



PARK



468,300 SF

3201 N Houston School Rd

Lancaster, TX 75134

HUNTINGTON<sup>®</sup>  
INDUSTRIAL PARTNERS







## PARK TWENTY SITE FEATURES

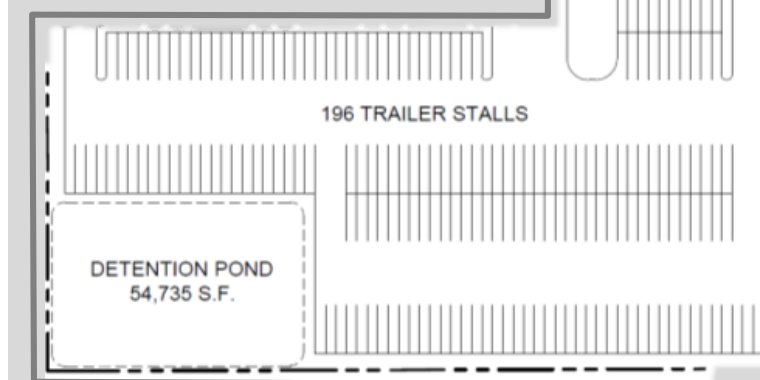
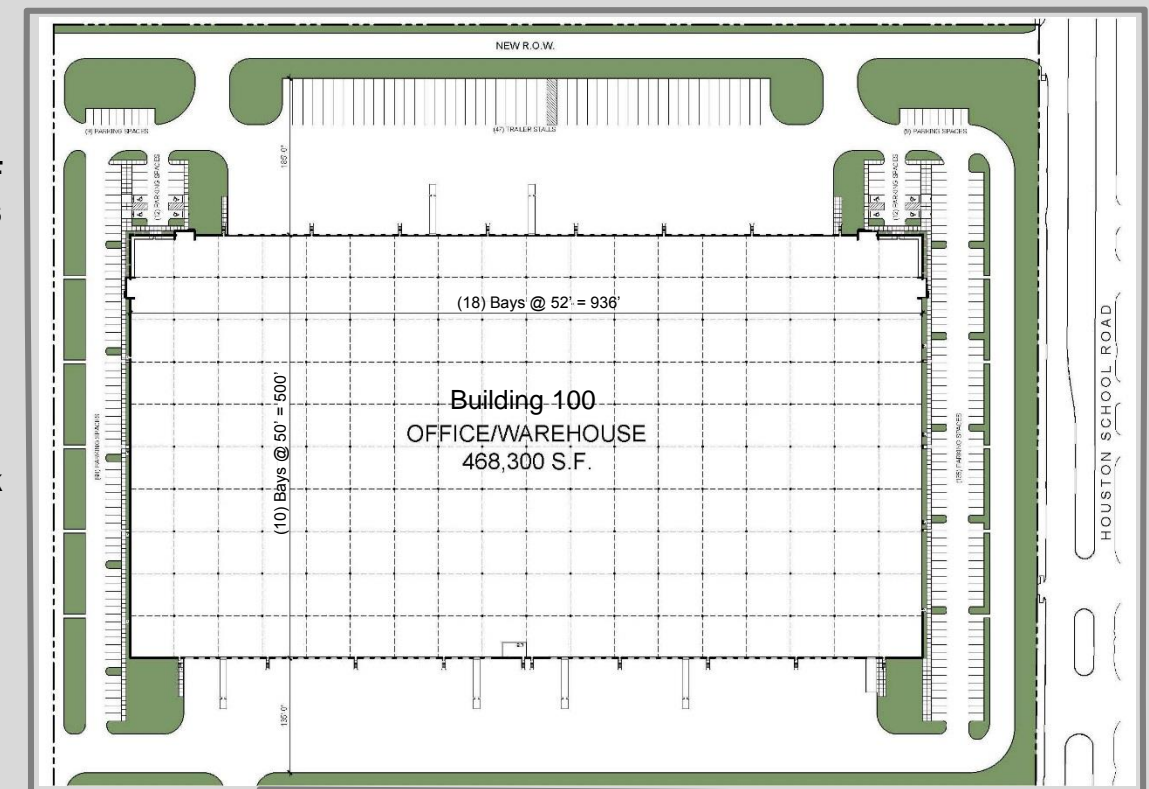
- Prominent location at Longhorn Dr, Houston School Rd, I-20 and I-35E
- Private road on North side of site to connect Houston School Rd and Longhorn Dr
- Interstate connectivity
  - 1 mile from I-20
  - 1 mile from I-35
  - 5 miles to I-45
  - 7.5 miles to FedEx ground Hub
  - 10 miles to UP Intermodal
  - 12 miles to Downtown Dallas
- Master planned business park
- Proximity to labor
- Ingress/egress to both I-20 and I-35 via Houston School Rd and Longhorn Dr
- City and county economic incentives/Triple Freeport
- Proximity to retail/restaurants/services (I-35 and I-20 corridor)
- Established corporate neighbors

## PARK TWENTY - BUILDING 100 FEATURES

- Land area: 35.7 acres
- Building area: 468,300 SF**
- Parking provided: 245 spaces
- Trailer storage: 47 stalls
- 9'x10' OH dock doors: 95 doors
- 12'x14' OH doors: 4 doors
- 12'x14' OH door w/ramp: 1 door
- Clear height: 32'
- Truck court depth: 135'-185'
- Configuration: Cross Dock
- Column Spacing: 50' x 52'
- Sprinklers: ESFR

## ADDITIONAL TRAILER STORAGE AVAILABLE

- Securable Trailer Stalls: 196







## For information please contact:

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