



## I-20 DALLAS CROSSING

Ladson, SC

**413,480 s.f. Cross Dock Logistics Facility**  
**4501 Cleveland Road, Dallas, Texas 75210**

- Spec office - move in ready at delivery
- Located in South Dallas with easy access to I-20, I-35E and I-45
- Within 10 minutes of Union Pacific Dallas Intermodal Terminal



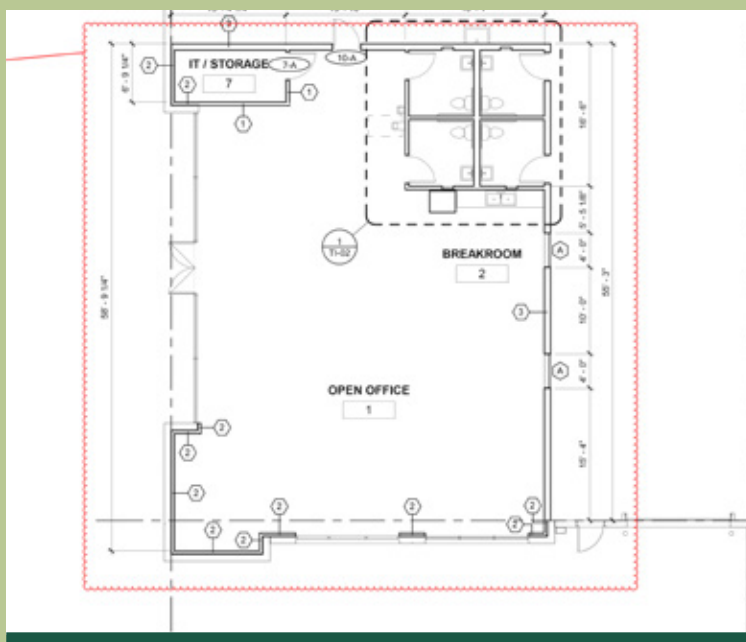
Randy Touchstone  
+1 214 438 1533  
randy.touchstone@jll.com

Elizabeth Jones  
+1 214 438 6190  
elizabeth.jones@jll.com

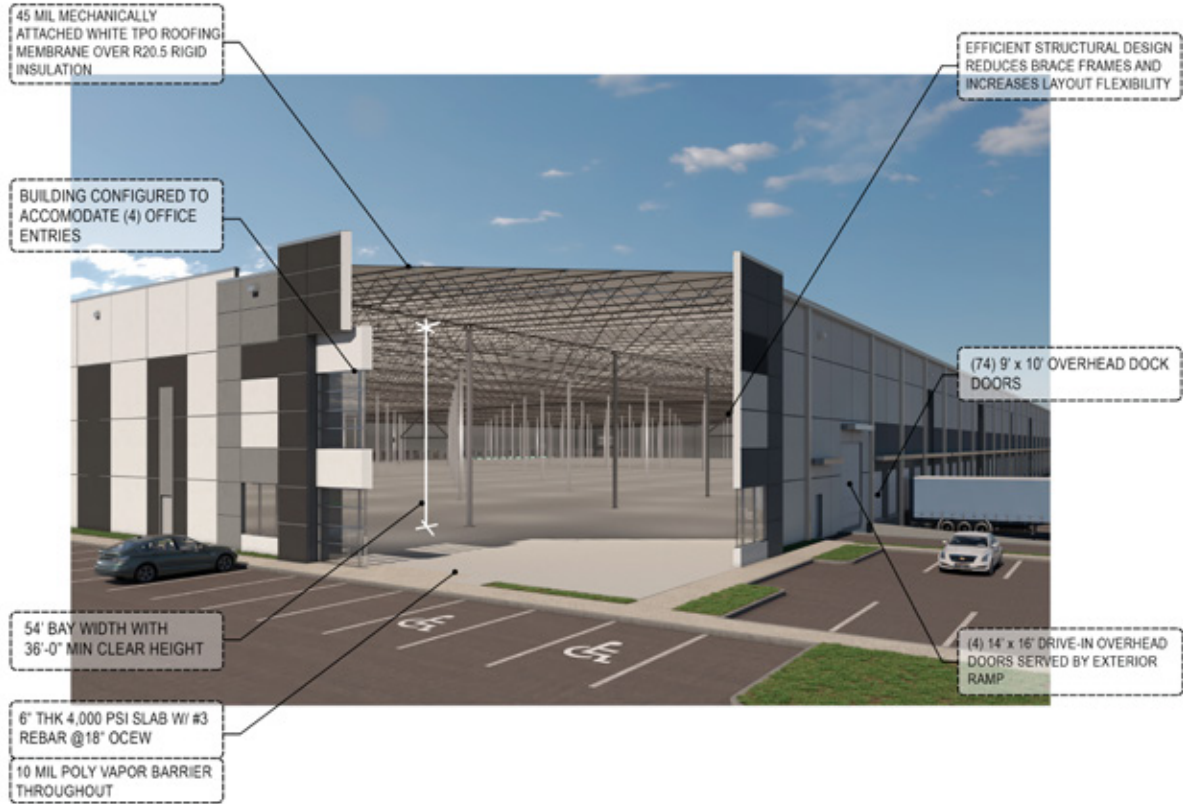
Kodie Comby  
+1 214 438 6192  
kodie.comby@jll.com



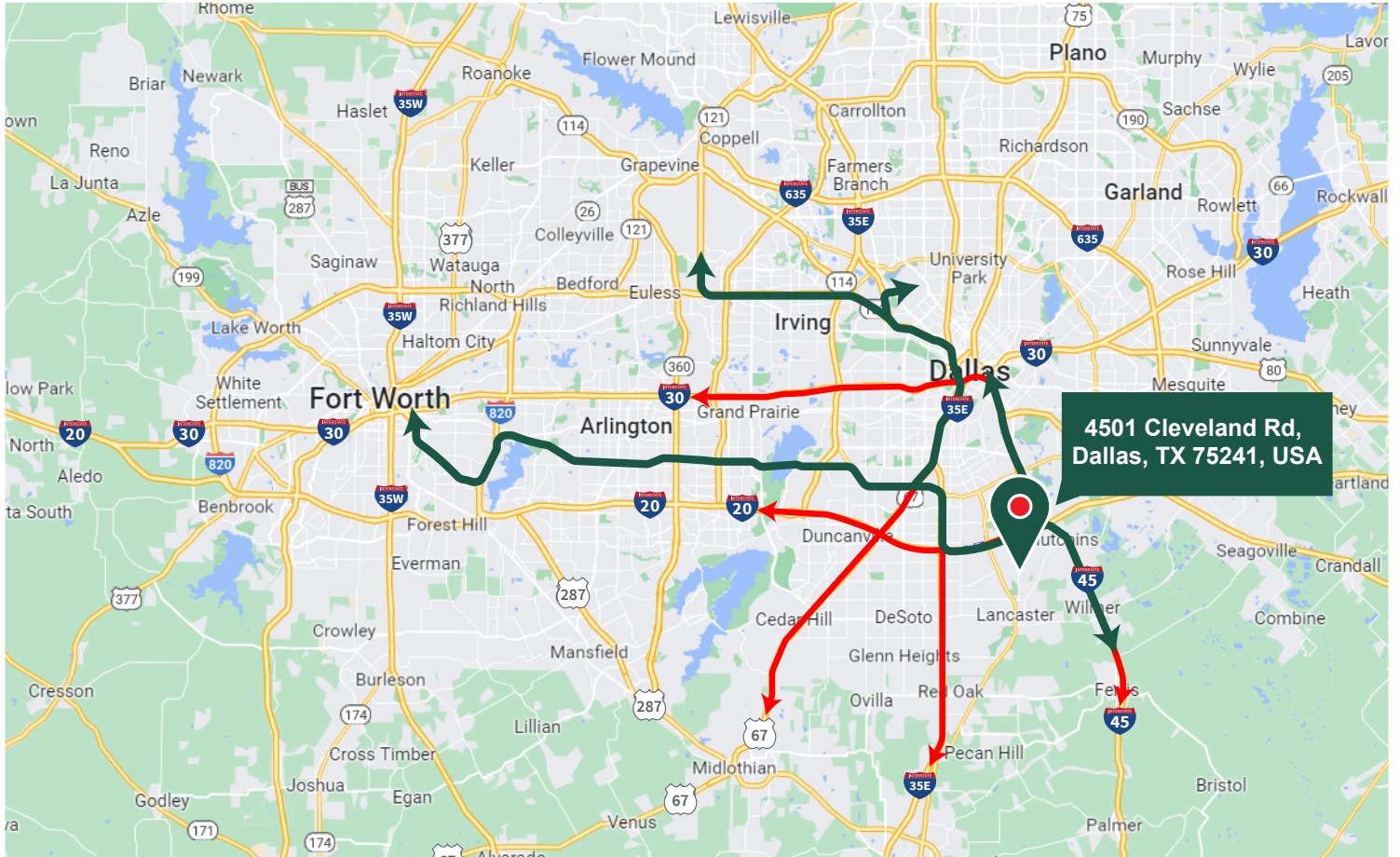
PROPERTY LINE



# Property Details



Building S.F.	413,480 s.f.
Office S.F.	2,492 s.f.
Land:	±30 Acres
Building Depth:	520'
Typical Bay Spacing:	54' x 50'
Speed Bay Spacing:	54' x 60'
Clear Height:	36'
Slab Thickness:	7" thick concrete Slab on Grade
Dock-High Doors:	74 (9'x10') manual Overhead
Drive-In Doors:	4 (14'x16') motorized Overhead
Parking Spaces:	224
Future Parking Spaces:	64
Trailer Storage Spaces:	80
Truck Court:	185'
Sprinklers:	ESFR
Electrical Service:	3000A, 480V, 3P



Drive-times to major thoroughfares		
I-45	6.5 miles	8 minutes
I-20	26 miles	24 minutes
I-35E	18.3 miles	17 minutes
I-30	25.3 miles	23 minutes
Highway 67	21.1 miles	20 minutes

Destinations via major thoroughfares		
UP Intermodal	6.4 miles	9 minutes
Dallas CBD	12.7 miles	16 minutes
Love Field	19.6 miles	20 minutes
DFW Airport	32.4 miles	30 minutes
Fort Worth CBD	39.2 miles	37 minutes



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