

6 BUILDINGS. 3,000,000 SQUARE FEET.

**UNLIMITED ACCESS.**



# 20 EAST

## TRINITY POINTE

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OWNED & DEVELOPED BY:

**STREAM**



## Phase I

3

buildings

1.8M

square feet

192

acres

## Phase II (Planned)

3

buildings

1.6M

square feet

91

acres

# PROPERTY HIGHLIGHTS

- Building expandability available
- Build-to-suit opportunities
- Abundant trailer positions with ability to expand
- Ability to expand car parks
- Interstate 20 visibility
- Ability to secure premises and truck courts
- Ability to install guard shack
- Triple Freeport tax exempt
- Build-ready infrastructure and utilities
- Pro-business city with ability to provide tax incentives

## Building 1

<b>Building Size</b>	293,548 SF
<b>Dimensions</b>	310' x 950'
<b>Clear Height</b>	36'
<b>Office</b>	3,138 SF
<b>Dock Doors</b>	44 - 9' x 10'
<b>Drive-In Ramps</b>	2 - 12' x 14'
<b>Column Spacing</b>	54' x 50'
<b>Staging Bay</b>	60'
<b>Truck Court Depth</b>	185'
<b>Dock Equipment</b>	40k lb. mechanical levelers

<b>Trailer Parks</b>	57
<b>Car Parks</b>	557
<b>Sprinkler</b>	ESFR
<b>Slab</b>	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
<b>Power</b>	3 Phase - Finish to Suit
<b>Roof &amp; Insulation</b>	TPO with R9
<b>Security</b>	Ability to Fully Secure with Fence and Guard Shack
<b>Spec Finish Out</b>	White Box, Painted Columns, LED on motion sensors at 25' candles

## Building 2

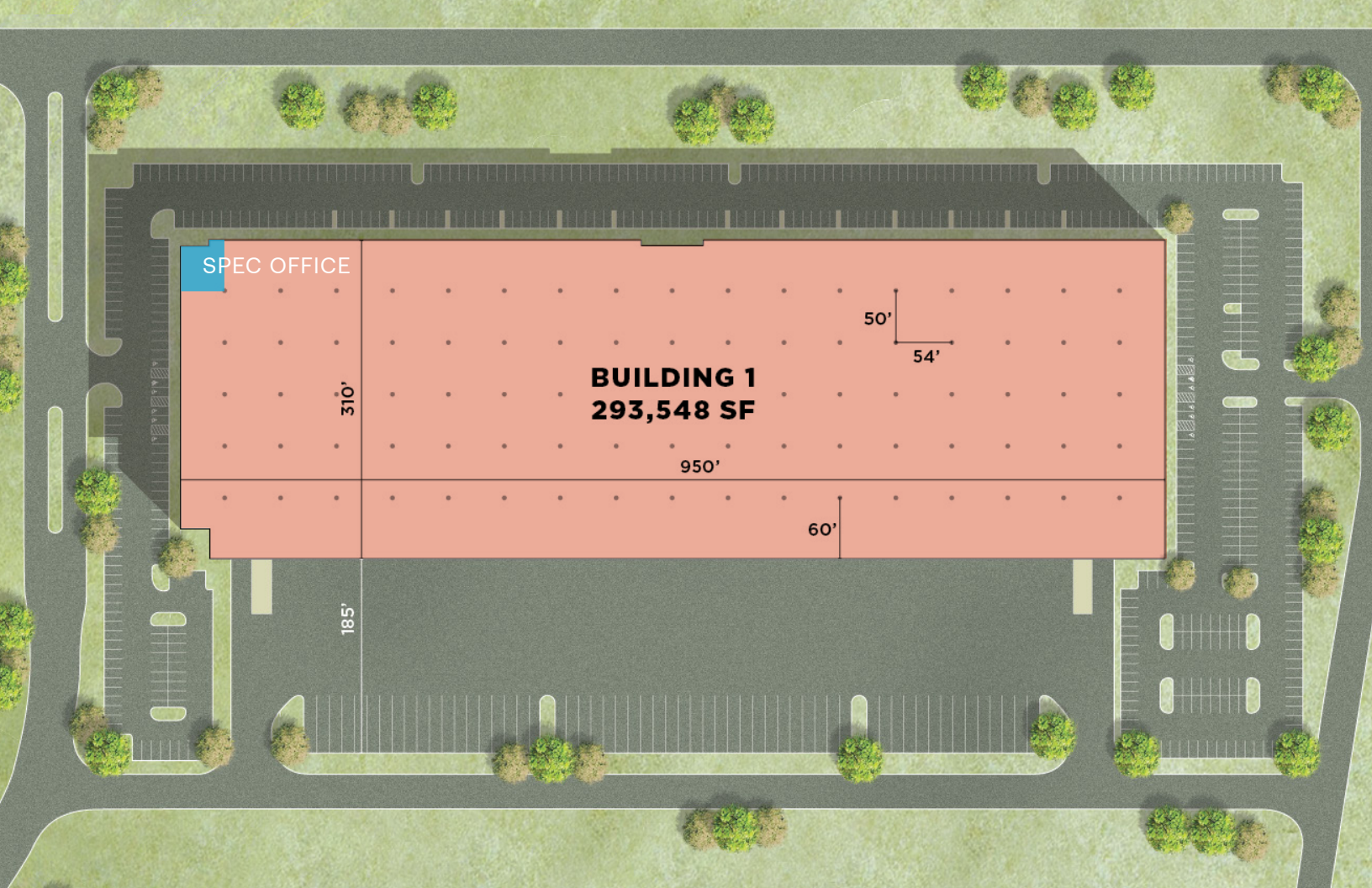
<b>Building Size</b>	1,009,530 SF
<b>Dimensions</b>	620' x 1,629'
<b>Clear Height</b>	40'
<b>Office</b>	3,190 SF
<b>Dock Doors</b>	154 - 9' x 10'
<b>Drive-In Ramps</b>	4 - 12' x 14'
<b>Column Spacing</b>	56' x 50'
<b>Staging Bay</b>	60'
<b>Truck Court Depth</b>	185'
<b>Dock Equipment</b>	40k lb. mechanical levelers

<b>Trailer Parks</b>	196
<b>Car Parks</b>	1,074
<b>Sprinkler</b>	ESFR
<b>Slab</b>	8" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
<b>Power</b>	3 Phase - Finish to Suit
<b>Roof &amp; Insulation</b>	TPO with R9
<b>Security</b>	Ability to Fully Secure with Fence and Guard Shack
<b>Spec Finish Out</b>	White Box, Painted Columns, LED on motion sensors at 25' candles

## Building 5

<b>Building Size (Expandable)</b>	483,874 SF
<b>Dimensions</b>	570' x 850'
<b>Clear Height</b>	40'
<b>Office</b>	3,190 SF
<b>Dock Doors</b>	74 - 9' x 10'
<b>Drive-In Ramps</b>	4 - 12' x 14'
<b>Column Spacing</b>	56' x 50'
<b>Staging Bay</b>	60'
<b>Truck Court Depth</b>	185'
<b>Dock Equipment</b>	40k lb. mechanical levelers

<b>Trailer Parks</b>	94
<b>Car Parks</b>	330
<b>Sprinkler</b>	ESFR
<b>Slab</b>	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
<b>Power</b>	3 Phase - Finish to Suit
<b>Roof &amp; Insulation</b>	TPO with R9
<b>Security</b>	Ability to Fully Secure with Fence and Guard Shack
<b>Spec Finish Out</b>	White Box, Painted Columns, LED on motion sensors at 25' candles



# Building 1

**293,548 SF**  
size

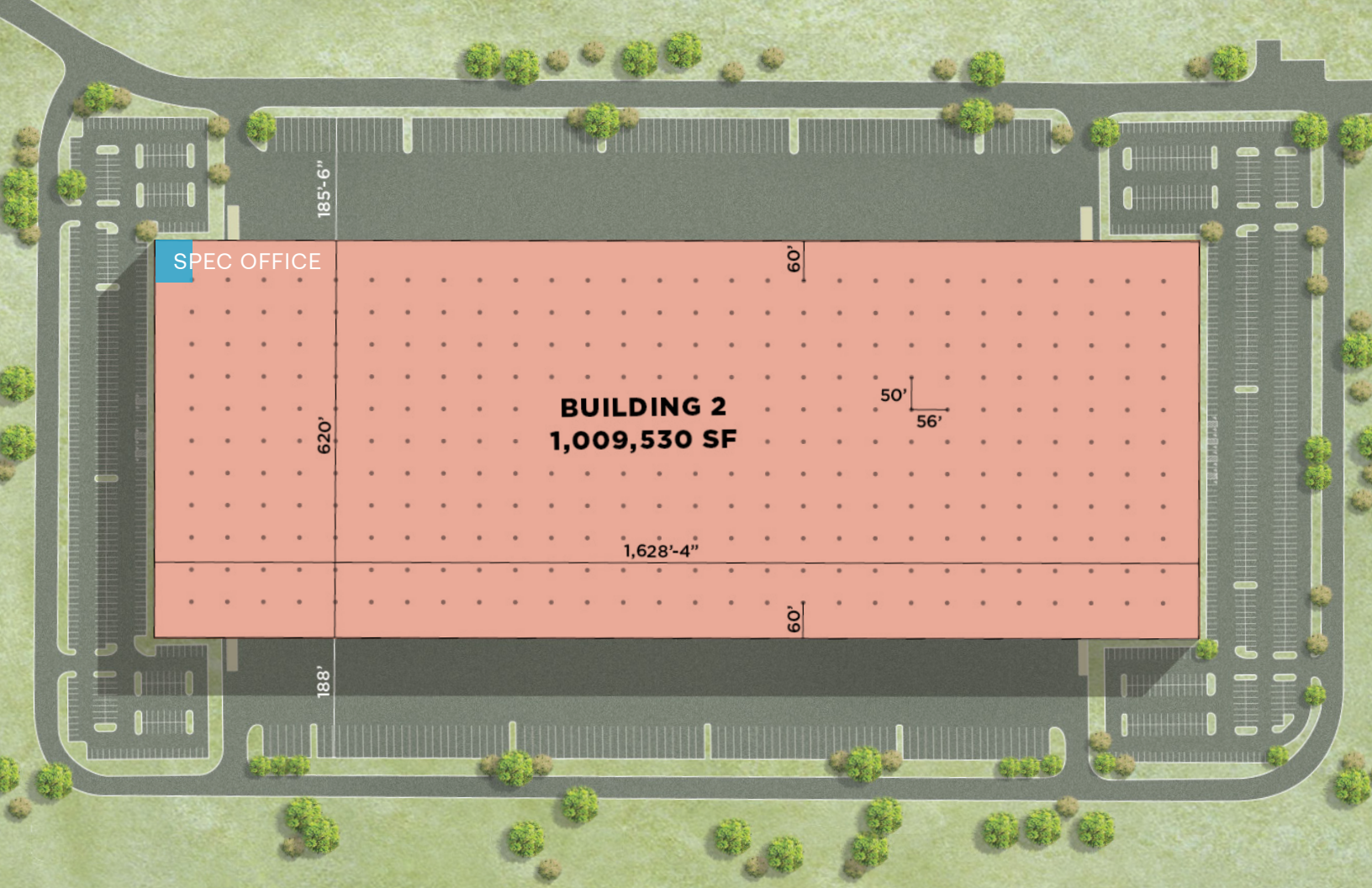
**3,138 SF**  
office

**310' x 950'**  
dimensions

**36'**  
clear height

TYP. COLUMN SPACING	54' w x 50' d
STAGING BAY	60'
TRUCK COURT DEPTH	185'
DOCK DOORS	44 (9' x 10')
DRIVE-IN RAMPS	2 (12' x 14')
DOCK EQUIPMENT	40k lb. Mechanical Levers
TRAILER PARKS	57
CAR PARKS	557
SPRINKLER SYSTEM	ESFR
SLAB	7" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
POWER	3 Phase - Finish to Suit
ROOF & INSULATION	TPO with R9
SECURITY	Ability to Fully Secure with Fence/Guard Shack
SPEC FINISH OUT	White Box, Painted Columns, LEDs on motion sensors at 25' candles





## Building 2

**1,009,530 SF**  
size

**3,190 SF**  
office

**620' x 1,629'**  
dimensions

**40'**  
clear height

TYP. COLUMN SPACING	56' w x 50' d
STAGING BAY	60'
TRUCK COURT DEPTH	185'
DOCK DOORS	154 (9' x 10')
DRIVE-IN RAMPS	4 (12' x 14')
DOCK EQUIPMENT	40k lb. Mechanical Levers
TRAILER PARKS	196
CAR PARKS	1,074
SPRINKLER SYSTEM	ESFR
SLAB	8" Reinforced Concrete, 4,000 PSW w/ Full Vapor Barrier
POWER	3 Phase - Finish to Suit
ROOF & INSULATION	TPO with R9
SECURITY	Ability to Fully Secure with Fence/Guard Shack
SPEC FINISH OUT	White Box, Painted Columns, LEDs on motion sensors at 25' candles



Interstate 635

10.8 miles 14 minutes

Interstate 30

21.6 miles 19 minutes

Interstate 45

17.4 miles 17 minutes

Dallas CBD

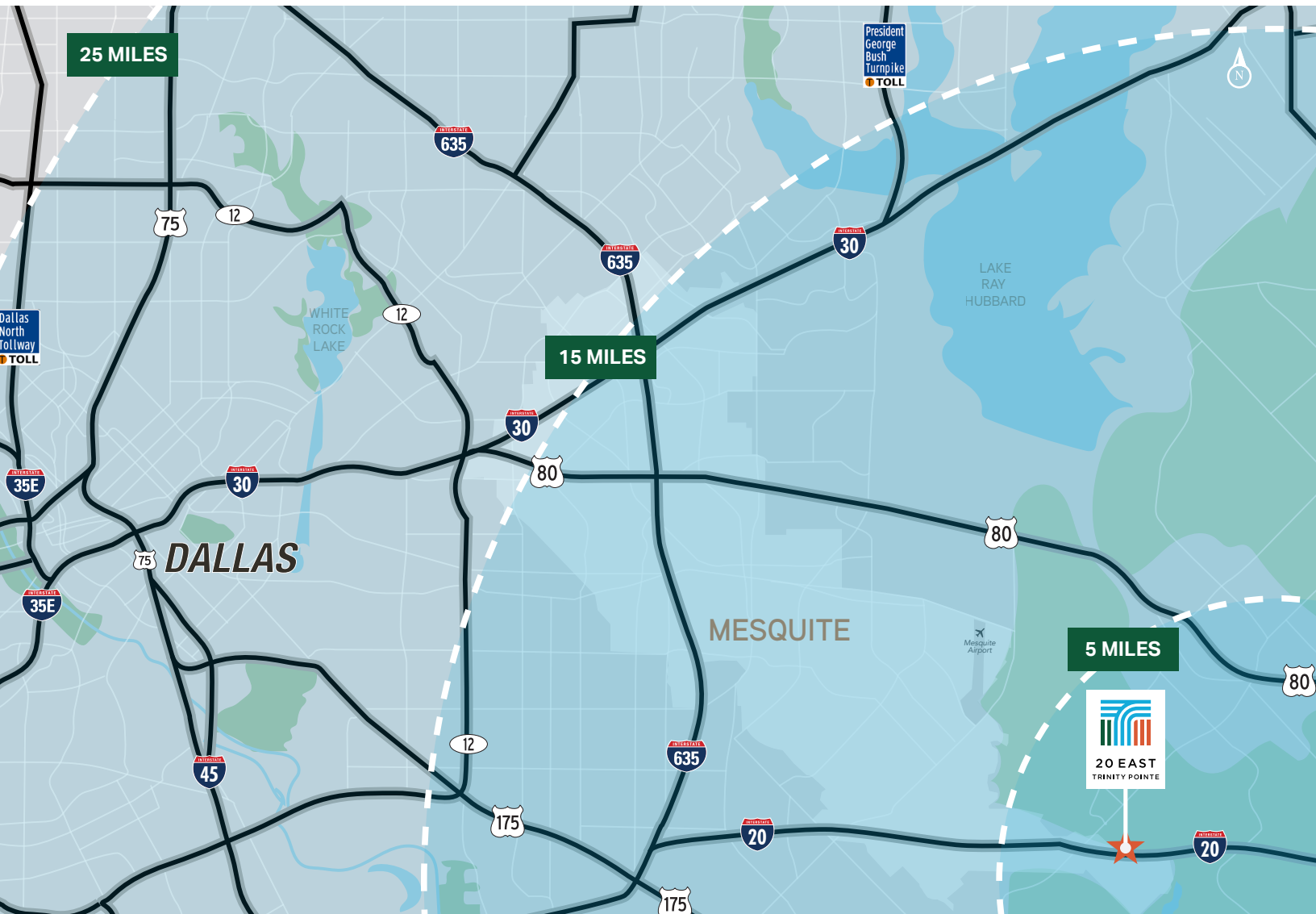
27.2 miles 26 minutes

DFW Int'l Airport

47.8 miles 41 minutes

Dallas Love Field Airport

33.5 miles 34 minutes



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