



LOGISTICS[®]
PROPERTY
CO

SOUTHPORT LOGISTICS PARK

1300 Fulghum Road, Wilmer, TX 75172

LEASED



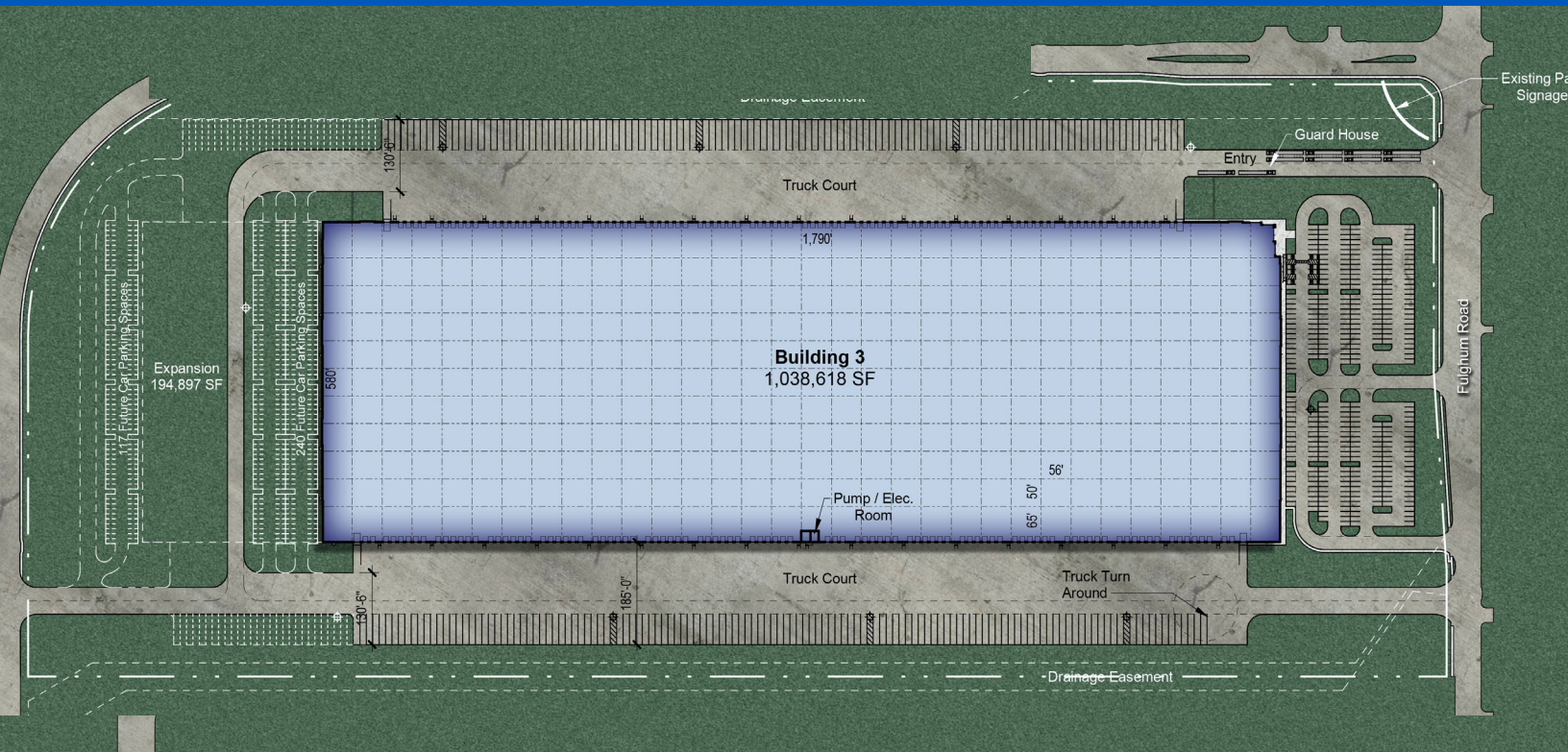
BUILDING/SITE INFORMATION - BUILDING 3

Southport Logistics Park (Southport) is a 252-acre master-planned logistics destination within the South Dallas submarket of the DFW metroplex, positioned directly along Interstate 45 and across from the Union Pacific Intermodal yard.

At full build-out Southport can house over 3.55 million square feet of Class-A industrial space. Southport currently houses 1.5 million square feet under two buildings, a 400,000 square foot cross-docked facility leased to an operating subsidiary of a Fortune 100 eCommerce company; and a 1.1 million square foot cross-docked facility leased to an iconic American consumer packaged goods manufacturer.

Located one mile east of Interstate 45 and the Union Pacific Intermodal, and five miles south of Interstate 20, Southport offers tenants a premier logistics location within Dallas-Fort Worth. Less than 48 hours from every major market in North America, it's the perfect logistics and manufacturing center for all types of operations, big or small.

- 1,038,618 sf (expandable by 194,897 sf)
- 186 dock doors
- 164 trailer parking spots (33 future)
- 364 car parking spots (360 future)
- ESFR fire suppression system
- Proven workforce density and demographics for labor intensive operations



HIGHLIGHTS

Logistical Advantages

- 1500' from Southport to Union Pacific Intermodal Gate
- Direct access to Houston via I-45
- Inter-Continental Trade via I-35
- 15 minutes to Downtown Dallas (12 miles via I-45)
- 3 miles to the 2nd busiest FedEx Ground hub in the U.S.

Park Incentives

- Business Personal Property Tax Abatement
- Sales Tax Rebate
- Triple Freeport

