



4441 Logistics Drive | Dallas, TX

# Brand New Warehouse + Manufacturing Sublease/Sale



# Building Overview

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## Sublease or Sale - Brand New Building

Industrial space opportunity in the South Dallas submarket. Brand new 201,010 SF construction that has never been occupied. Designed as a manufacturing building with robust power, cooling, insulation, and floor load capacity. The building is also suitable for warehousing and distribution and is easily expandable by up to 185,000 SF.

## Highlights:



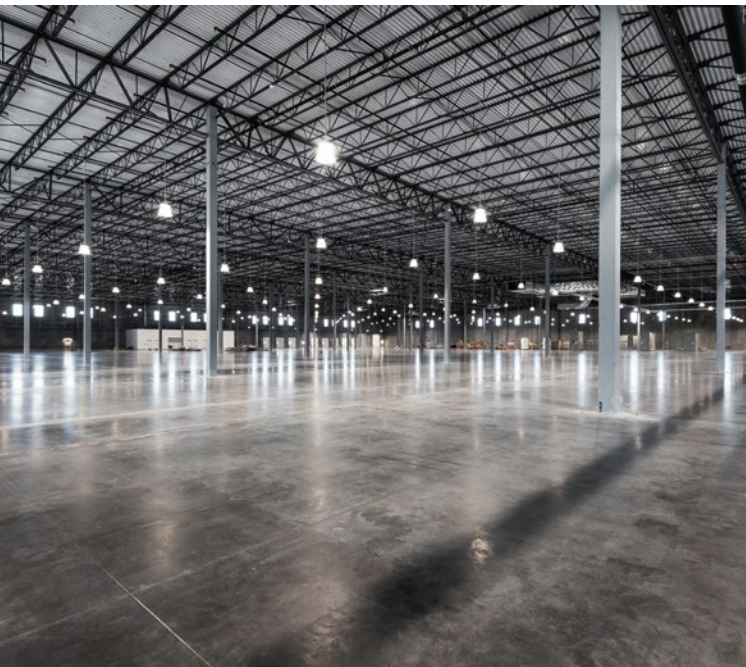
**201,010 SF**  
building



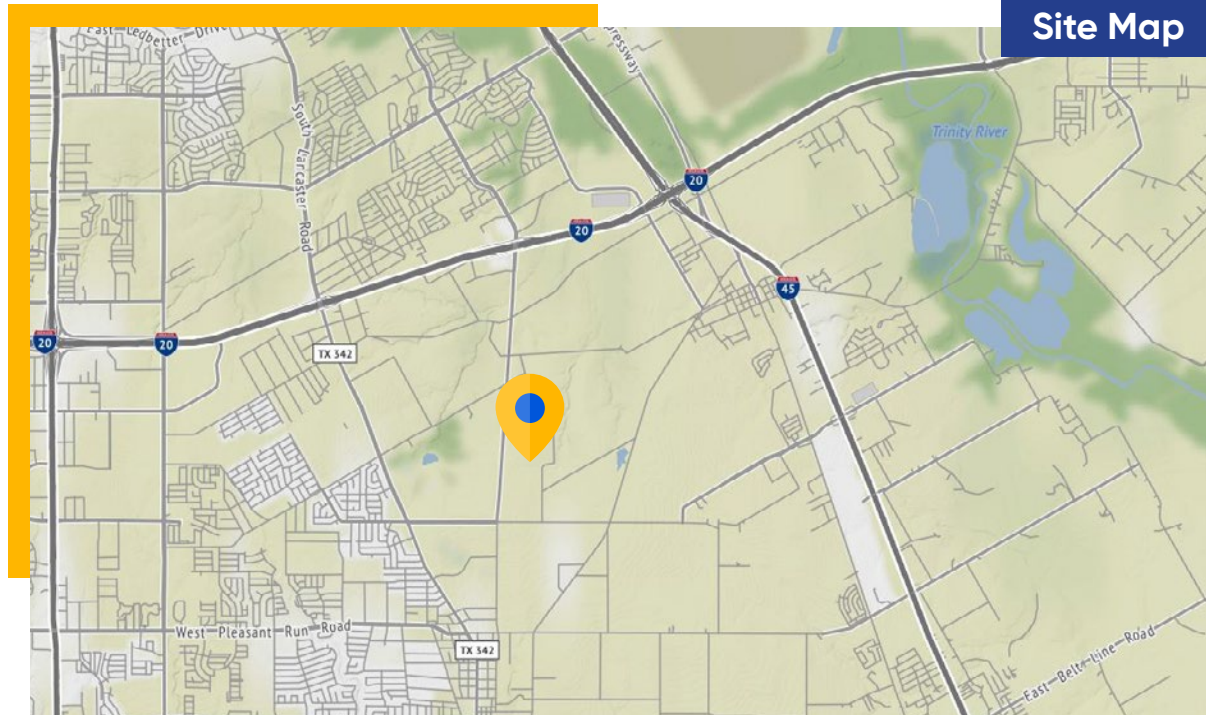
**11/30/2034**  
Sublease Term Through



**Negotiable**  
Sale or Rental Rate



## Site Map





Sublease/Sale

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# Building Overview

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## Highlights

### Floors

1

### Sublease Term

Through November 30, 2034  
(Shorter Term Potentially Available)

### Sublease or Sale Rate

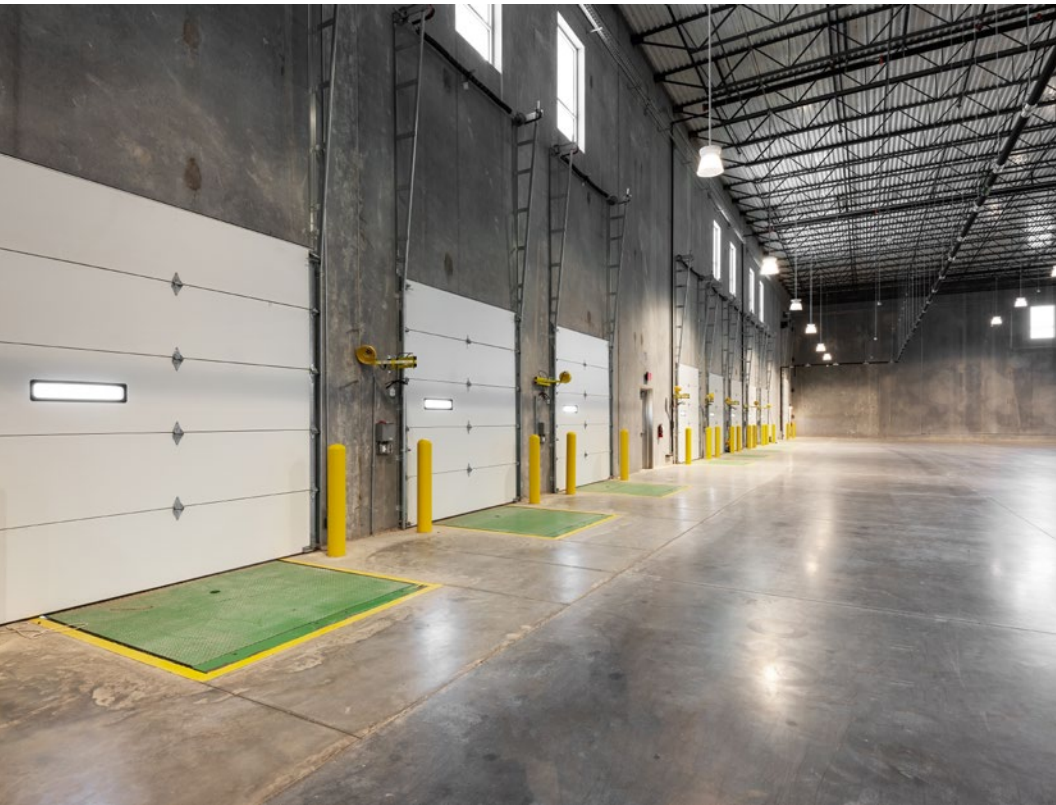
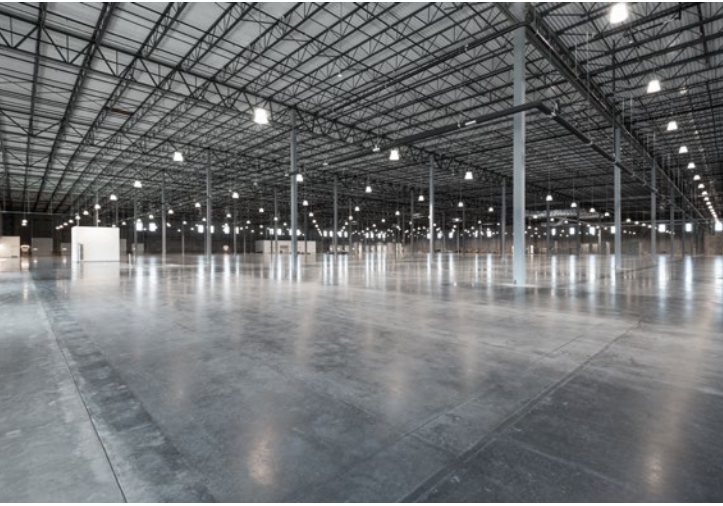
Negotiable

### Year Built

2020

### Submarket

South Dallas



# Space Profile

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## Features

### Address

4441 Logistics Drive  
Dallas, TX

### Building Size

201,010 SF

### Loading Docks

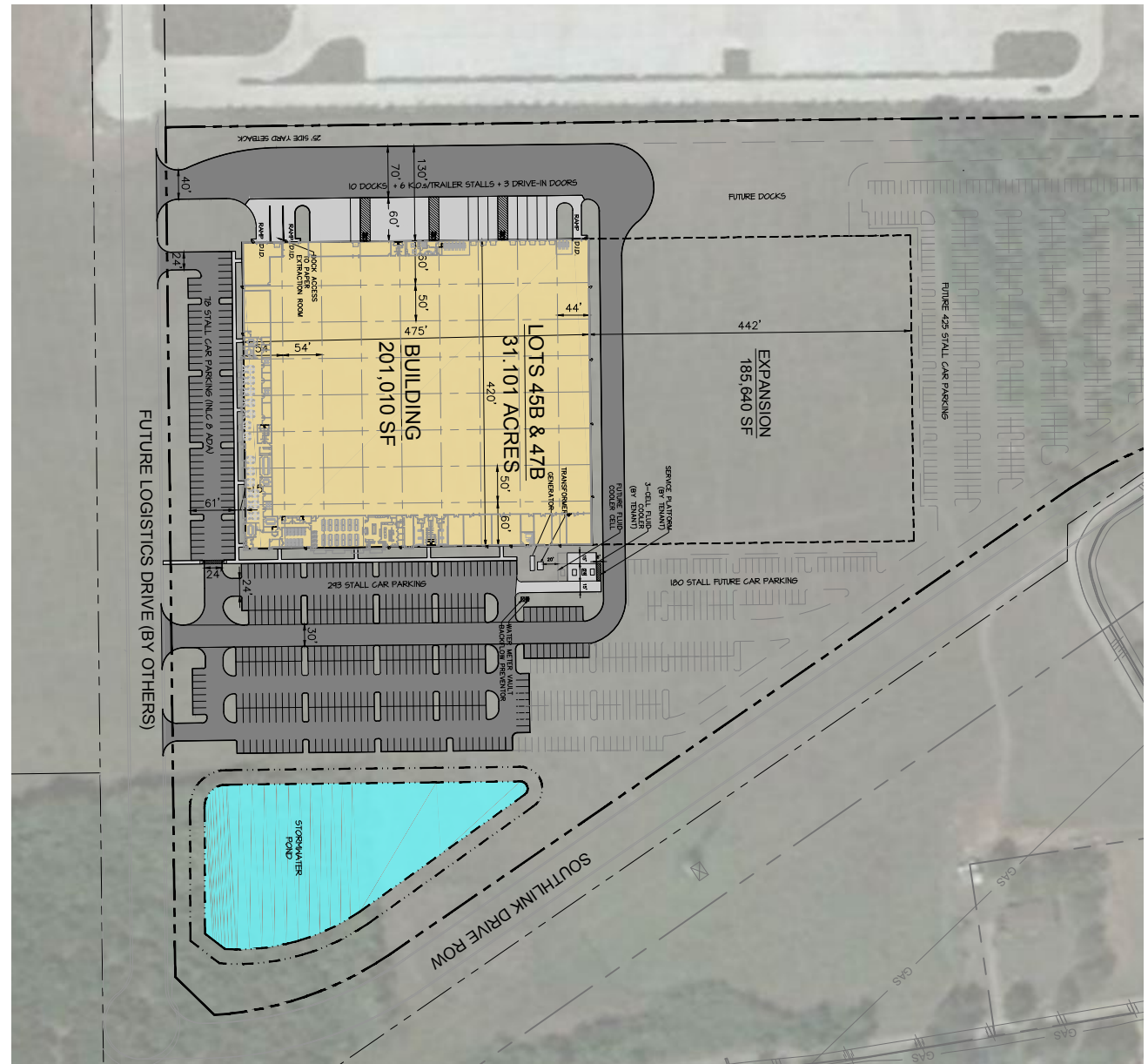
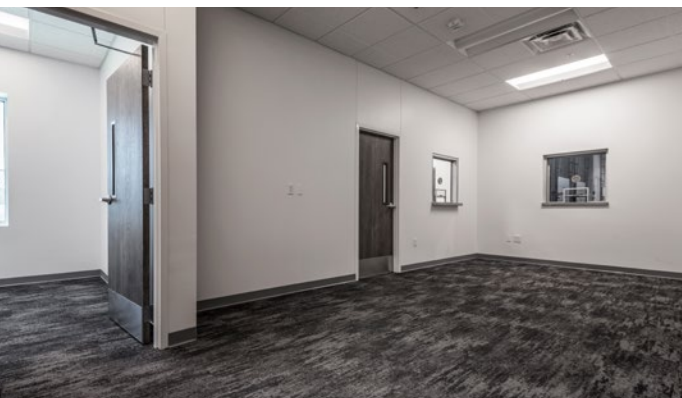
11 Tailboard-height; 3 drive-in doors  
(both expandable)

### Clear Height

32'

### Use

Manufacturing, warehouse,  
or distribution





Sublease/Sale



# Property Profile

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## 4441 Logistics Drive Dallas, Texas

### Site Description

Rentable Square Footage	201,010 SF
Area of Site	64.8 acres
Expansion Capacity	90,000 to 185,560 SF
Year Built	2020
Zoning	PD-761
Number of Floors	1
Parking	365 spaces (1.82 spaces per 1,000 RSF)

### Building Detail

Roof	.6 mil TPO with R-30 insulation rating
Slab Thickness	7" (1000 PSF load capacity)
Loading	11 loading docks and 3 drive-in doors (both expandable)
Clear Height	32'
Column Spacing	54' x 50' (50' x 60' staging bays at docks)
Lighting	LED

### Building Systems

Sprinkler	ESFR wet system
HVAC	Currently 2 RTU's installed with cooling capacity of 104 tons and 127 tons, respectively
Power	500 kVA transformer (2 MDP's installed and each sized for 2500 kVA transformers)
Generator	300 kW for life safety
Wall Insulation	R-20

### Utilities

Water & Sewer	City
Electric	Gexa
Gas	Atmos



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