

DFW PORT 45

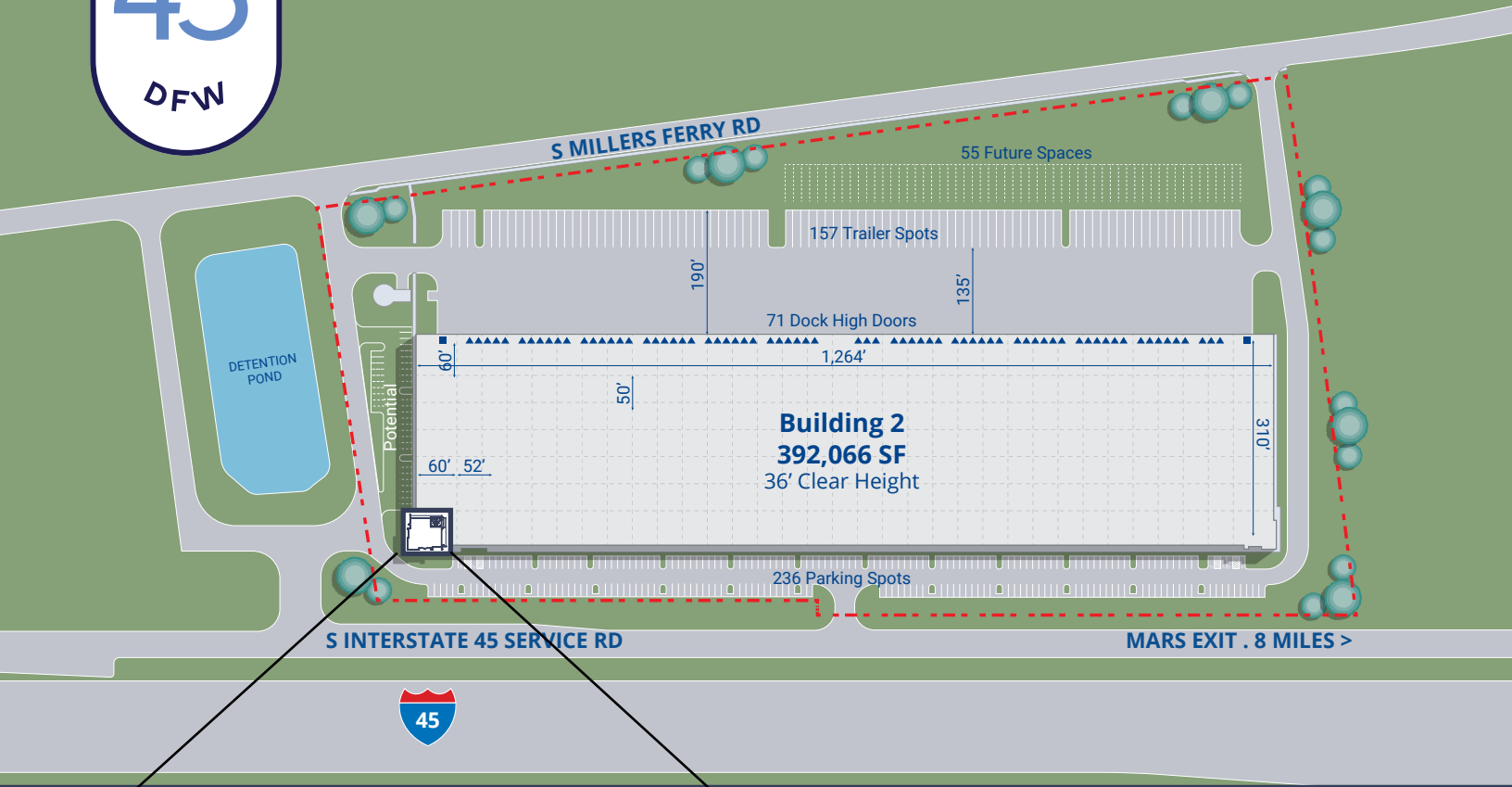
2500 S. MILLERS FERRY RD WILMER, TX



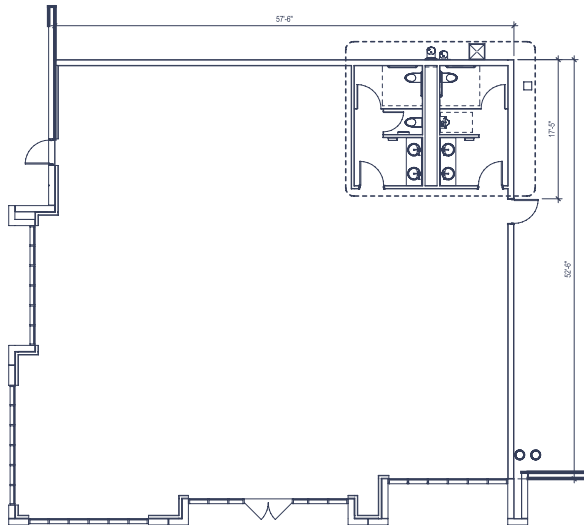
BUILDING 2 FOR LEASE
392,066 SF



PORT
45
DFW



SPEC OFFICE
2,909 SF



BEN WALLACE, SIOR **CHRIS TEESDALE, SIOR**
+1 972 692 6234 +1 214 676 3322
ben.wallace@colliers.com chris.teesdale@colliers.com

BUILDING HIGHLIGHTS

Size 392,066 SF

Spec Office 2,909 SF

Loading Rear Load

Dock Doors 71

Dock Levelers* 39

Drive Ins 2

Depth 310'

Clear Height 36'

LED Lighting 218 Fixtures

HVLS Fans 8

Trailer Parks 157 (55 future)

Car Parks 236 (0.61/1,000)

Sprinklers ESFR

* Rite Hite Mechanical Dock Levelers – 40,000 lb capacity. Every other door.



Immediate access to I-45 and approximately 7 miles to I-20 Class A building design with modern amenities including:

- Dedicated access driveways
- Large truck courts
- Ample trailer storage

Triple Freeport



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PORT
45
DFW

Dallas

Hutchins

Wilmer

Future Loop 9
Connectivity



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