



CEDAR67

LOGISTICS PARK

US Highway 67, Cedar Hill, TX

A Two Building, Class A, 470,880 SF
Industrial Park

[PROPERTY VIDEO](#)

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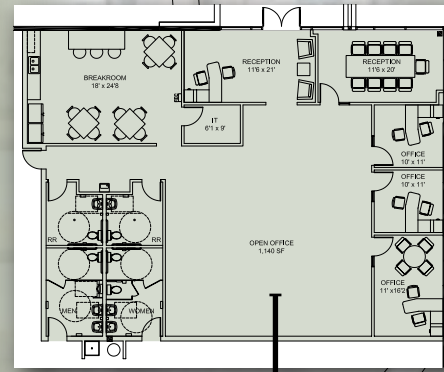
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SPECS

	BUILDING 1 800 S J Elmer Weaver Fwy, Cedar Hill, TX 75104	BUILDING 2 1000 S J Elmer Weaver Fwy, Cedar Hill, TX 75104
Building Size:	123,120 SF	347,760 SF
Clear Height:	32'	36'
Building Dimensions:	594' x 210'	972' x 370'
Column Spacing:	54' x 50'	54' x 50'
Loading Bays:	60'	60'
Dock Doors:	23	100
Ramp Doors:	2	4
Truck Court:	185'	185'
Trailer Parking:	17	107
Auto Parking:	155	Up to 348
Sprinklers:	ESFR	ESFR
Configuration:	Rear Load	Cross Dock

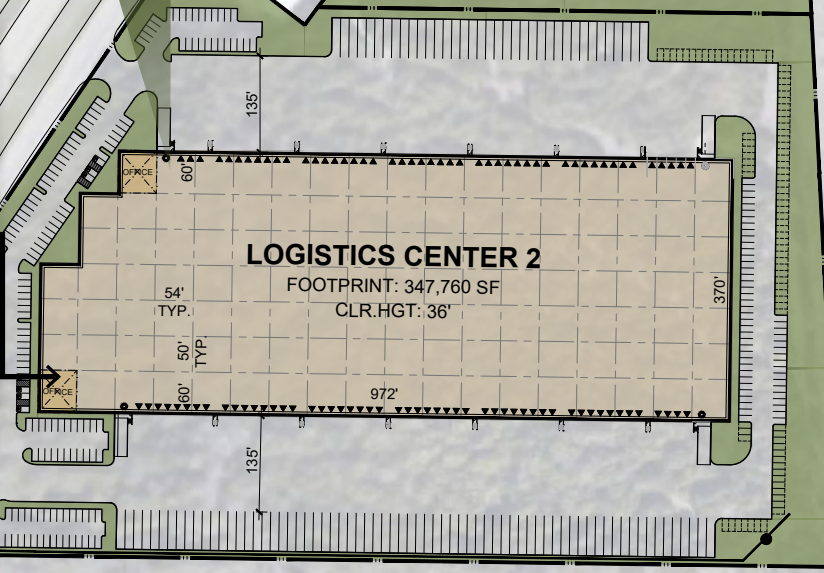
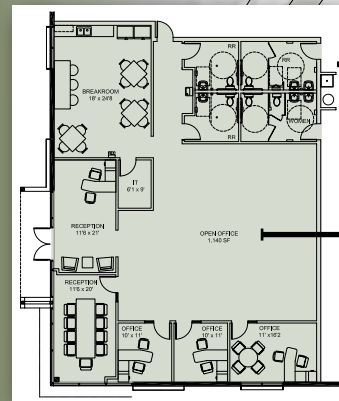


SPEC TI

- » 3,297 SF of Spec Office
- » 6 Dock Levelers
- » LED Warehouse Lighting

SPEC TI

- » 3,297 SF of Spec Office
- » 22 Dock Levelers
- » LED Warehouse Lighting





Two class A logistics facilities

Excellent visibility with 2,000+ feet
of frontage along US-67

Access to dense labor base
and high growth corridors

10 minutes to I-20

Triple Freeport Tax Exemption

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2,000+ FT
OF FRONTAGE

67

MT LEBANON RD

TIDWELL ST



INGRESS →

← EGRESS

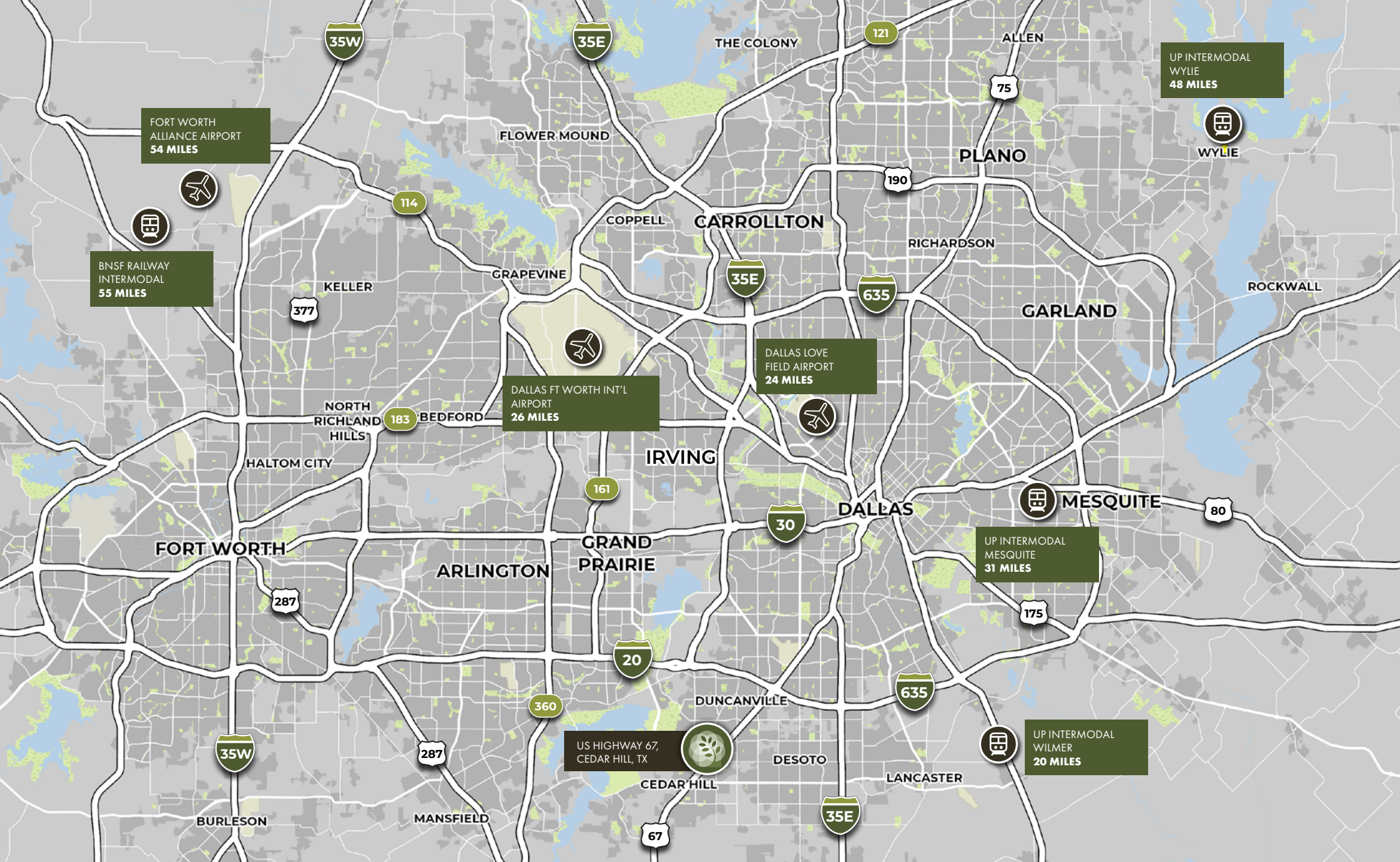
AMENITIES 1.5 MILES FROM SITE

- | | |
|--------------------|-----------------------------------|
| Applebee's | Raising Cane's
Chicken Fingers |
| Buffalo Wild Wings | Razzo's Cajun Cafe |
| Burger King | Red Robin |
| Chicken Express | Salt Grass
Steak House |
| Chick-fil-a | Smoothie King |
| Chile's | Starbucks |
| Chipotle | Sonic |
| Domino's Pizza | Taco Bell |
| Dunkin' Donuts | Taco Bueno |
| Fuzzy's Taco Shop | TGI Fridays |
| iHop | The Honey Backed
Ham Co. |
| Jack's | Wendy's |
| Joe's Crab Shack | Whataburger |
| KFC | Wing Stop |
| Krispy Kreme | YummiBerry
Frozen Yogurt |
| McDonald's | |
| Panera Bread | |
| Papa John's | |

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