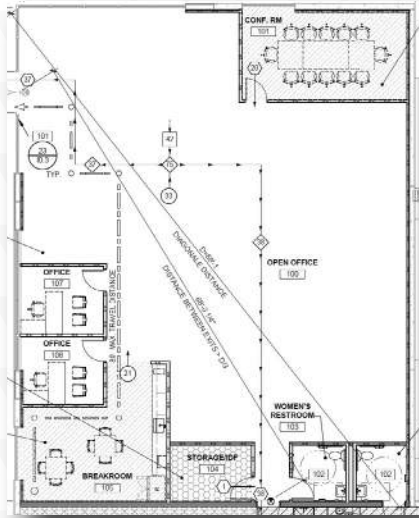
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# DIVISIBILITY OPTION



## OPTION A

**307,160 SF** AVAILABLE

**3,826 SF** OFFICE

**285' X 1064'** FRONT LOAD

**58** DOCK HIGH DOORS

**10 - 35,000 LB** MECHANICAL LEVELERS IN PLACE

**1** RAMP

**78** TRAILERS POSITIONS

**195'** TRUCK COURT

## OPTION B

**307,160 SF** AVAILABLE

**BTS** OFFICE

**285' X 1064'** FRONT LOAD

**60** DOCK HIGH DOORS

**10 - 35,000 LB** MECHANICAL LEVELERS IN PLACE

**1** RAMP

**79** TRAILERS POSITIONS

**195'** TRUCK COURT

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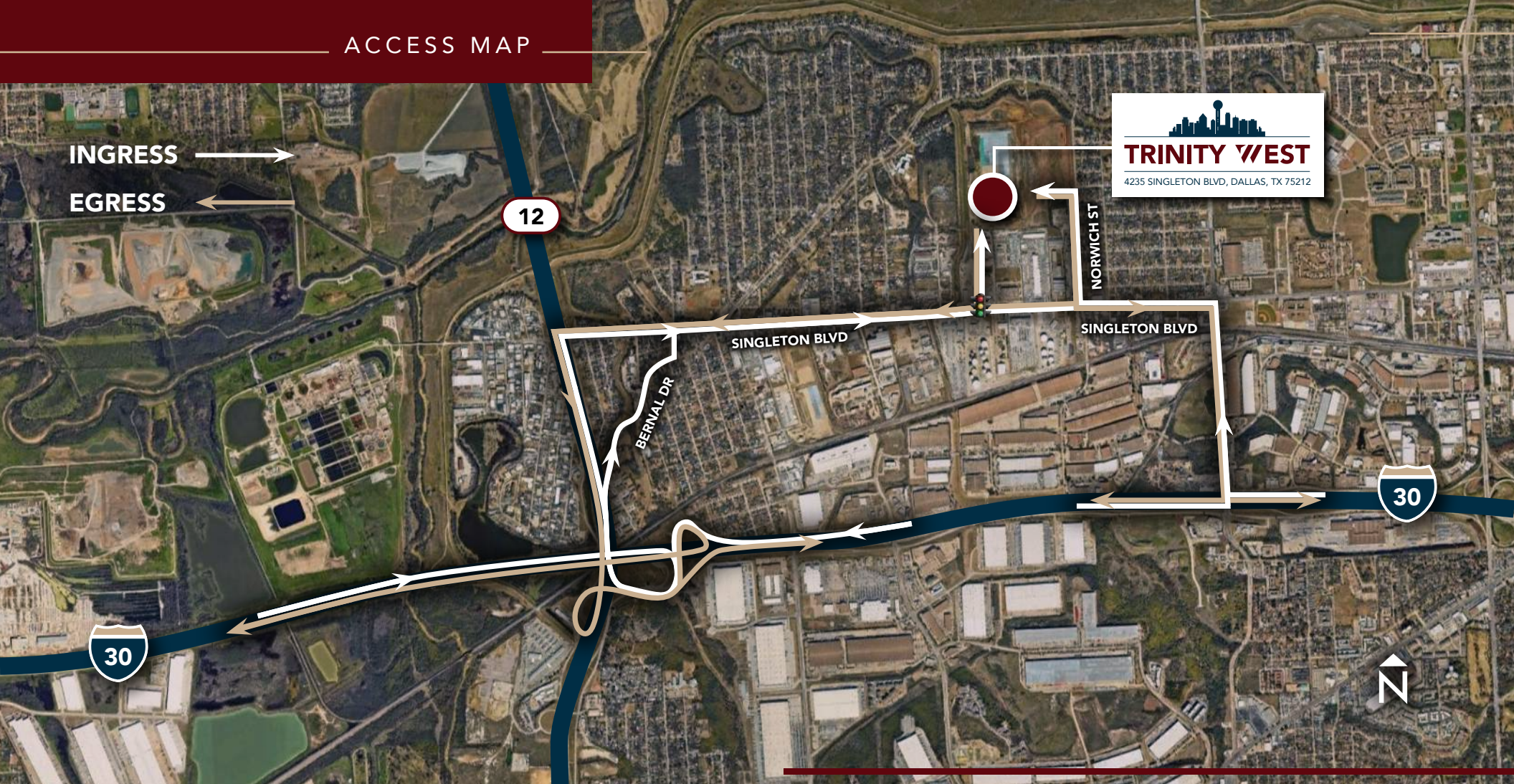
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# ACCESS MAP



**INGRESS** →  
**EGRESS** ←

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4235 SINGLETON BLVD, DALLAS, TX 75212

**INFILL LOCATION**

**TRIPLE FREEPORT TAX EXEMPTION**

**ACCESS TO DENSE LABOR SUPPLY**

**PROVEN INDUSTRIAL AREA**

**1.8 MILES TO I-30**

**5 MILES TO I-35E**

**1.8 MILES TO LOOP 12**

**6.2 MILES TO I-35E**

**5 MILES TO DALLAS CBD**

**7 MILES TO DALLAS LOVE FIELD AIRPORT**

**14 MILES TO DFW INTERNATIONAL**

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DOWNTOWN DALLAS

- |   |               |    |                      |    |                   |    |                 |
|---|---------------|----|----------------------|----|-------------------|----|-----------------|
| 1 | FREEMAN       | 7  | KEURIG DR PEPPER     | 13 | AMAZON            | 19 | HOME DEPOT      |
| 2 | FEDEX         | 8  | KEHE                 | 14 | USPS              | 20 | HOME DEPOT      |
| 3 | GEODIS        | 9  | CENTRAL GARDEN & PET | 15 | WHEEL PROS        | 21 | UPS             |
| 4 | NEIMAN MARCUS | 10 | PETCO                | 16 | CONTINENTIAL TIRE | 22 | US COLD STORAGE |
| 5 | IRON MOUNTAIN | 11 | GEODIS               | 17 | INMAR             | 23 | BAYLOR HCS      |
| 6 | GEODIS        | 12 | PEPSI                | 18 | FERRARA CANDY     | 24 | GEODIS          |

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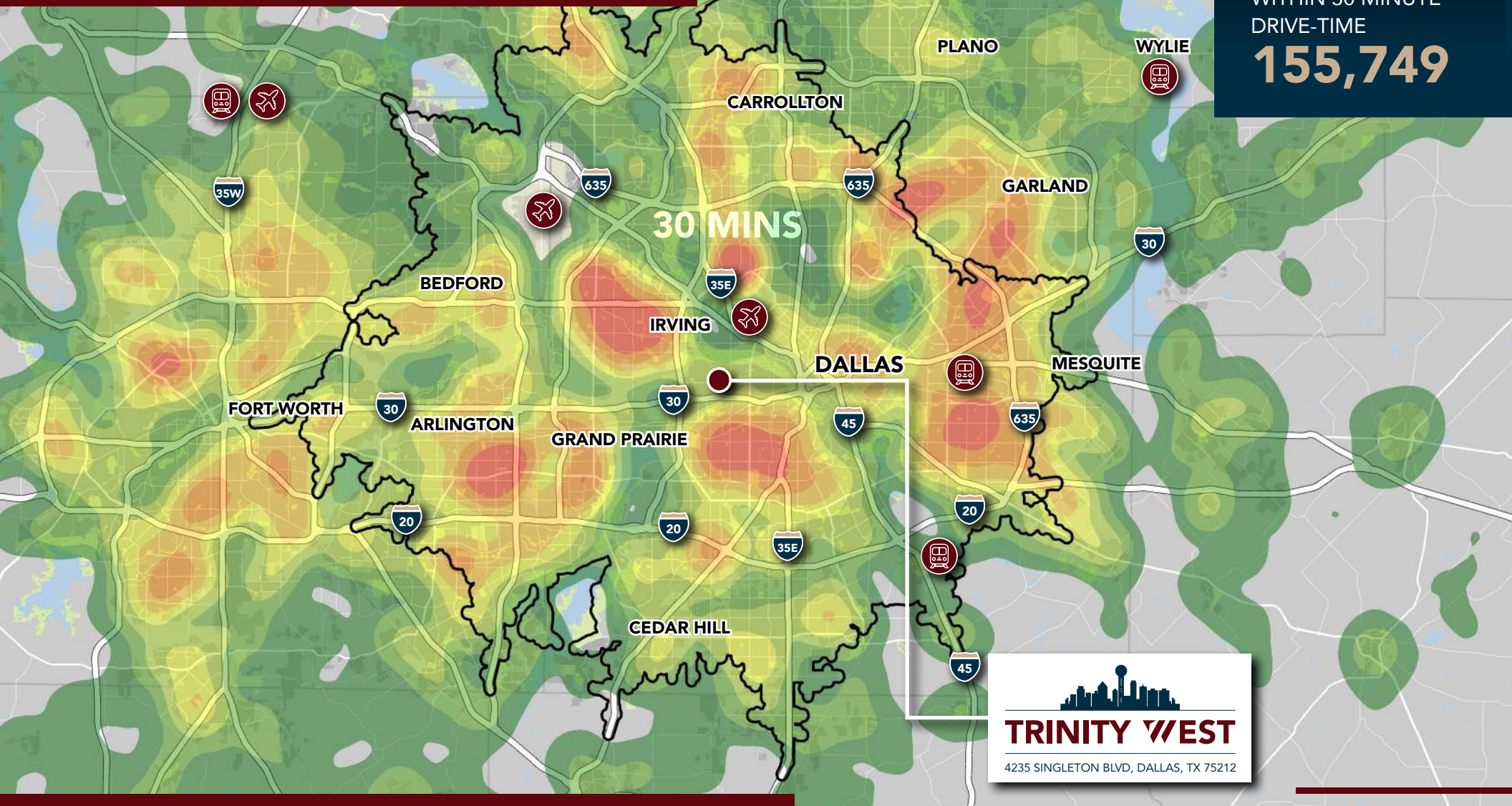
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