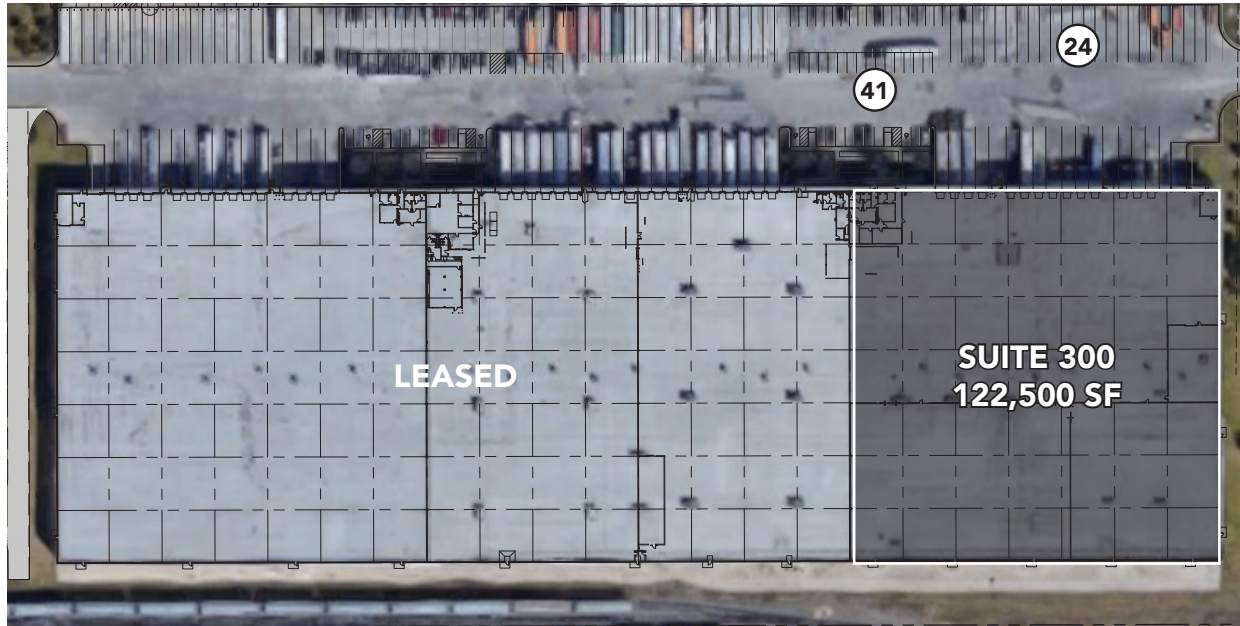


**6440 OAK GROVE & 6445 WILL ROGERS
CLASS A INDUSTRIAL PARK | 385,000 SF TOTAL AVAILABLE**



6440 OAK GROVE | BUILDING C SITE PLAN

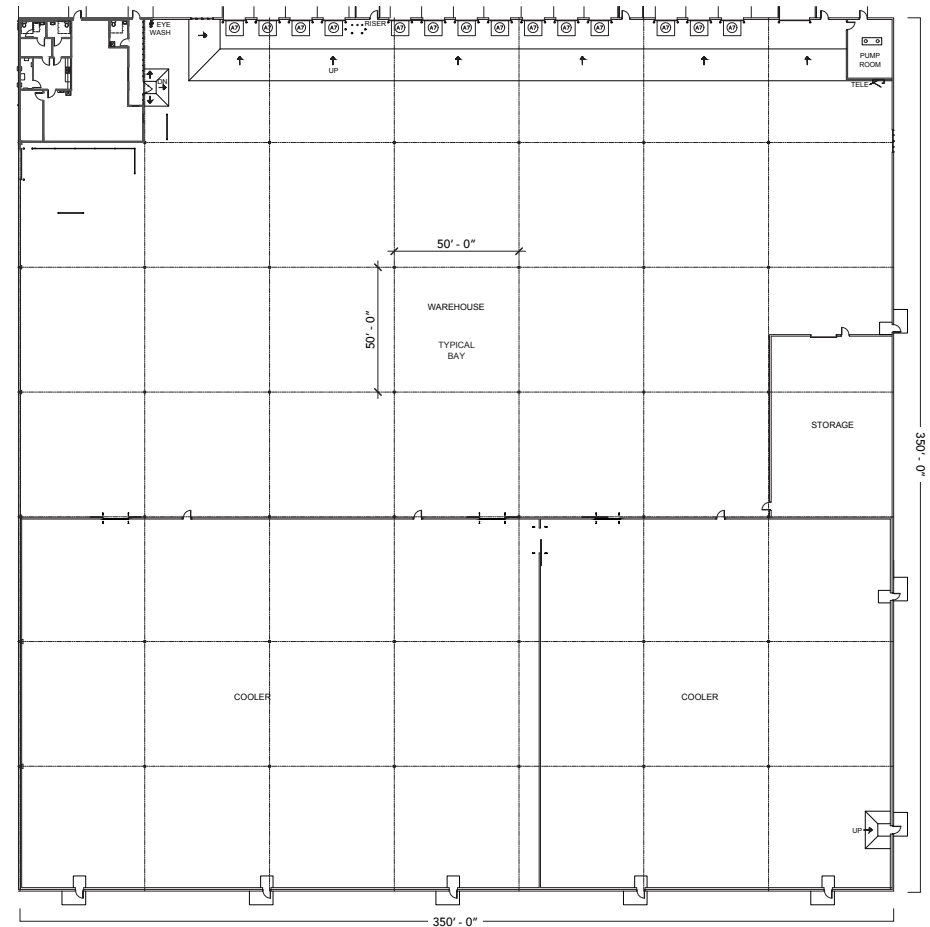
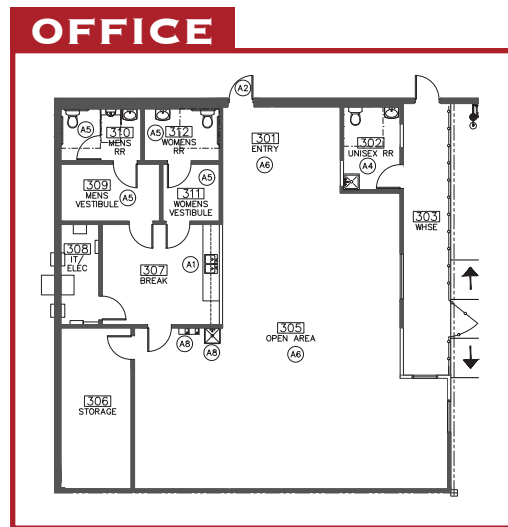


PROPERTY HIGHLIGHTS

- 385,000 SF Distribution Facility
- 122,500 SF Available – Suite 300
- 30' Clear Height
- 50'x50' Column Spacing
- 0.23/1,000 SF Parking Ratio (Ability to expand to 0.40/1,000 SF)
- 24 Trailer Parks
- Front Load Configuration
- ESFR Sprinkler System
- Rail Service Available
- Located 1 Mile from I-35 and I-20
- Triple Freeport Tax Exemption
- Foreign Trade Zone Designation Obtainable
- Institutionally Owned and Professionally Managed
- Strong Workforce Labor

6440 OAK GROVE | BUILDING C SUITE 300

- 122,500 SF Total
- 2,250 SF of Office
- 52,218 SF of Cooler Space
- Fourteen (14) Dock High Doors with Levelers
- One (1) 12'x14' Drive in Ramp
- Twenty-Four (24) Trailer Parks



6445 WILL ROGERS | BUILDING A SITE PLAN

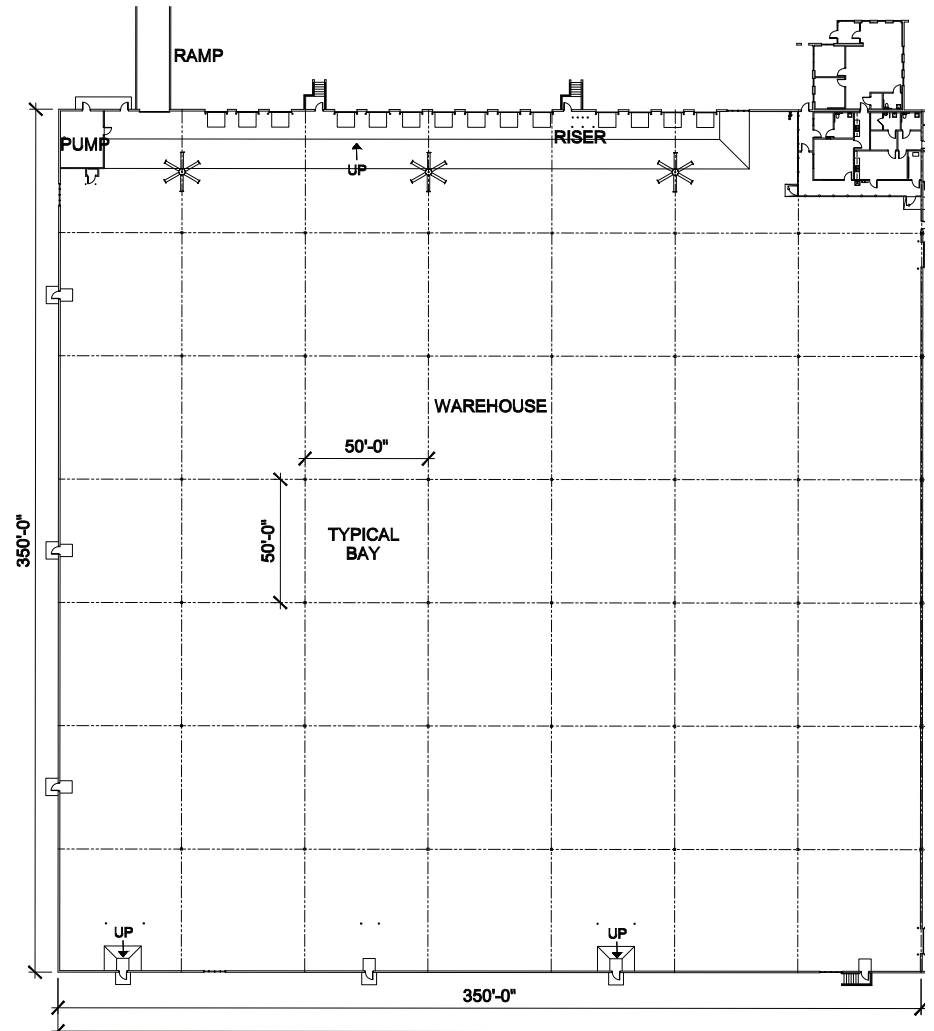
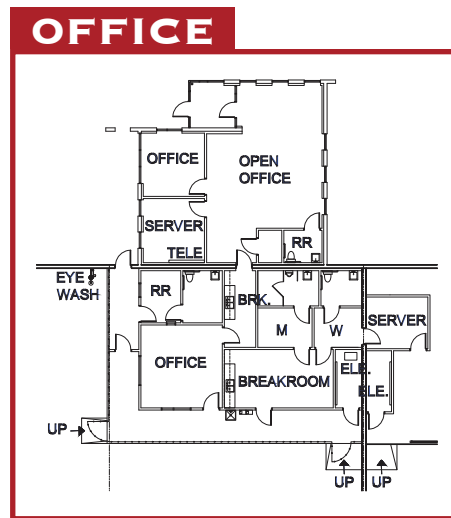


PROPERTY HIGHLIGHTS

- 385,000 SF Distribution Facility
- 262,500 SF Available – Suite 100 & 200
- Divisible to 122,500 SF
- 30' Clear Height
- 50'x50' Column Spacing
- 0.09/1,000 SF Parking Ratio (Ability to expand to 0.23/1,000 SF)
- Front Load Configuration
- ESFR Sprinkler System
- Rail Service by Union Pacific via Fort Worth & Western
- Located 1 Mile from I-35 and I-20
- Triple Freeport Tax Exemption
- Foreign Trade Zone Designation Obtainable
- Institutionally Owned and Professionally Managed
- Strong Workforce Labor

6445 WILL ROGERS | BUILDING A SUITE 100

- 122,500 SF Total
- 2,741 SF of Office Space
- 3 Phase 480V Service with 600 Amps
- Fourteen (14) Dock High Doors Equipped with Seals, Lights, Locks, and 32,000 Lbs. Mechanical Levelers
- One (1) 12'x14' Drive in Ramp



6445 WILL ROGERS | BUILDING A SUITE 200

- 140,000 SF Total
- 3 Phase 480V Service with 600 Amps
- Eighteen (18) Dock High Doors Equipped with Seals, Lights, Locks, and 32,000 Lbs. Mechanical Levelers
- Three (3) Rail Doors
- Rail Service by Union Pacific via Fort Worth & Western

