



EQT | EXETER



Exeter Logistics East Building 3

Forney, Texas

Building Size: 500,063 SF | 500,063 SF of Industrial Space Available

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Building Size: 500,063 SF | Building Availability: 500,063 SF

Building Specifications

- Industrial space available
- 500,063 SF total building size
- 500,063 SF available size
- 3,255 SF of office space
- 36' clear height
- Cross-dock configuration
- 215 – parking spaces
- 57 trailer parking spaces
- 101 dock-high overhead doors
- 4 drive-in ramped doors (14' x 16')
- 36 levelers (installed per every 3rd door)
- 130' north concrete truck court
- 185' south concrete truck court with trailer storage
- 50' x 56' column spacing with 60' x 56' loading dock bays
- ESFR K – 22.4 system with a minimum of 40 PSI
- LED high bay 30' FC avg with 15' whips
- 2,000A; 277/480V, 3-Phase power expandable to 8,000A



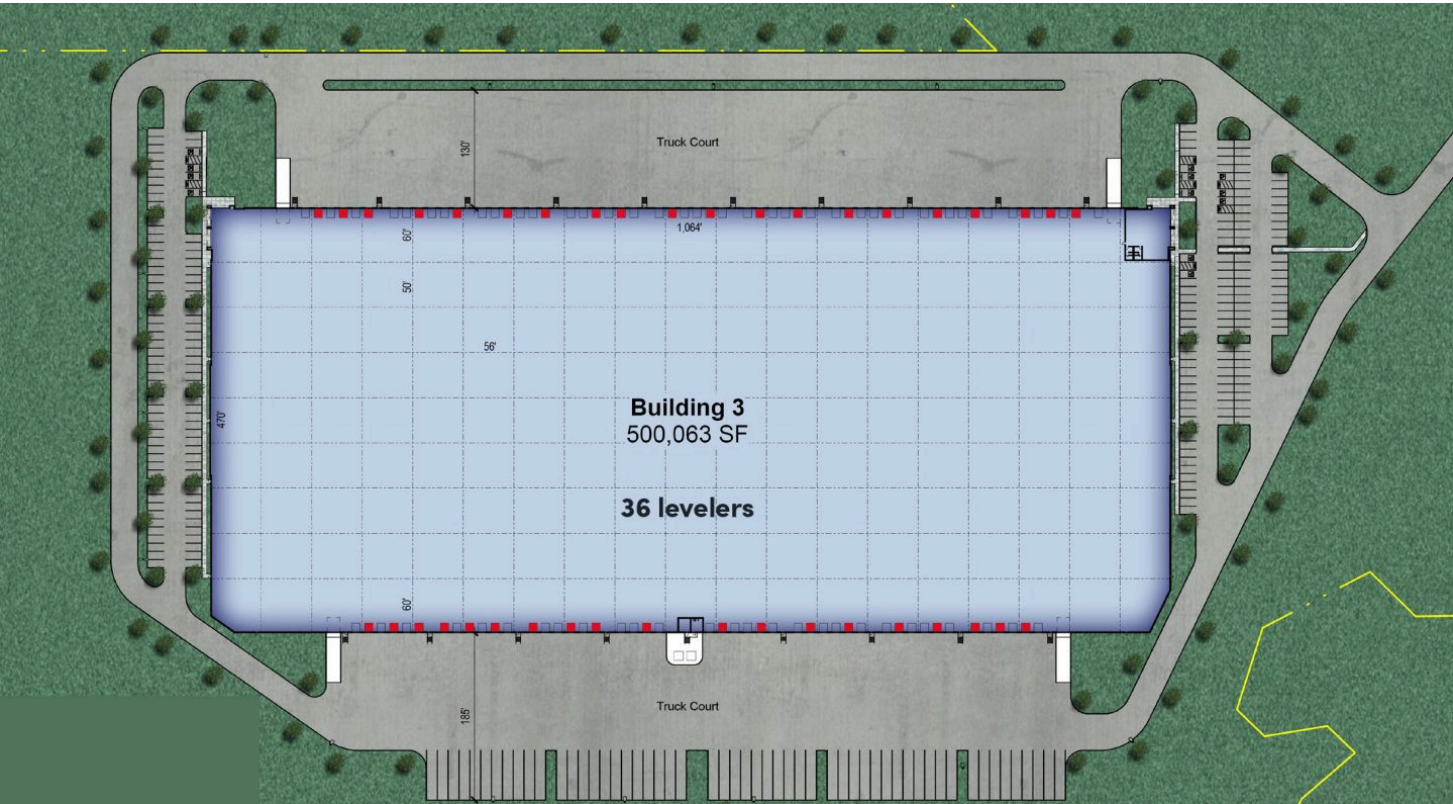
Additional Information

- 1,212,106 SF three-building industrial park offering 683,059 square feet of Class A space, including one industrial warehouse, with a build-to-suit option available
- Strategically positioned with frontage on US Highway 80, a major East/West thoroughfare that provides access to all major highways going into Dallas. While boasting great connectivity to the DFW metro, it is well-positioned to stay out of the city congestion and can reach the entire Texas Triangle within four and a half hours, or Shreveport in two and a half hours.

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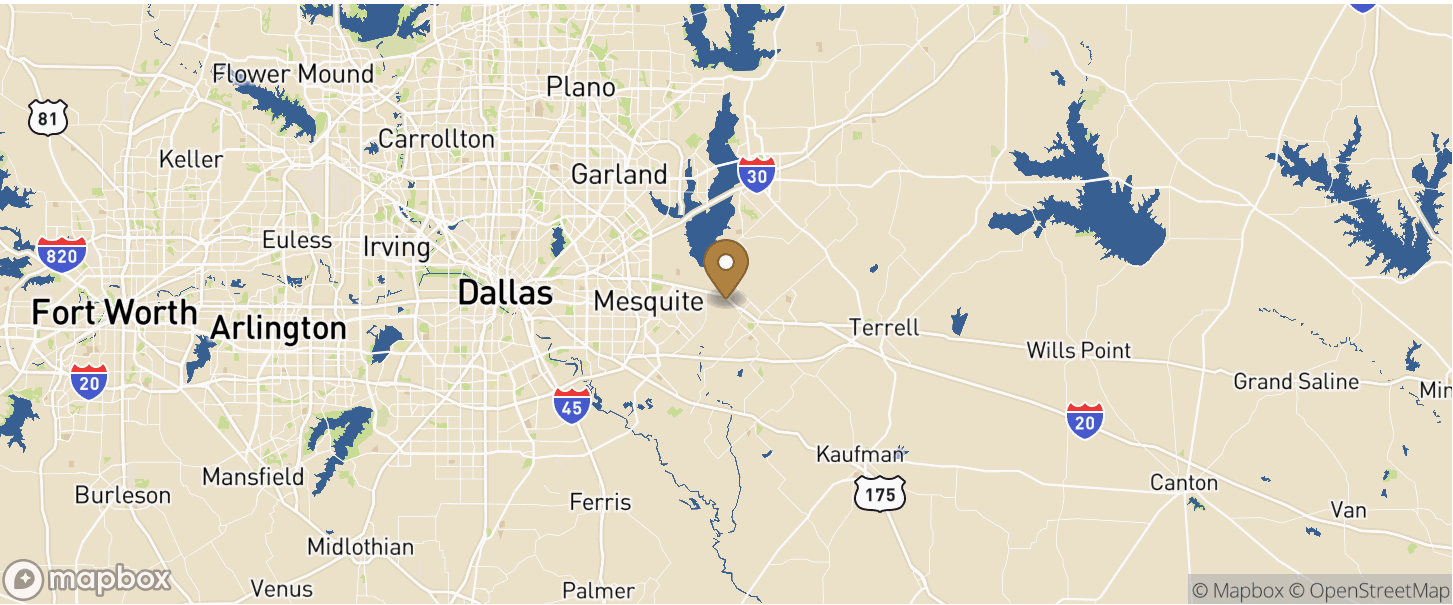


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Location



Population

WITHIN 10 MILES

Total Population	249,566
Total Labor Force	62,804
Unemployment Rate	7.46%
Median Household Income	75,294
Warehouse Employees	767
High School Education Or Higher	62.35%