



**GATEWAY EAST
TRADE CENTER**



GATEWAY EAST TRADE CENTER
1285 AKRON WAY
FORNEY, TX 75126
A HUNT SOUTHWEST DEVELOPMENT



AVAILABLE FOR LEASE

712,900 SF DIVISIBLE STATE-OF-THE-ART, DISTRIBUTION/FULFILLMENT FACILITY



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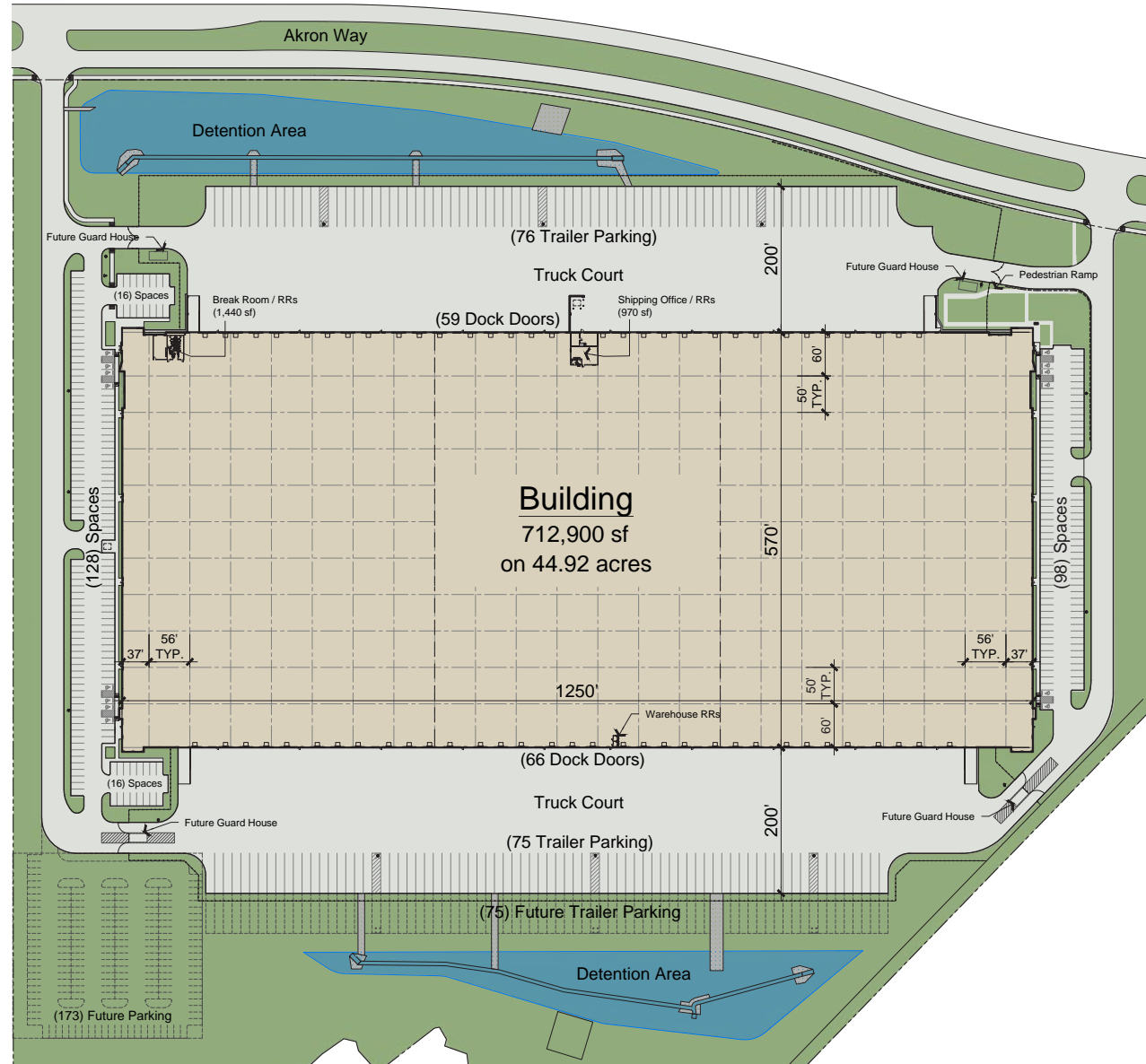
WESTON KING
214.438.6193





BUILDING FEATURES

- 712,900 SF Cross-Dock Building
- 44.92-Acre Site
- Build-to-Suit Office
- 570' Deep x 1,250' Wide
- 50' Deep x 56' Wide Column Spacing
- 60' Staging Bays
- 40' Clear Height
- 7 ½" Thick, Reinforced Slab
- ESFR Sprinkler System
- TPO Roof with Skylights
- Power at 2,000A 277/480 volt, 3-phase, 4-wire, (expandable to 4,000A)
- Warehouse Lighting at 25 FC avg 36" AFF; utilizing LED fixtures and motion sensors
- Interior Warehouse Walls painted white, and columns painted 10' high with safety yellow
- 125 (9' x 10') Dock High Doors with Vision Panels
- 62 Dock Positions include: SERCO 40,000 lb. 7x8 Mech. Pit Leveler / SERCO 700 Dock Seal / Dock Lights / McGuire TPR Dock Lock
- 4 (12' x 14') Overhead Doors with Drive-in Ramps
- 200' Truck Court Depth
- 151 Trailer Parks (Expandable to 226)
- 258 Car Parks (Expandable to 431)



LOCATION HIGHLIGHTS

- Master Planned Business Park Including Fortune 500 Companies
- Easy access to Highway 80 and I-20 via Akron Way
- Triple Freeport
- One of the Lowest Tax Millage Rates in the DFW Metroplex
- 0.5 Miles to Highway 80
- 3 Miles to I-20
- 12 Miles to I-635
- 21 Miles to Dallas

NEARBY AMENITIES

- 6 Miles East to Olive Garden, Texas Roadhouse, Academy Sports + Outdoors, Freddy's, Chipotle, Marshalls, Buc-ee's
- 2-3 Miles West to McDonald's, Chiloso, Chick-fil-A, Whataburger, and Other Restaurants
- 5 Miles East to Nucor, Carlisle, Walmart, Whitmore, Steelway International



**FOR MORE INFORMATION
PLEASE CONTACT:**

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