



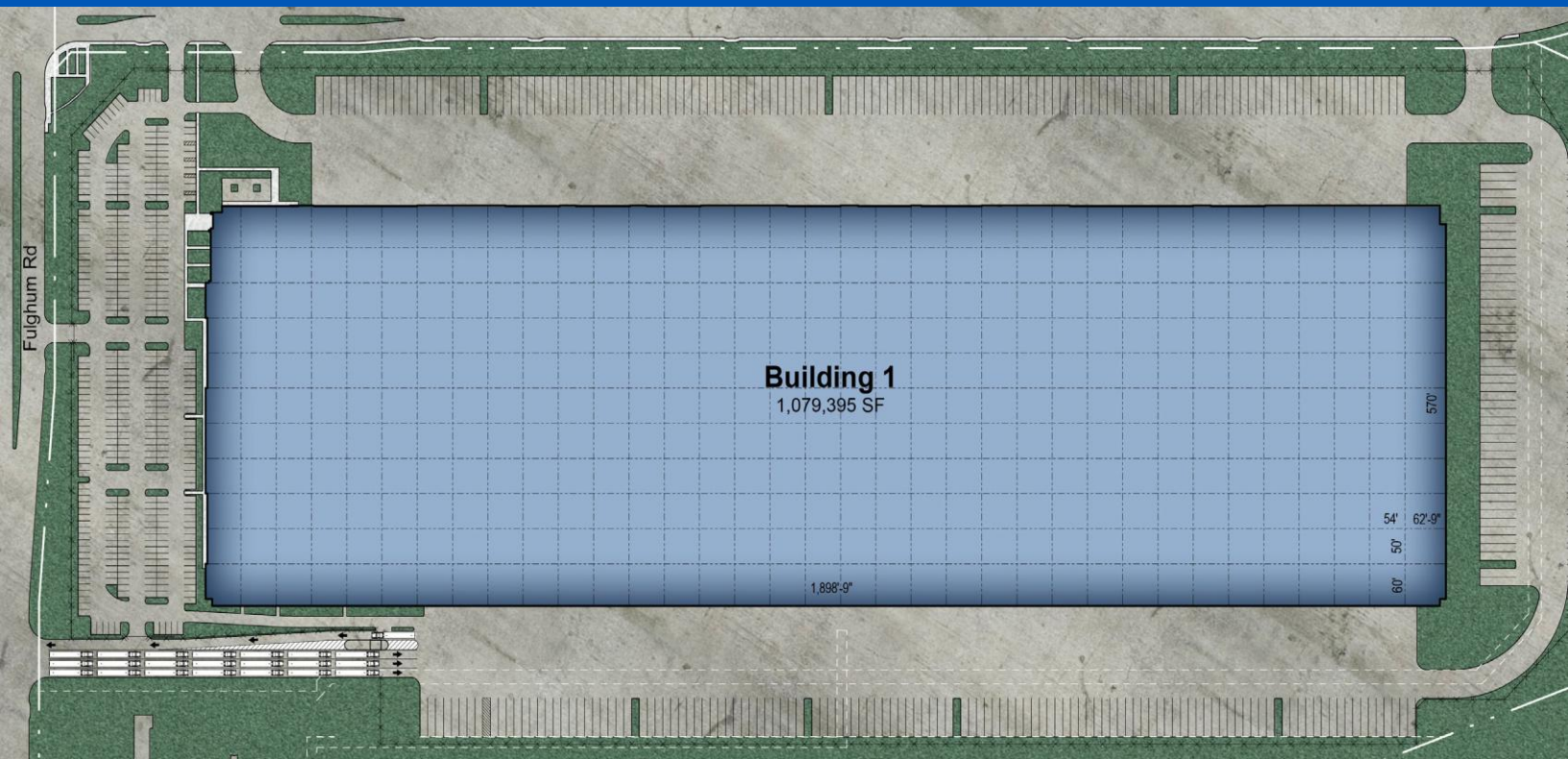
BUILDING 1 | 1,079,395 SF

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.

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.

- 1,079,395 SF
- Office: 5,964 SF/Shipping Office: 2,420 SF/Remote Restroom: 120 SF/Cooler Room: 17,750 SF
- 570' Building Depth
- 185' Truck Court
- 36' Clear Height
- 202 Dock Doors (142 Levelers)
- 4 Drive-In Doors
- 54' x 50' Column Spacing
- Cross Dock Configuration
- 306 Trailer Parking Spots
- 384 Car Parking Spots
- ESFR Sprinkler
- 2,500 Amps of Power
- Proven Workforce Density/Demographics for Labor Intensive Operations



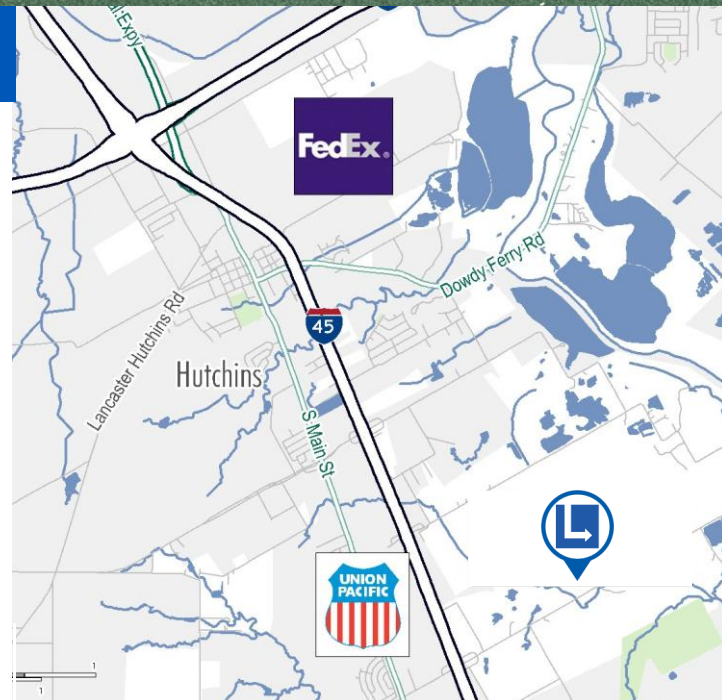
HIGHLIGHTS

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



OFFICE PLAN

