

AVAILABLE
Q1 2027

FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- $\pm 20,000$ SF on ± 9.5 AC
(Demisable down to ± 4 AC)
- Proximity to I-20 and other
Regional Transportation Hubs
- 20 Overhead Doors (10 Per Side)
(18) 14'W x 16'H, (2) 16'W x 18'H
- Fully Fenced with Electric Gates,
LED Lighting and Secure
- 3-Phase Power / 480V / 800AMP Service



FOR MORE INFORMATION:

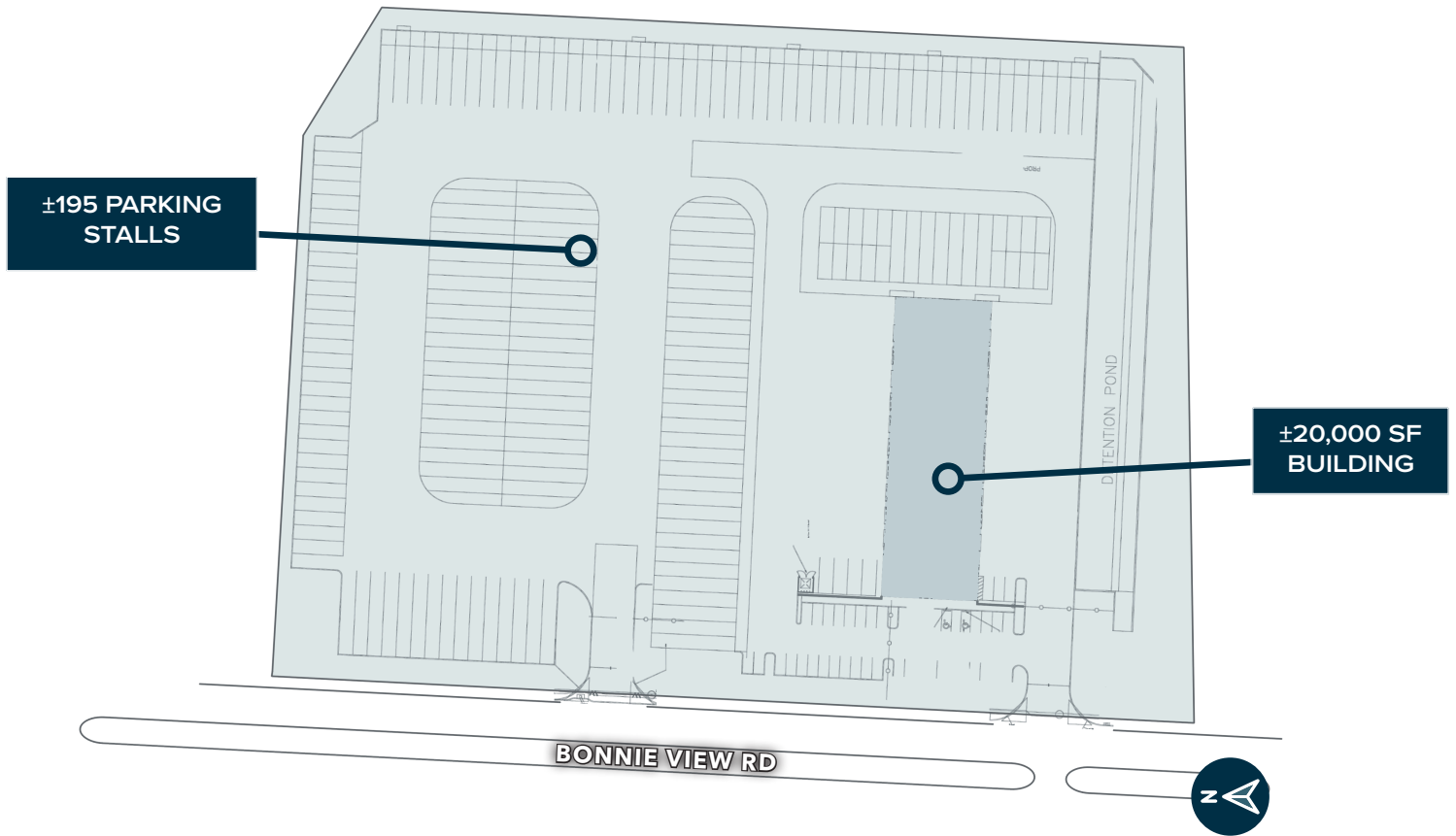
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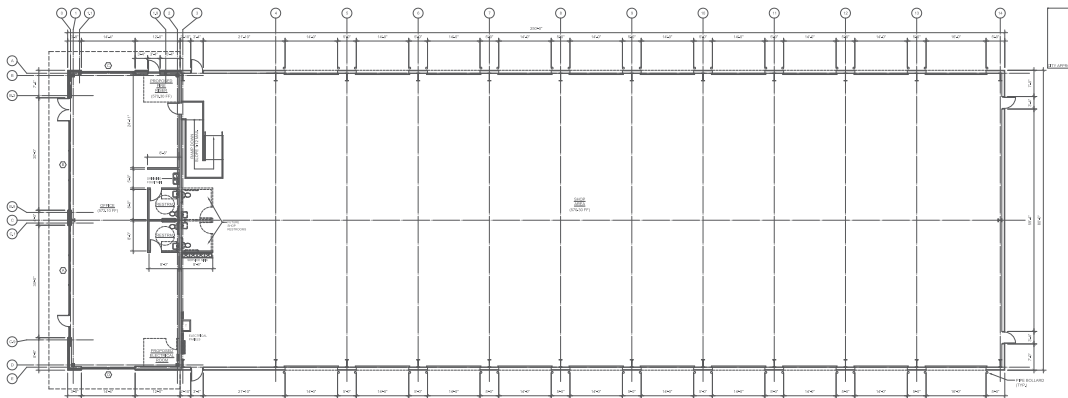
JUSTIN MOREAU
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SITE PLAN



BUILDING FLOOR PLAN



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.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

YOUNGER
PARTNERS

SITE SPECIFICATIONS

Building Size:	± 20,000 SF
Office:	2,400 SF Climate-Controlled (Two 5-Ton RTUs) Two Restrooms, Full-Height Glass Front
Land Area:	± 9.5 Acres (Demisable down to ± 4 Acres)
Overhead Doors:	20 Doors Total (10 Per Side) Eighteen (18) Doors, 14'W x 16'H Two (2) Doors, 16'W x 18'H
Insulation:	Fully Insulated: R-25 Roof, R-19 Walls
Fire Protection:	Fully Sprinklered with Fire Alarm
Surface:	Crushed Rock / Gravel
Power:	3-Phase / 480V / 800AMP Service
Zoning:	PD 761 Dallas Logistics Port Special Purpose District
Other:	Electric Gates, Fully Fenced, LED Lighting and Secure



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PROPERTY IMAGE



LOCATION HIGHLIGHTS

VEHICLES / DAY

I-20 | 157,000 Vehicles per day
I-35E | 175,000 Vehicles per day
I-45 | 100,000 Vehicles per day

HIGHWAY ACCESS

I-20 | 3 Minutes / 2.0 Miles
I-35E | 10 Minutes / 6.1 Miles
I-45 | 7 Minutes / 3.5 Miles

DISTANCE TO

12 Minutes / 5.7 Miles | UP Intermodal
45 Minutes / 34 Miles | DFW Airport
21 Minutes / 13 Miles | Dallas CBD

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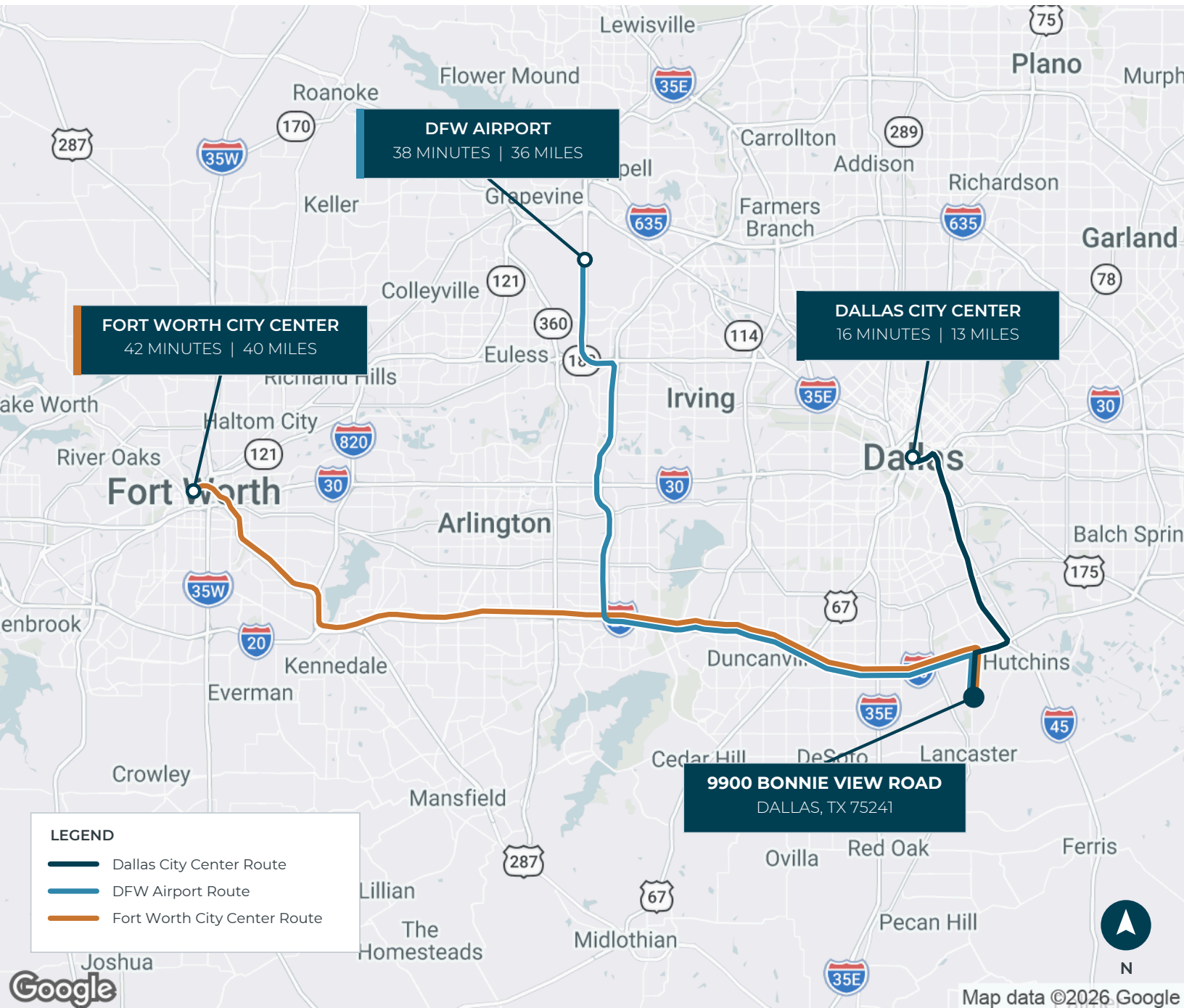
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LOCATION & DRIVE TIMES



Drive times and distances: Google Maps, typical free-flow conditions, October 2026.

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9900 BONNIE VIEW ROAD

I-20BV

INTERIOR IMAGES



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