

# TRANS TEXAS GATEWAY I



## Trans Texas Gateway I

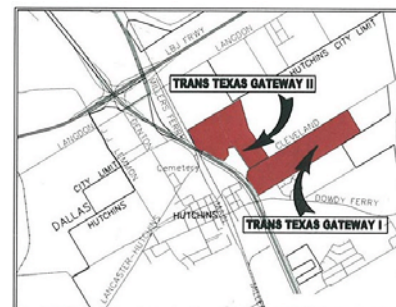
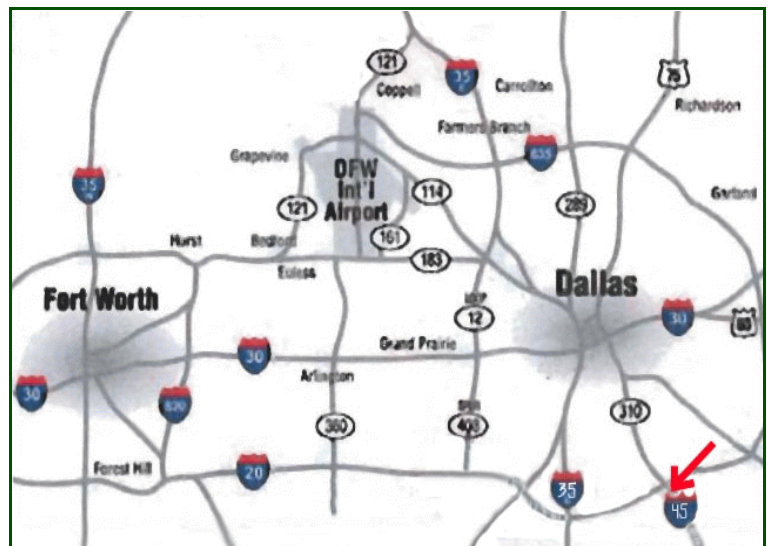
Strategically located near the intersection of I-20 and I-45 in Hutchins, Texas.

### Site Features:

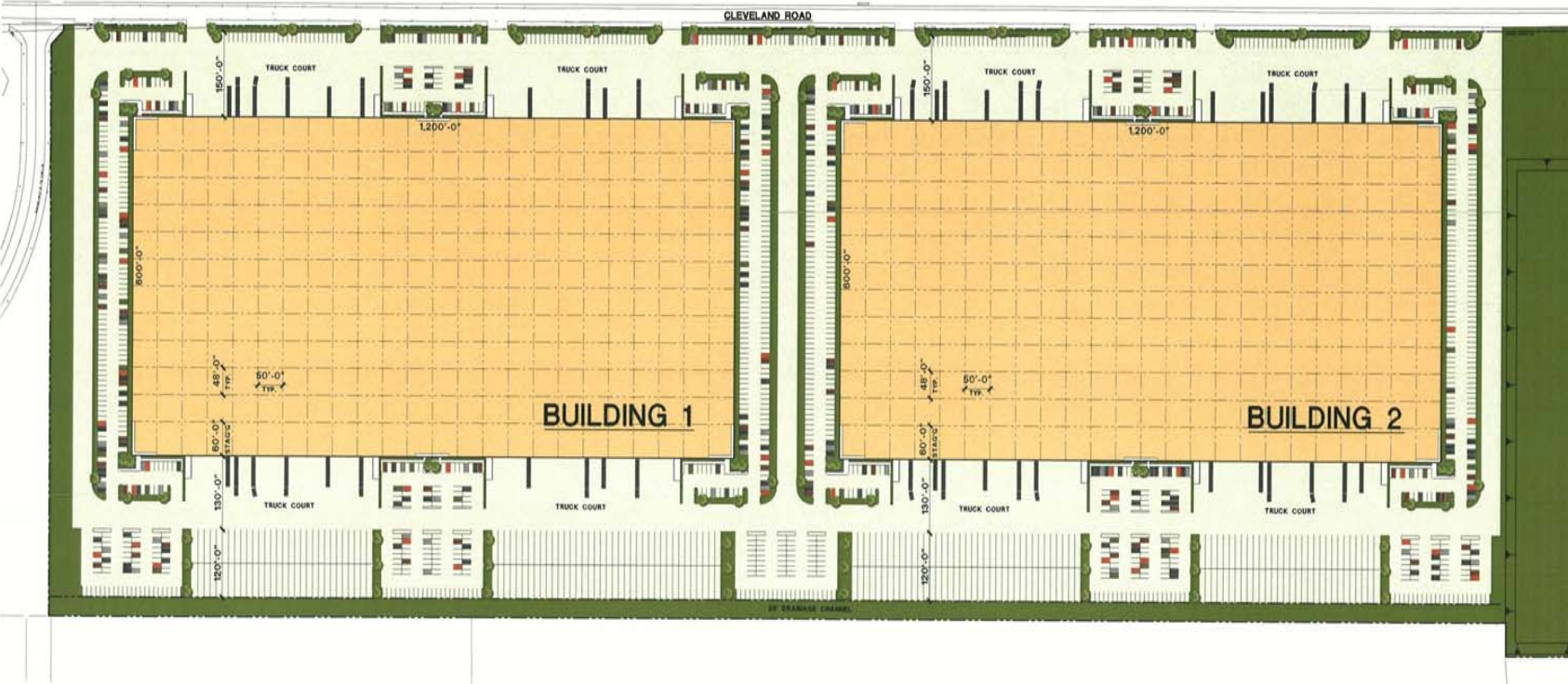
- Within .5 mile of UP Intermodal
- Triple Freeport Tax Benefits
- Immediate Access to I-20 and I-45
- Abundant labor

### Contact:

**John Aldrich, SIOR**  
**972-755-0253**







### Building 1 & 2 Features

- 720,000 - 1,440,000 Square Feet
- 32' Clear Height
- 50' x 48' column Spacing
- 60' Staging Areas
- Cross Dock Loading
- ESFR Sprinkler System
- 150' Truck Courts
- Additional Trailer Parking



### MASTER PLAN



#### SITE DATA

SITE AREA		82 AC.
BUILDING AREA		
BUILDING 1		720,000 S.F.
BUILDING 2		720,000 S.F.
TOTAL BUILDING AREA		1,440,000 S.F.
PARKING REQUIREMENTS		
BUILDING 1	1:300-1:1500	594 SPACES
BUILDING 2	1:300-1:1500	594 SPACES
PARKING PROVIDED		1,468 SPACES
TRAILER STORAGE		
BUILDING 1		136 STALLS
BUILDING 2		136 STALLS