

FOR LEASE : 165,705 SF with 4,410 SF Open Office (Suite 100)

DCT WATERS RIDGE

514 Bennett Lane, Lewisville, Texas



BUILDING HIGHLIGHTS

- Move-in ready
- 165,705 SF available with the following new improvements:
 - Office: 4,410 SF
 - LED warehouse lighting (25 FC @ 3' a.f.f. open average)
 - White box warehouse
 - Three (3) air changes per hour
- Competitive incentive package available
- 32' minimum clear height
- 28 dock high doors with one (1) 12' x 14' drive-in doors
- 32 trailer parks
- 887 SF covered and furnished patio (not included in RBA)

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SPACE SPECIFICATIONS

SIZE

165,705 SF

OFFICE

- 4,410 SF (open plan and expandable)
- 887 SF covered and furnished patio (not included in RBA)

WAREHOUSE LIGHTING

LED fixtures (25 FC @ 3' a.f.f. open average)

BAY SIZE

52' x 50' with 52' x 60' loading bays

BUILDING DEPTH

310'

LOADING

28 Dock High Doors with (1) 12' x 14' Drive-In Doors

CLEAR HEIGHT

32' Minimum after 1st girder

PARKING

- 72 car parks (24 future parks)
- 32 trailer parks

POWER

600 amps @ 480 volts

TRUCK COURT

130' (185' if trailer storage not utilized)

ROOF

R-20.5, 60 MIL WHITE TPO

INCENTIVE PACKAGE

City of Lewisville will present a competitive incentive package after review of tenant's application

Real Property Tax Rates

Location/City	Tax Rate/\$100
DCT Waters Ridge - Lewisville	2.1852%
DFW Trade Center - Grapevine	2.6875%
East DFW Airport - Coppell	2.6858%
Mercer Business Park - Dallas	2.7426%
Valwood - Farmers Branch	2.5471%
Valwood - Carrollton	2.8525%

BUILDING HIGHLIGHTS

- ESFR sprinkler system
- 4' x 8' skylights & 6' x 4' clearstory windows
- Warehouse ventilation – 3 air changes per hour
- Vision panels in every dock door
- 11 miles to DFW Airport, 5 miles to Highway 161, and 13 miles to I-635

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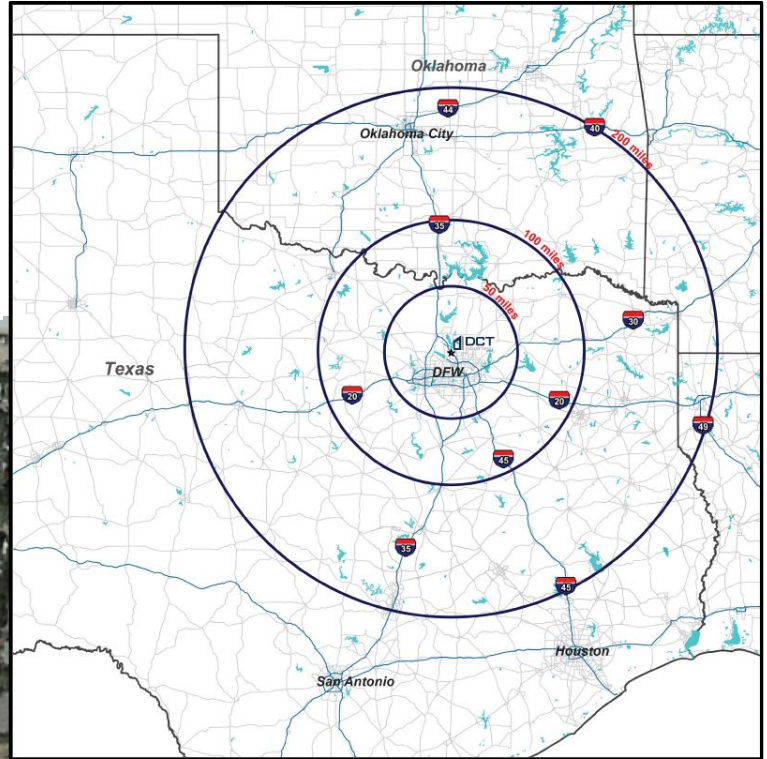
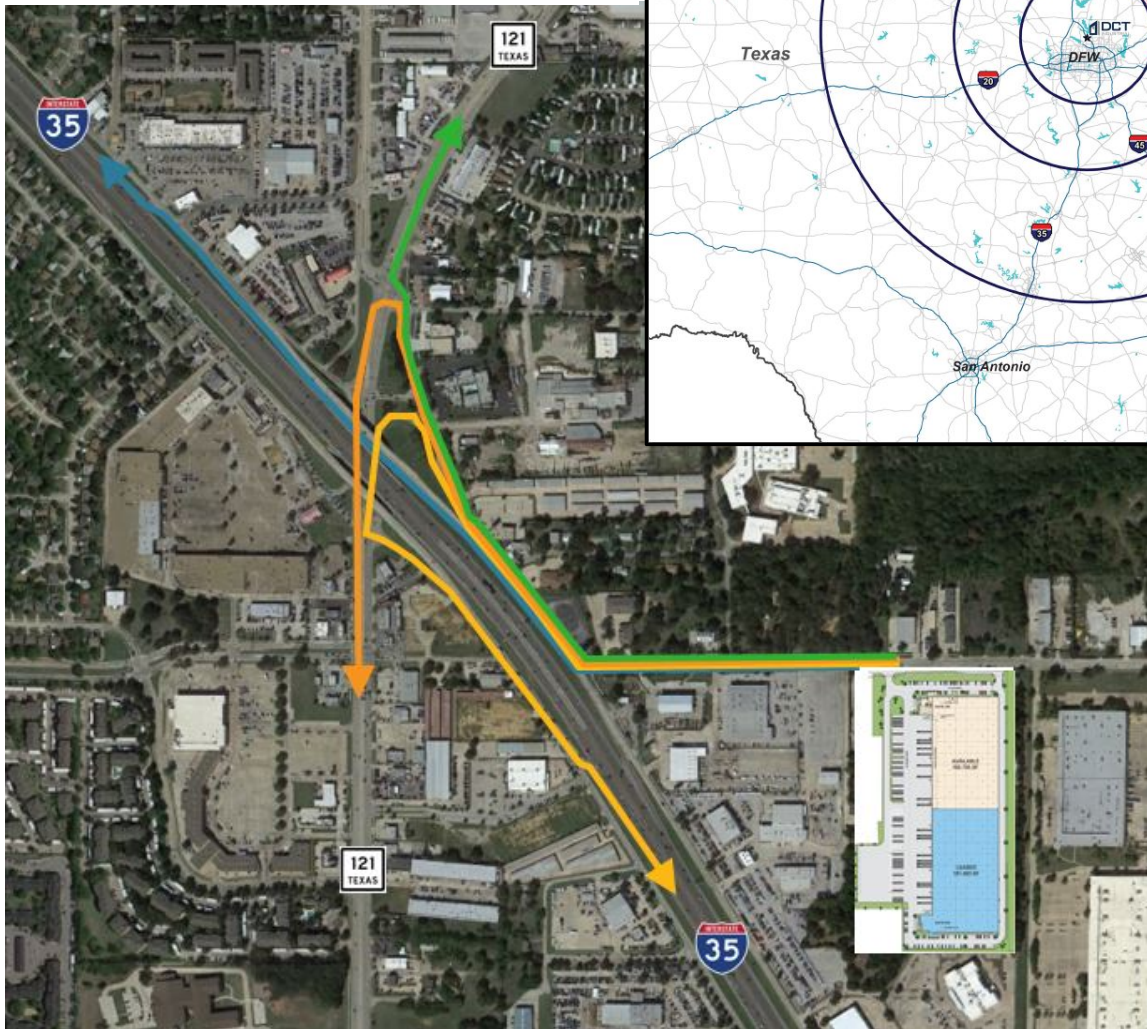
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IMMEDIATE AND UNINTERRUPTED
EGRESS TO MAJOR
NORTH, SOUTH, EAST, AND WEST
HIGHWAYS



121 N (Hwy Access - .7 miles, 1 light) – Frisco, I-75



I-35 N (.4 miles to uninterrupted access ramp) – Denton



121 S (Hwy Access - .7 miles, 1 light) – Coppell, DFW Airport



I-35 S (.8 miles to uninterrupted access ramp) – Carrollton, I-635

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