

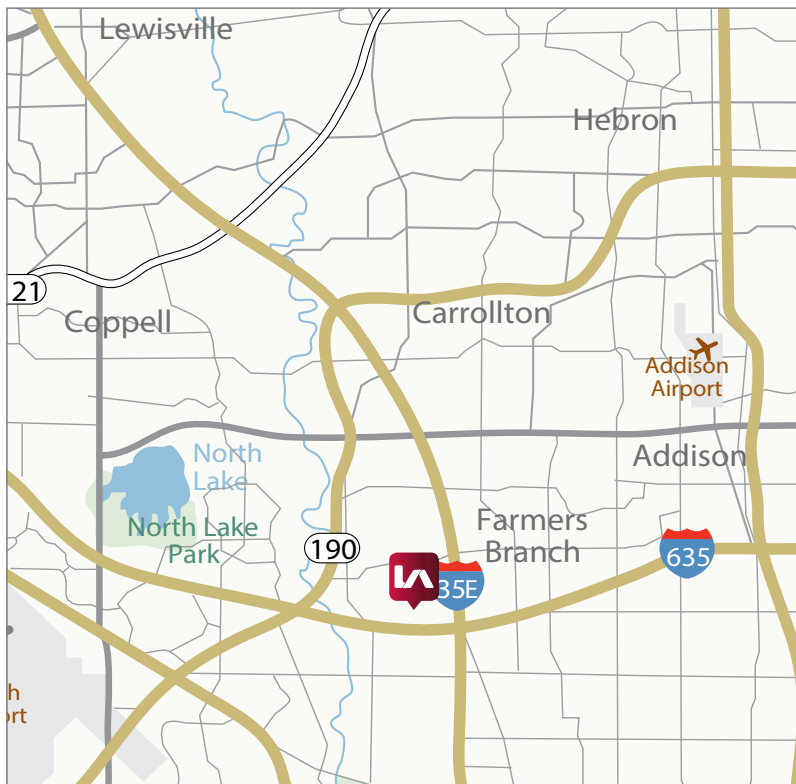
# Valwood Logistics Center

13330 Senlac Dr.  
Farmers Branch, TX 75234



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



## Building Highlights

- Class A, New Construction
- 151,176 SF Available
- BTS Office
- Available February 2019
- 32' Clear Height
- 31 Dock Doors
- 14 Trailer Parks or Outside Storage
- 181 Car Parks
- Ability to Secure Site
- Immediate Access onto I-35, I-635, and Hwy 190

Developed By:



**PANATTONI**

15455 Dallas Parkway, Suite 400 | Addison, Texas 75001 | 972-934-4000 | [lee-associates.com](http://lee-associates.com)



**FOR LEASE - 151,176 SF**

## **SPACE SPECIFICATIONS**

### **SIZE**

151,176 SF DIVISIBLE TO 60,480

### **OFFICE**

BTS

### **WAREHOUSE LIGHTING**

LED FIXTURES

### **BAY SIZE**

54' X 55' WITH 54' X 60' STAGING BAY

### **BUILDING DEPTH**

280'

### **LOADING**

- 31 DOCK HIGH (9' X 10')
- 2 GRADE LEVEL (12' X 16')

### **CLEAR HEIGHT**

32'

### **PARKING**

- 14 TRAILER PARKS
- 181 CAR PARKS

### **POWER**

- 2,500 AMP, 277/480 VOLT, 3 PHASE/4 WIRE SERVICE (4" CONDUIT)

### **TRUCK COURT**

133'

### **ROOF**

- 60 MIL TPO
- R-20.4 OF POLYISO INSULATION

### **SLAB**

- 6" THICK, REINFORCED 4,000 PSI CONCRETE

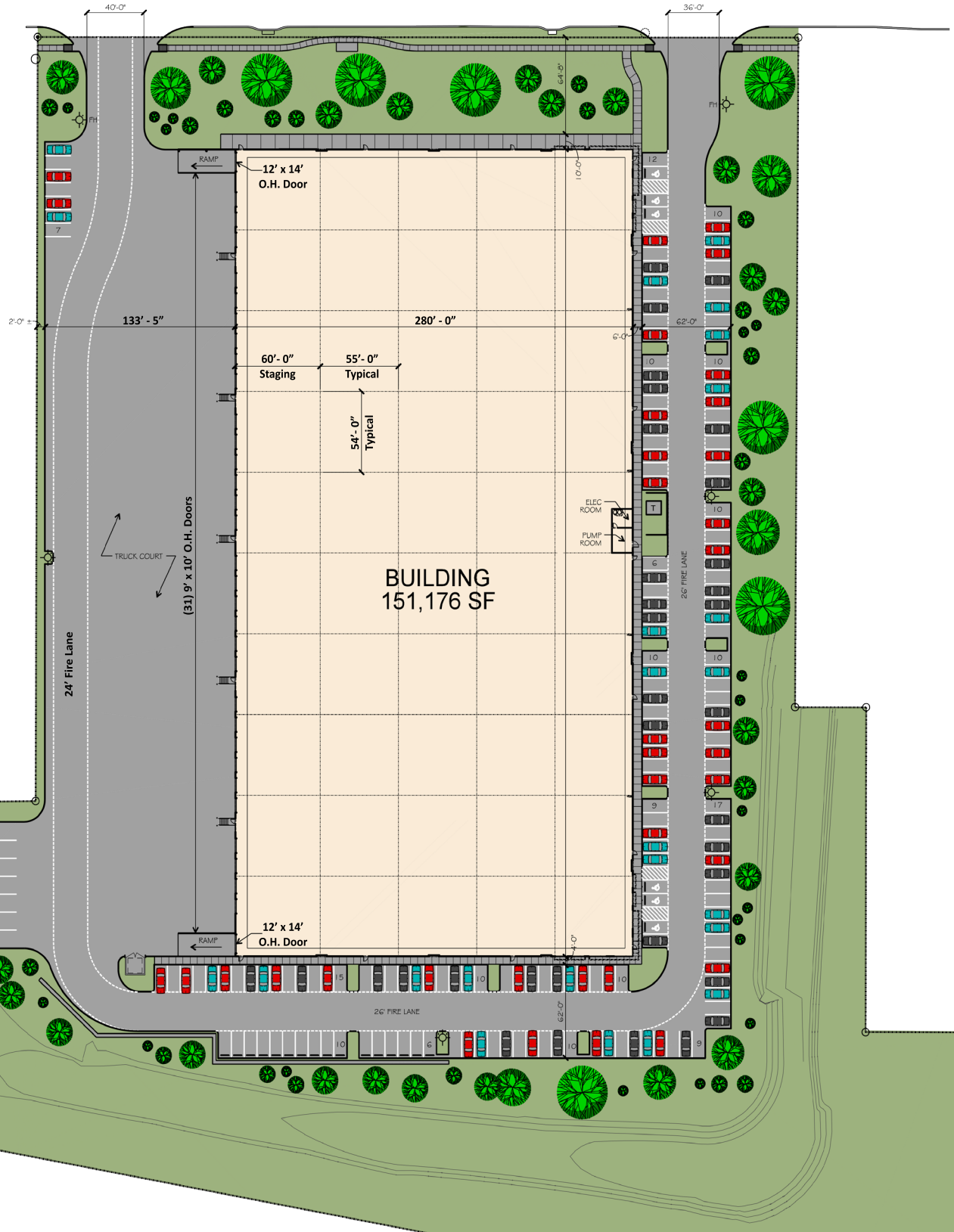
## **BUILDING HIGHLIGHTS**

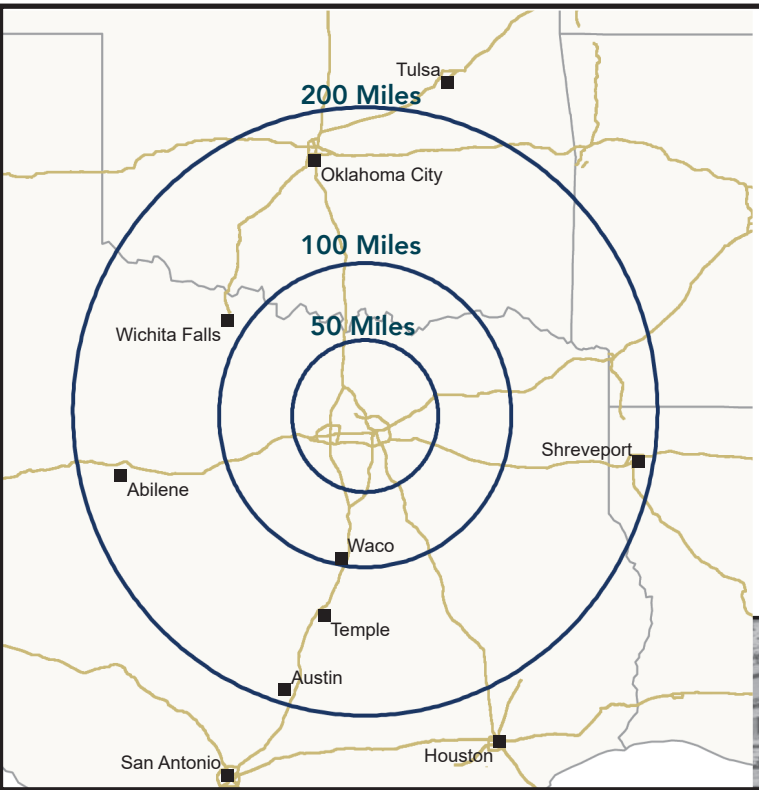
- ESRF Sprinkler (K-17 Heads)
- Easy Access to I-35, 635, and SH 161
- 11.94 Acre Site
- 10 Clearstory Windows (4' x 8')
- Roof Mounted Exhaust Fans
- 16 Wall Louvers with Bird Screen
- Monument Signage Available
- Ability to Fully Secure Site
- Triple Freeport
- 13.1 Miles to DFW International Airport



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SENLAC DRIVE





PANATTONI®

INTERNATIONAL VISION. LOCAL FOCUS.



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