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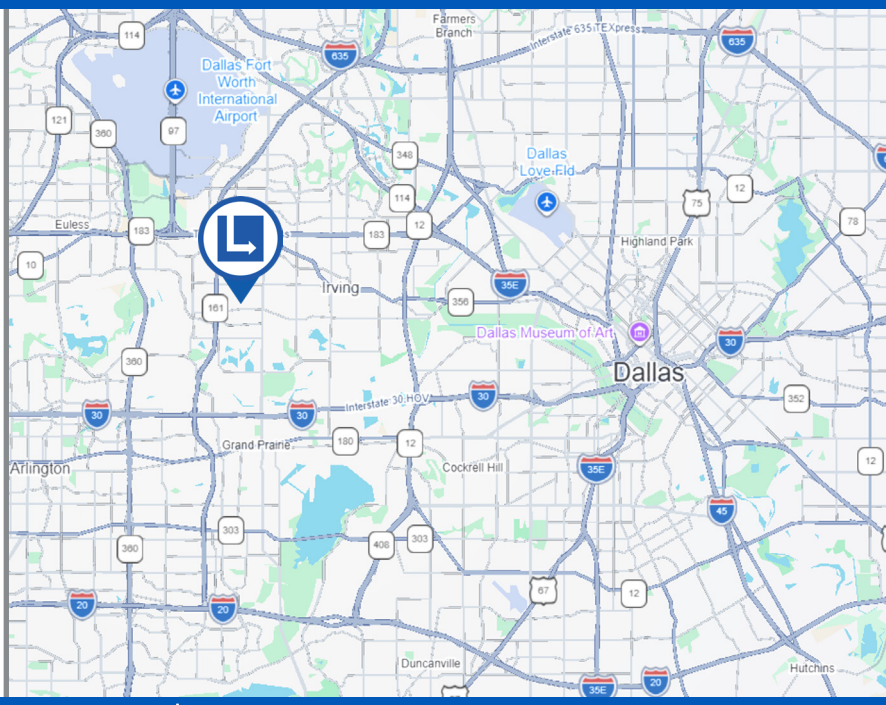
BEAR CREEK LOGISTICS PARK

400 E Shady Grove Road, Grand Prairie, TX



PHASE 1 | 2 BUILDINGS | 534,378 SF | AVAILABLE EARLY 2028

- Phase 1: 2 buildings, 534,378 SF
- Located at the four-way intersection of President George Bush Turnpike and Shady Grove Road
- 10 minutes from Dallas-Fort Worth International Airport
- Directly between Dallas and Fort Worth, with access to a population of 8M+
- Registered for LEED Certification



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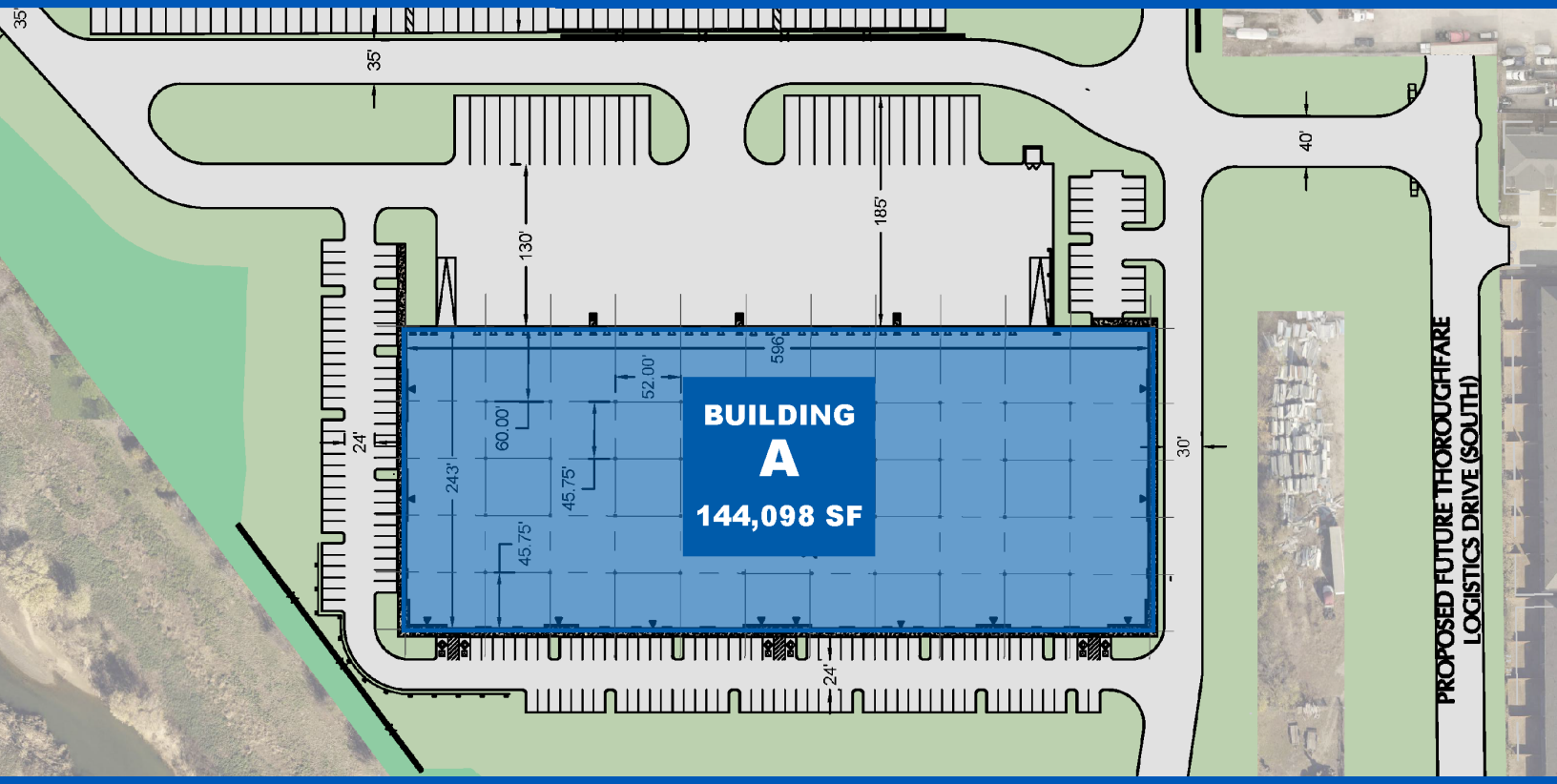
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PROPERTY HIGHLIGHTS: BUILDING A

BUILDING SIZE	144,098 SF	**COLUMN SPACING**	52’ x 45’9”
BUILDING DIMENSIONS	596’ X 243’	**SPEED BAYS**	60’
OFFICE SIZE	To Suit	**TRUCK COURT**	135’
CLEAR HEIGHT	36’	**AUTO PARKING**	174
DOCK DOORS	31	**TRAILER PARKING**	26
DRIVE-IN DOORS	2	**FIRE SPRINKLER**	ESFR

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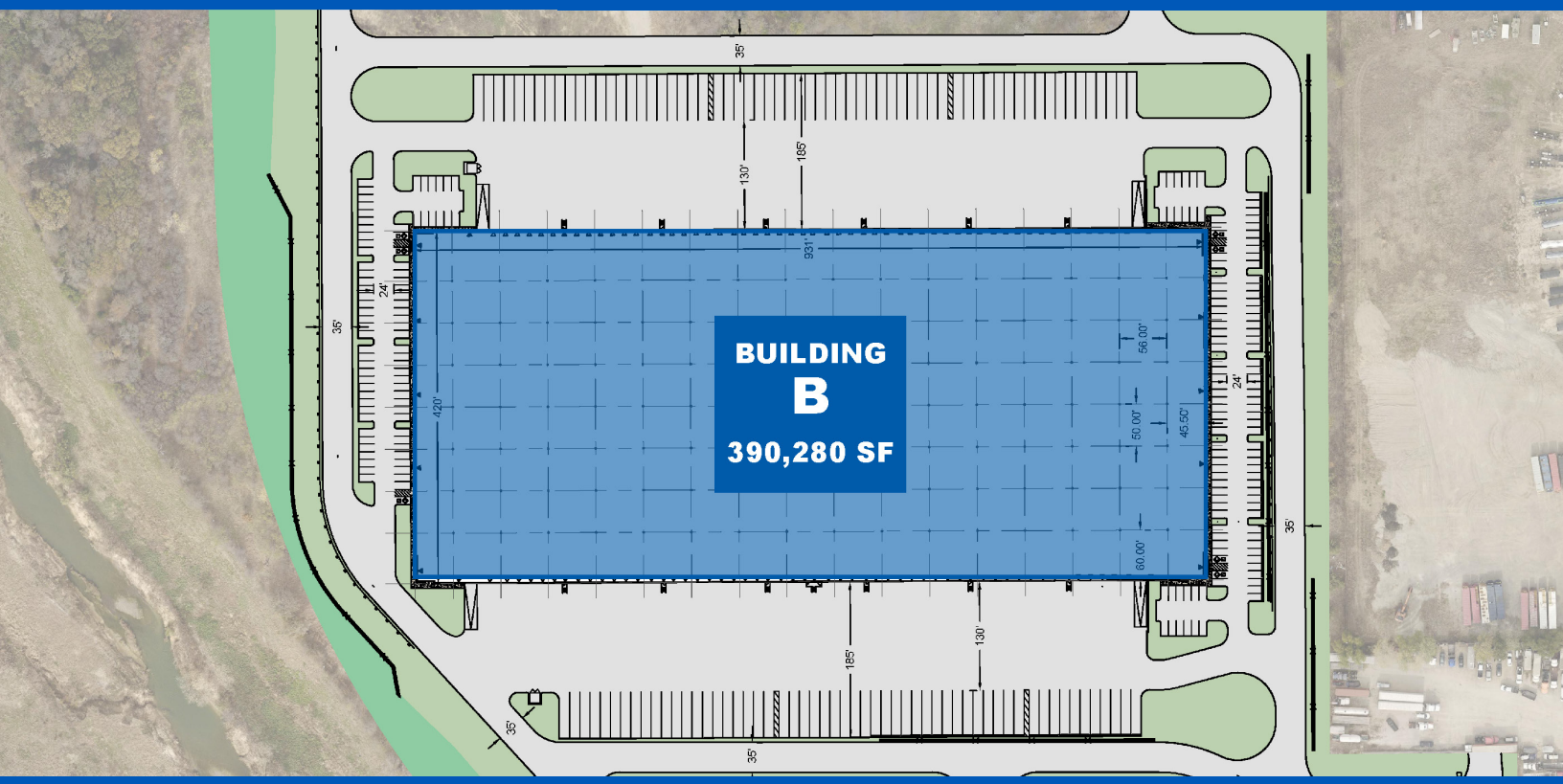
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PROPERTY HIGHLIGHTS: BUILDING B

BUILDING SIZE	390,280 SF	**COLUMN SPACING**	56’ x 50’
BUILDING DIMENSIONS	931’ X 420’	**SPEED BAYS**	60’
OFFICE SIZE	To Suit	**TRUCK COURT**	185’
CLEAR HEIGHT	40’	**AUTO PARKING**	198
DOCK DOORS	105	**TRAILER PARKING**	120
DRIVE-IN DOORS	4	**FIRE SPRINKLER**	ESFR

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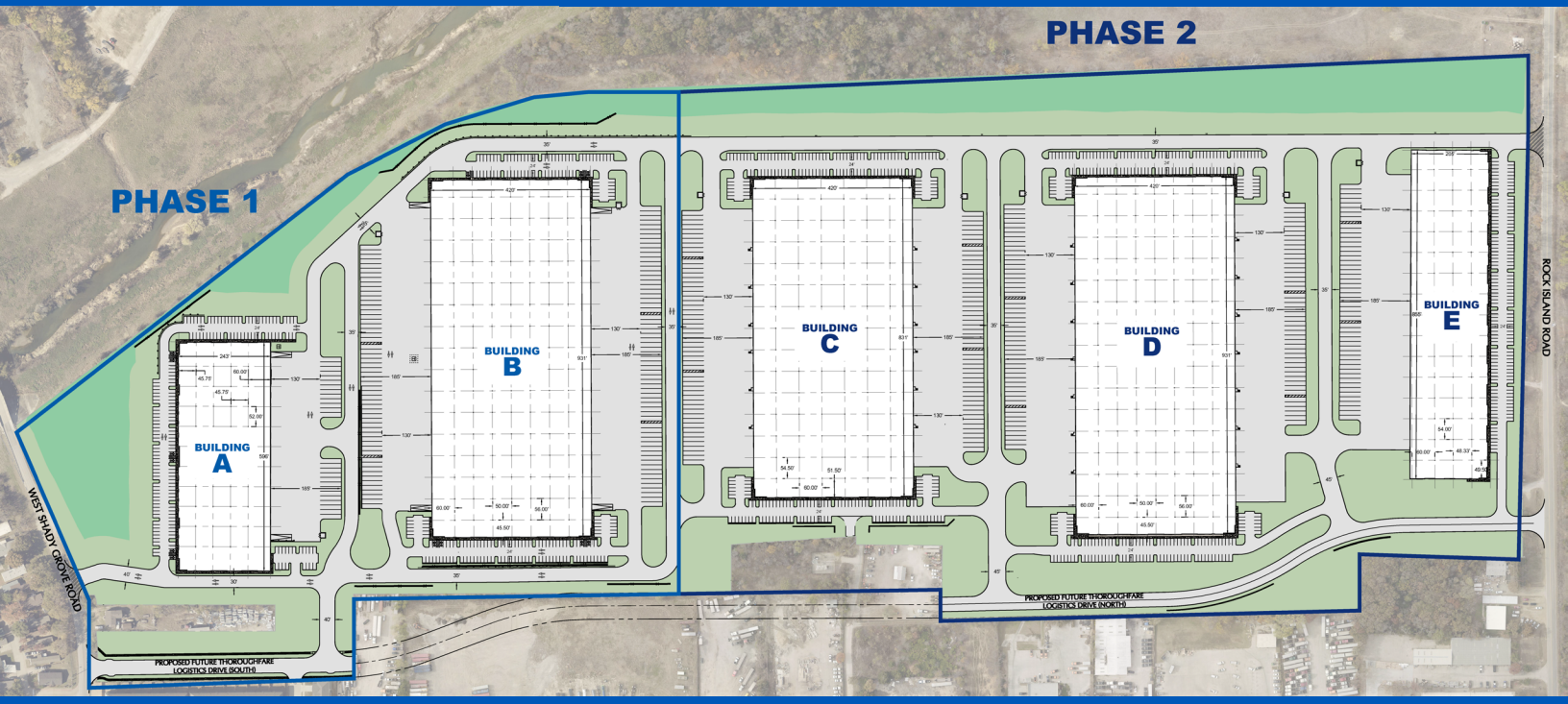
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PHASE 2 | OPTION A: MULTI-BUILDING OPTION

BUILDING C

BUILDING SIZE	348,296 SF
BUILDING DIMENSIONS	831’ X 420’
OFFICE SIZE	To Suit
CLEAR HEIGHT	40’
DOCK DOORS	76 (9’ X 10’)
DRIVE-IN DOORS	4 (12’ X 14’)
COLUMN SPACING	56’ X 50’
SPEED BAYS	60’
TRUCK COURT	185’
AUTO PARKING	241
TRAILER PARKING	105
FIRE SPRINKLER	ESFR

BUILDING D

BUILDING SIZE	390,296 SF
BUILDING DIMENSIONS	931’ X 420’
OFFICE SIZE	To Suit
CLEAR HEIGHT	40’
DOCK DOORS	88 (9’ X 10’)
DRIVE-IN DOORS	4 (12’ X 14’)
COLUMN SPACING	56’ X 50’
SPEED BAYS	60’
TRUCK COURT	185’
AUTO PARKING	243
TRAILER PARKING	99
FIRE SPRINKLER	ESFR

BUILDING E

BUILDING SIZE	174,078 SF
BUILDING DIMENSIONS	855’ X 205’
OFFICE SIZE	To Suit
CLEAR HEIGHT	32’
DOCK DOORS	43 (9’ X 10’)
DRIVE-IN DOORS	2 (12’ X 14’)
COLUMN SPACING	52’ X 50’
SPEED BAYS	60’
TRUCK COURT	185’
AUTO PARKING	147
TRAILER PARKING	50
FIRE SPRINKLER	ESFR

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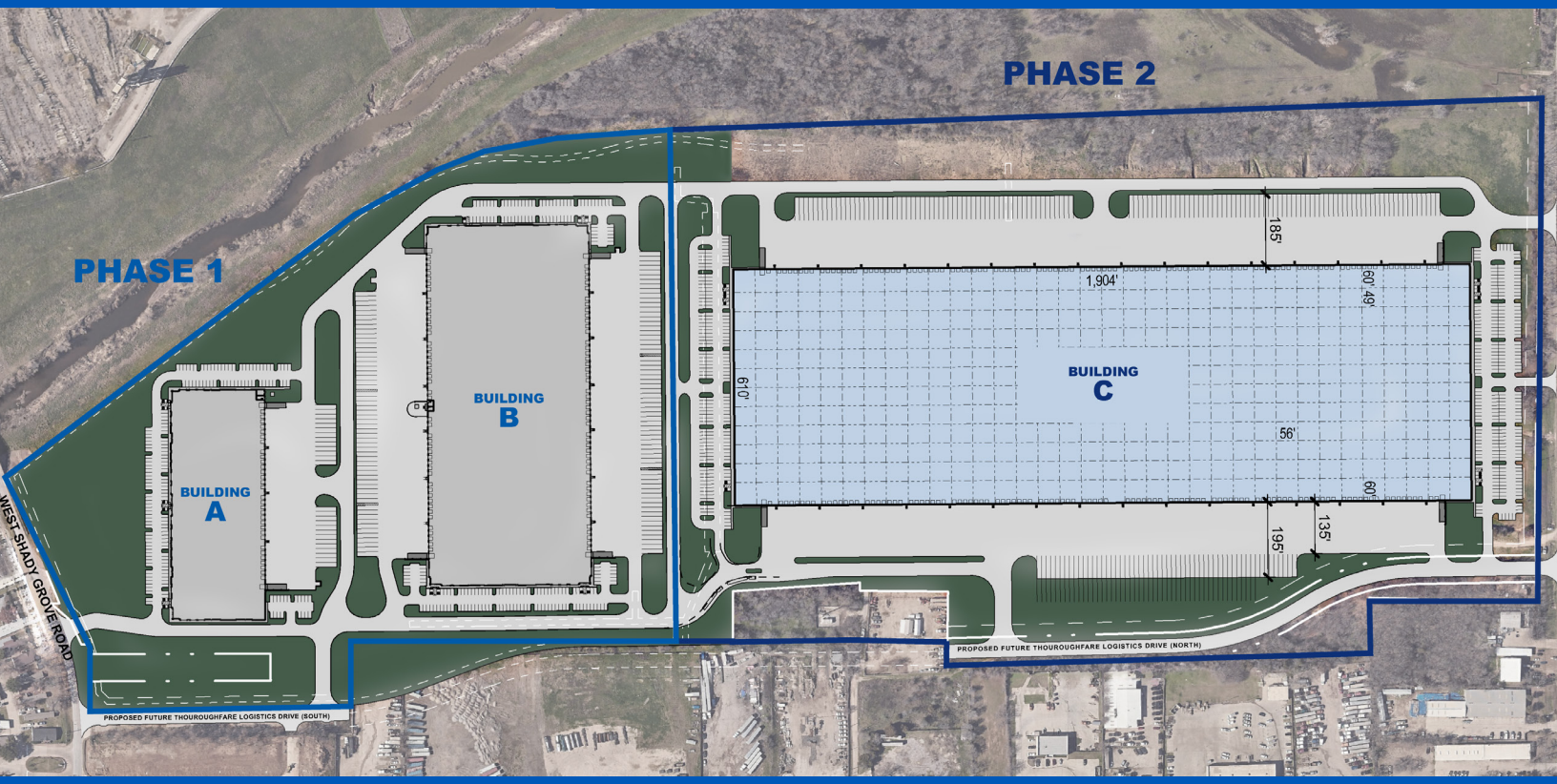
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PHASE 2 | OPTION B: SINGLE BUILDING OPTION

BUILDING SIZE	1,161,440 SF	**COLUMN SPACING**	56’ x 49”
BUILDING SITE ACREAGE	64.59 AC	**SPEED BAYS**	60’
BUILDING DIMENSIONS	1,904’ X 610’	**TRUCK COURT**	135’ - 195’
OFFICE SIZE	To Suit	**AUTO PARKING**	441
DOCK DOORS	214 (9’ X 10’)	**TRAILER PARKING**	183
DRIVE-IN DOORS	4 (12’ X 14’)	**FIRE SPRINKLER**	ESFR

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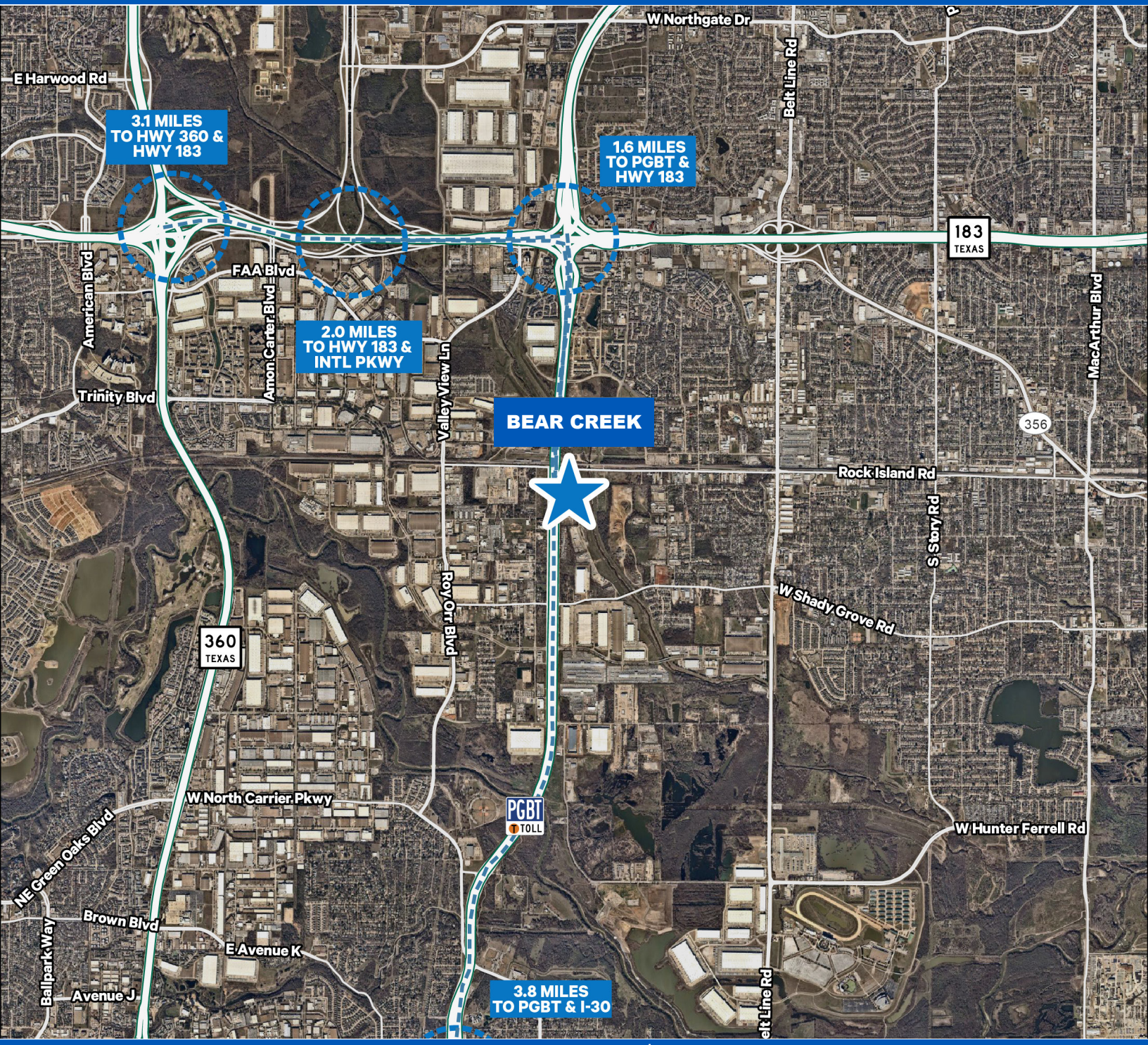
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