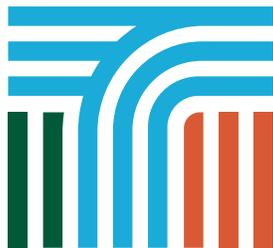


6 BUILDINGS. 3,000,000 SQUARE FEET.

UNLIMITED ACCESS.



20 EAST

TRINITY POINTE

MATT DORNAK | 214.267.0461 | mdornak@streamrealty.com
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OWNED & DEVELOPED BY:

**STREAM**



Phase I

3 buildings
1.8M square feet
192 acres

Phase II (Planned)

3 buildings
1.6M square feet
91 acres

PROPERTY HIGHLIGHTS

- Building expandability available
- Build-to-suit opportunities
- Abundant trailer positions with ability to expand
- Ability to expand car parks
- Interstate 20 visibility
- Ability to secure premises and truck courts
- Ability to install guard shack
- Triple Freeport tax exempt
- Build-ready infrastructure and utilities
- Pro-business city with ability to provide tax incentives

Building 1

Building Size	294,063 SF
Dimensions	310' x 950'
Clear Height	36'
Office	Build-to-Suit
Dock Doors	48 - 9' x 10'
Drive-In Ramps	2 - 12' x 14'
Column Spacing	54' x 50'
Staging Bay	60'
Truck Court Depth	185'

Trailer Parks	57
Car Parks	557
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
Power	3 Phase - Finish to Suit
Roof & Insulation	TPO with R9
Security	Ability to Fully Secure with Fence and Guard Shack
Spec Finish Out	White Box, Painted Columns, LED Wall Packs, Pole Lights

Building 2

Building Size	1,009,360 SF
Dimensions	620' x 1,629'
Clear Height	40'
Office	Build-to-Suit
Dock Doors	158 - 9' x 10'
Drive-In Ramps	4 - 12' x 14'
Column Spacing	56' x 50'
Staging Bay	60'
Truck Court Depth	185'

Trailer Parks	272
Car Parks	1,071
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
Power	3 Phase - Finish to Suit
Roof & Insulation	TPO with R9
Security	Ability to Fully Secure with Fence and Guard Shack
Spec Finish Out	White Box, Painted Columns, LED Wall Packs, Pole Lights

Building 5

Building Size	483,550 SF
Dimensions	570' x 850'
Clear Height	40'
Office	Build-to-Suit
Dock Doors	73 - 9' x 10'
Drive-In Ramps	4 - 12' x 14'
Column Spacing	56' x 50'
Staging Bay	60'
Truck Court Depth	185'

Trailer Parks	101
Car Parks	328
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
Power	3 Phase - Finish to Suit
Roof & Insulation	TPO with R9
Security	Ability to Fully Secure with Fence and Guard Shack
Spec Finish Out	White Box, Painted Columns, LED Wall Packs, Pole Lights

Interstate 635

10.8 miles
14 minutes

Interstate 30

21.6 miles
19 minutes

Interstate 45

17.4 miles
17 minutes

Dallas CBD

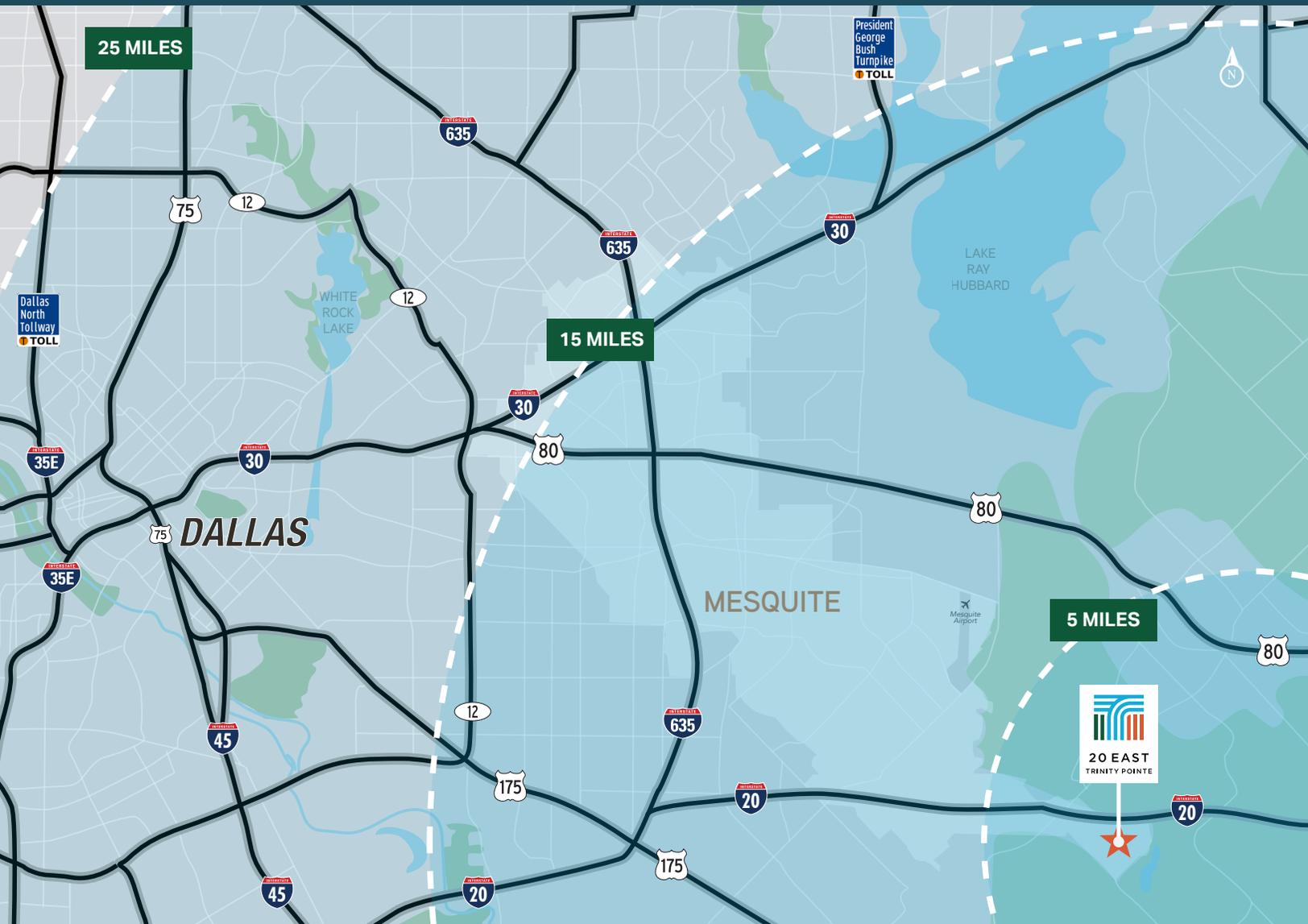
27.2 miles
26 minutes

DFW Int'l Airport

47.8 miles
41 minutes

Dallas Love Field Airport

33.5 miles
34 minutes



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