

Speculative Development



SUNRIDGE BUSINESS PARK 2

This 715,520 square foot warehouse is located in Sunridge Business Park directly across the freeway from Union Pacific's 360-acre Intermodal terminal on I-45 between Pleasant Run Road and Fulghum Road in Wilmer, Texas. Just 12-miles south of Downtown Dallas, the park offers excellent ingress and egress directly off I-45, is only 4-miles south of I-20, and offers access to a population of over 2 million within a 30-minute drive time. Currently home to Unilever, Osborn-Hessey, Sprouts, Ace Hardware and Medline, who occupy over 2.6 million square feet of warehouse space, Sunridge Building 2 offers state-of-the-art features and an outstanding business park environment.

- 715,520 SF Available on 37.3 Acres
- ESFR Fire Sprinkler System
- 36' Clear Height
- Cross Dock Loading
- 50' x 53'-4" Typical Column Spacing; 60' in Staging Bays
- Clerestory Windows
- 45 Mil TPO Roof R15
- 158 - 9' x 10' Dock High Doors with Bumpers
- 4 - Drive In Ramps with 12' x 14' Doors
- 185' Truck Courts
- 124 - Auto Parking Spaces; expandable to 248
- 234 - Trailer Parking Spaces; expandable
- Office Finish to Suit



**910 East Pleasant Run Road
Wilmer, TX 75172
United States**

**MSA: Fort Worth/Dallas
TYPE: Speculative Development
SIZE: 715,520 SF**



SCANNELL
PROPERTIES

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For more information about this property, contact Scannell.

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