

PRIMERA

THE ADVANTAGE OF
OWNER-MANAGED PROPERTIES
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60,000 SF to 125,000 SF Available



*Paddock
Distribution Center*

Paddock Distribution Center
2820 N. Great Southwest Pkwy
Grand Prairie, Texas 75050

- 60,000 SF to 125,000 SF
- rear-load facility
- office built to suit
- 14 dock-high loading positions
- 2 concrete drive-up ramps with oversized doors
- 2,000-amp, 480-volt, three-phase electrical service
- 305' building depth

Building Features

- 30' clear height
- 132' truck court
- 4' x 4' skylights in every bay
- 41' 6" x 43' bays
- 6" concrete slab and truck court
- 140 parking spaces
- ESFR fire sprinklered
- 3 air changes per hour warehouse ventilation

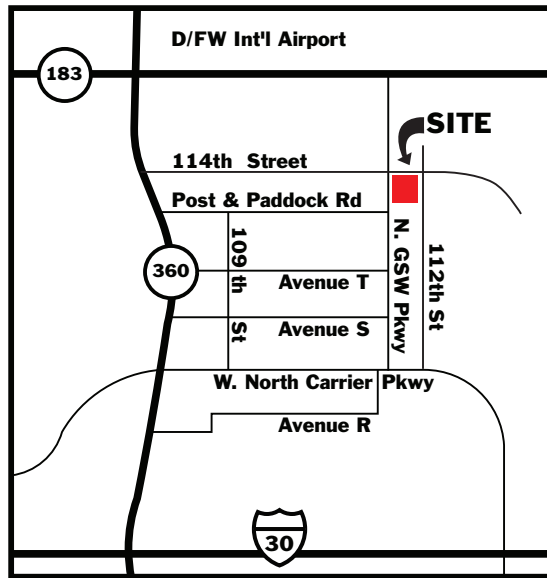
Additional Features

- 1.5 contiguous acres
- outdoor storage/44 trailer spaces

Triple Freeport Exemption

Other Location Advantages

- Less than five minutes to Dallas/ Fort Worth International Airport
- Fast access to I-30, Hwy 360, and Hwy 183



Vicinity map (not to scale)

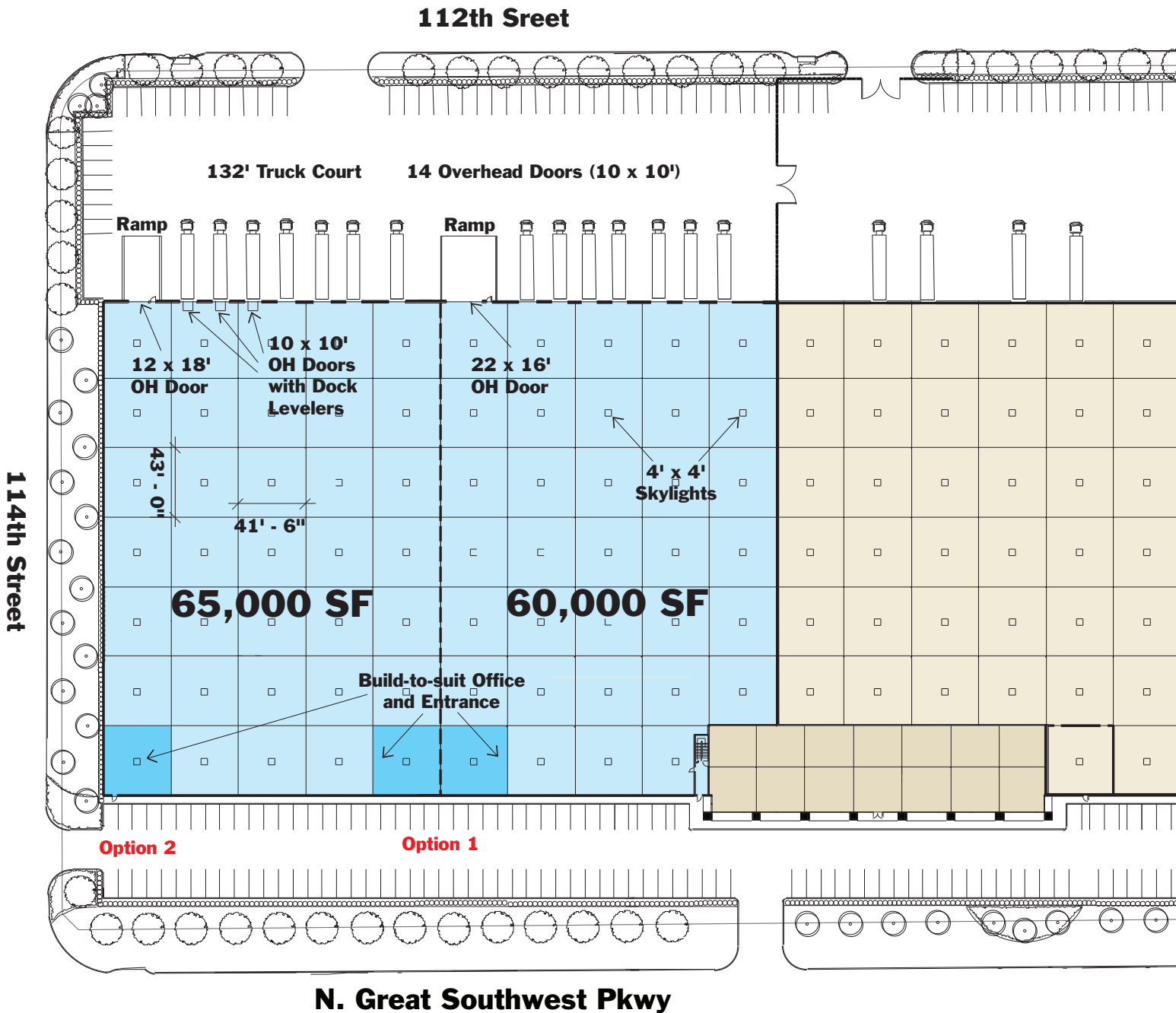
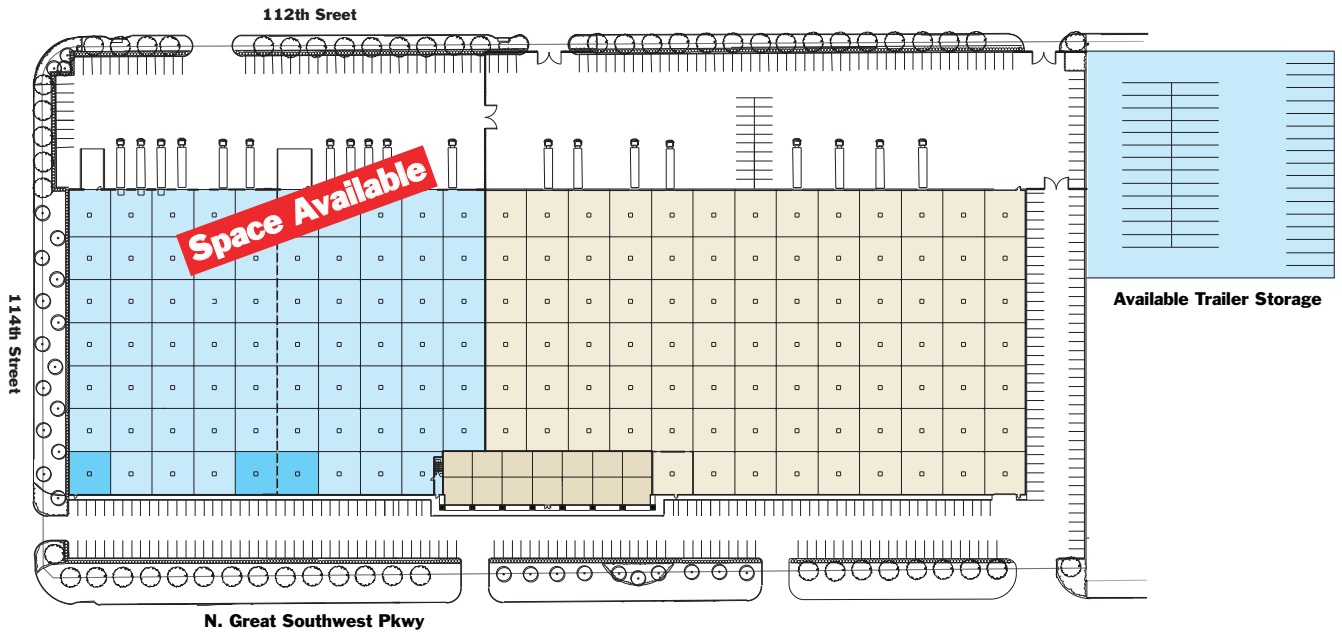
Proposed Build-to-suit Office and Entrance



Option 1 (see plan)



Option 2 (see plan)





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