

# MILLER 635 LOGISTICS CENTER BUILDING 1B

UNDER  
CONSTRUCTION

FOR LEASE | 225,774 SF AVAILABLE

10851 Miller Road, Dallas, Texas 75238



- New Class-A Warehouse
- Located in the Northeast Dallas/Garland submarket near I-635
- Ideal location for both local and regional distribution



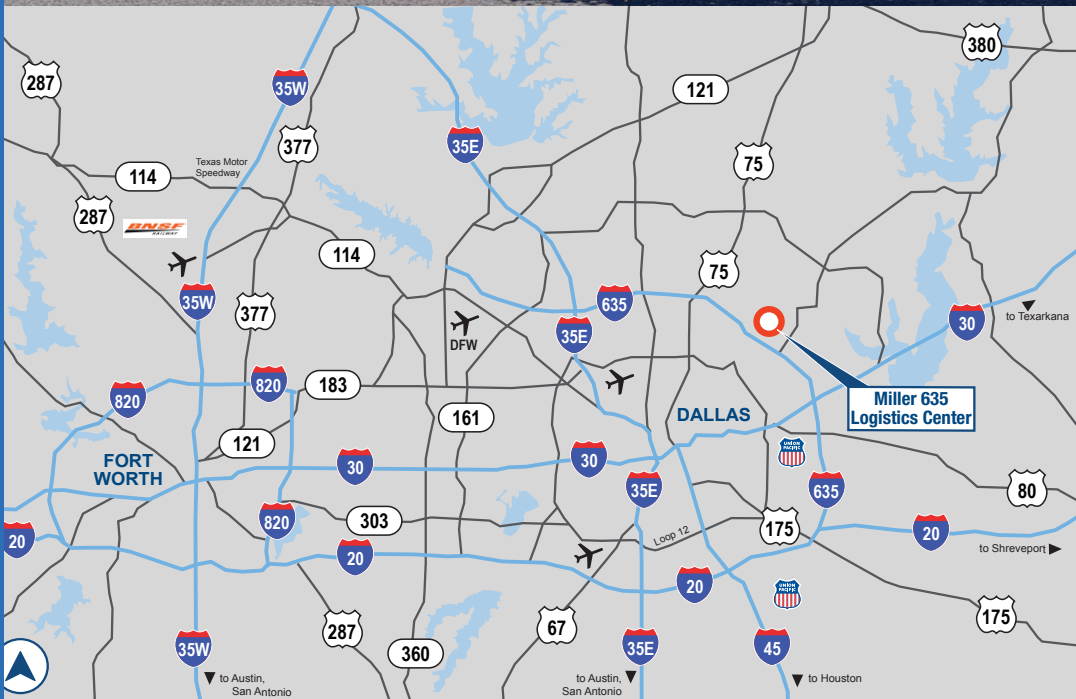
PROUDLY PURSUING  
**LEED**  
CERTIFICATION

 **IDI Logistics**  
**CBRE**

# PARK INFORMATION



**Miller 635 Logistics Center**, located in the Northeast Dallas/Garland submarket near Interstate 635, is an ideal location for both local and regional distribution. We are pursuing LEED® Certification for Miller 635 Logistics Center.



## DRIVING DISTANCES

### METRO AREAS

Fort Worth	46 miles
Shreveport	186 miles
Oklahoma City	205 miles
Austin	211 miles
Houston	252 miles
San Antonio	290 miles

### MAJOR ROADS

I-635	1 mile
US 75	5 miles
I-30	7 miles
Dallas North Tollway	8 miles
I-35E	13 miles
I-45	15 miles
I-20	18 miles

### AIR

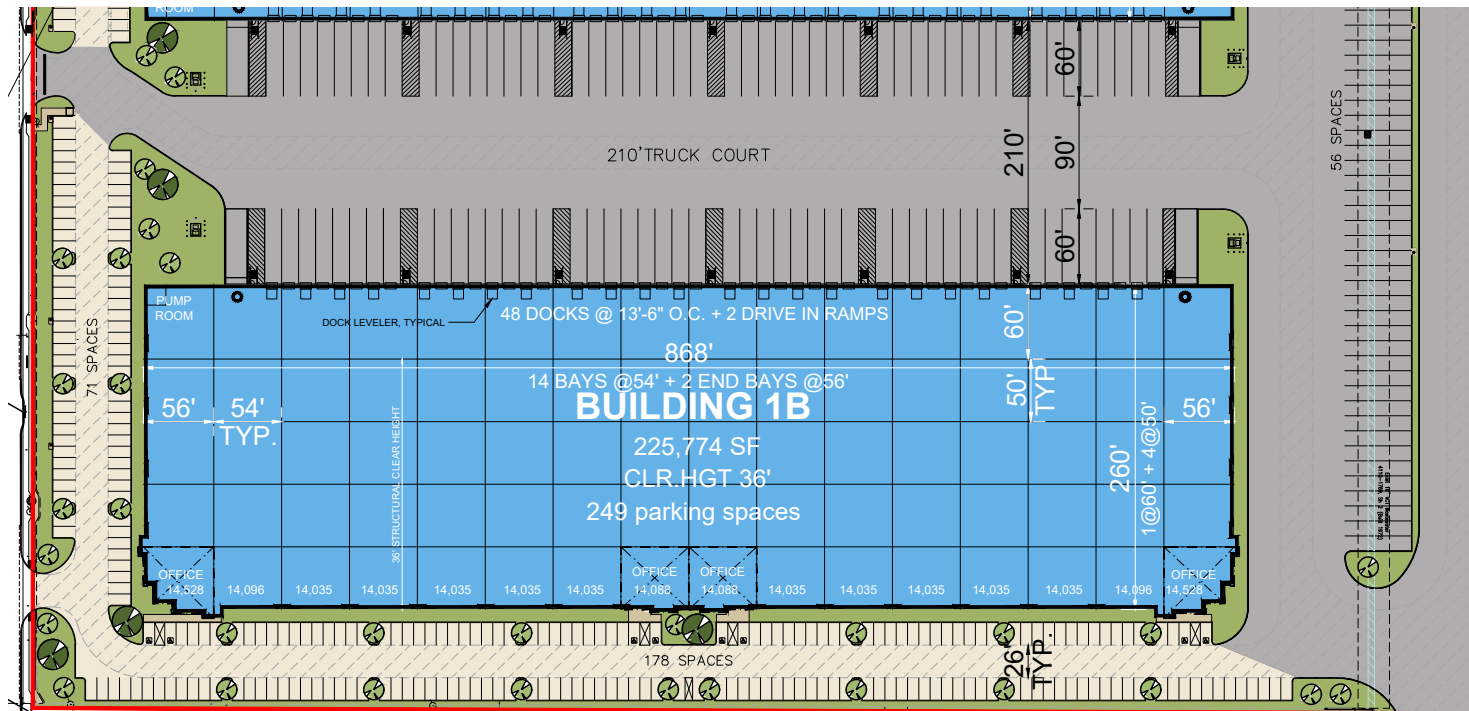
Love Field	17 miles
DFW International Airport	23 miles
Dallas Executive Airport	25 miles

# AVAILABLE SPACE

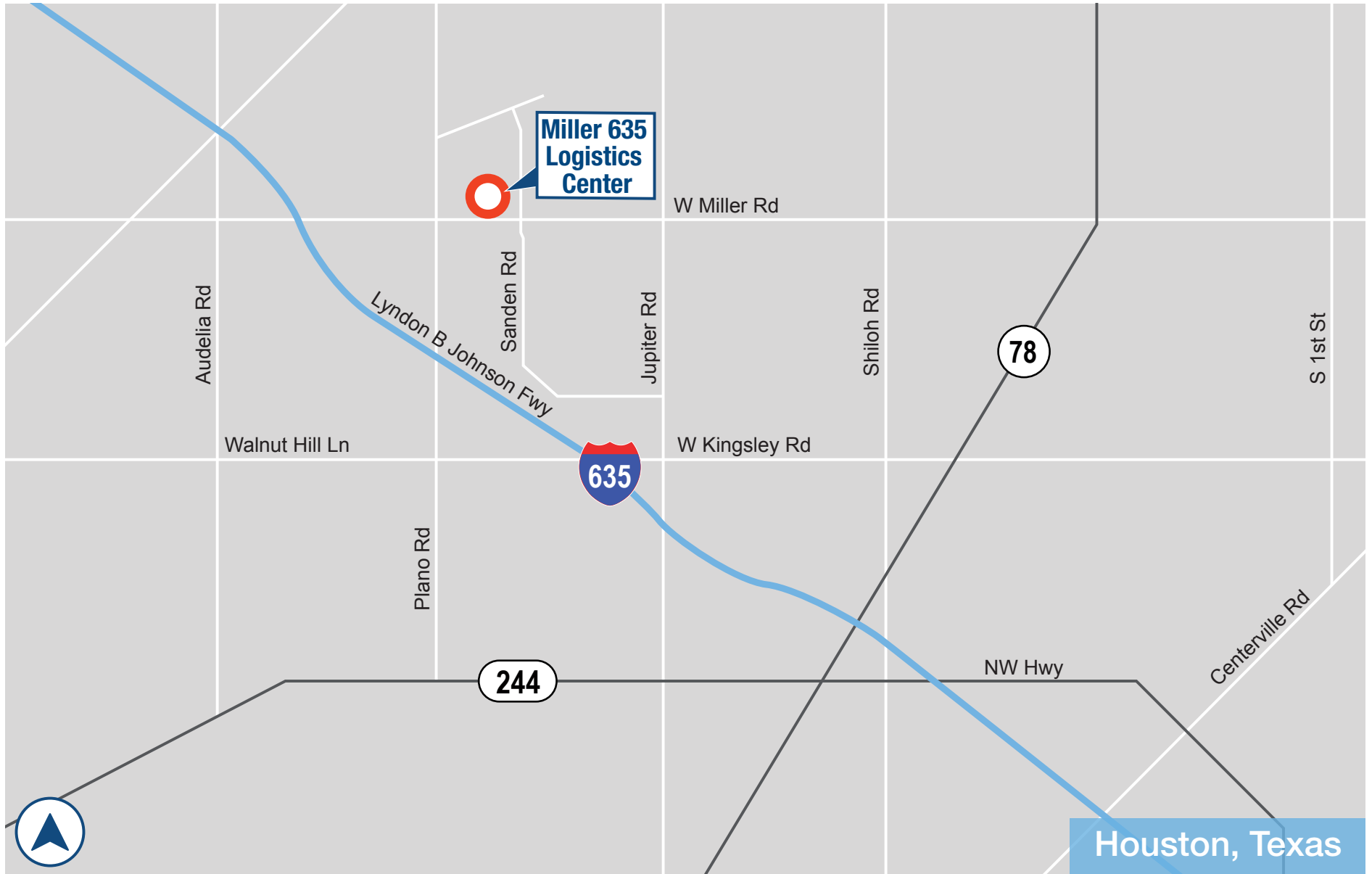
## 225,774 SQUARE FEET



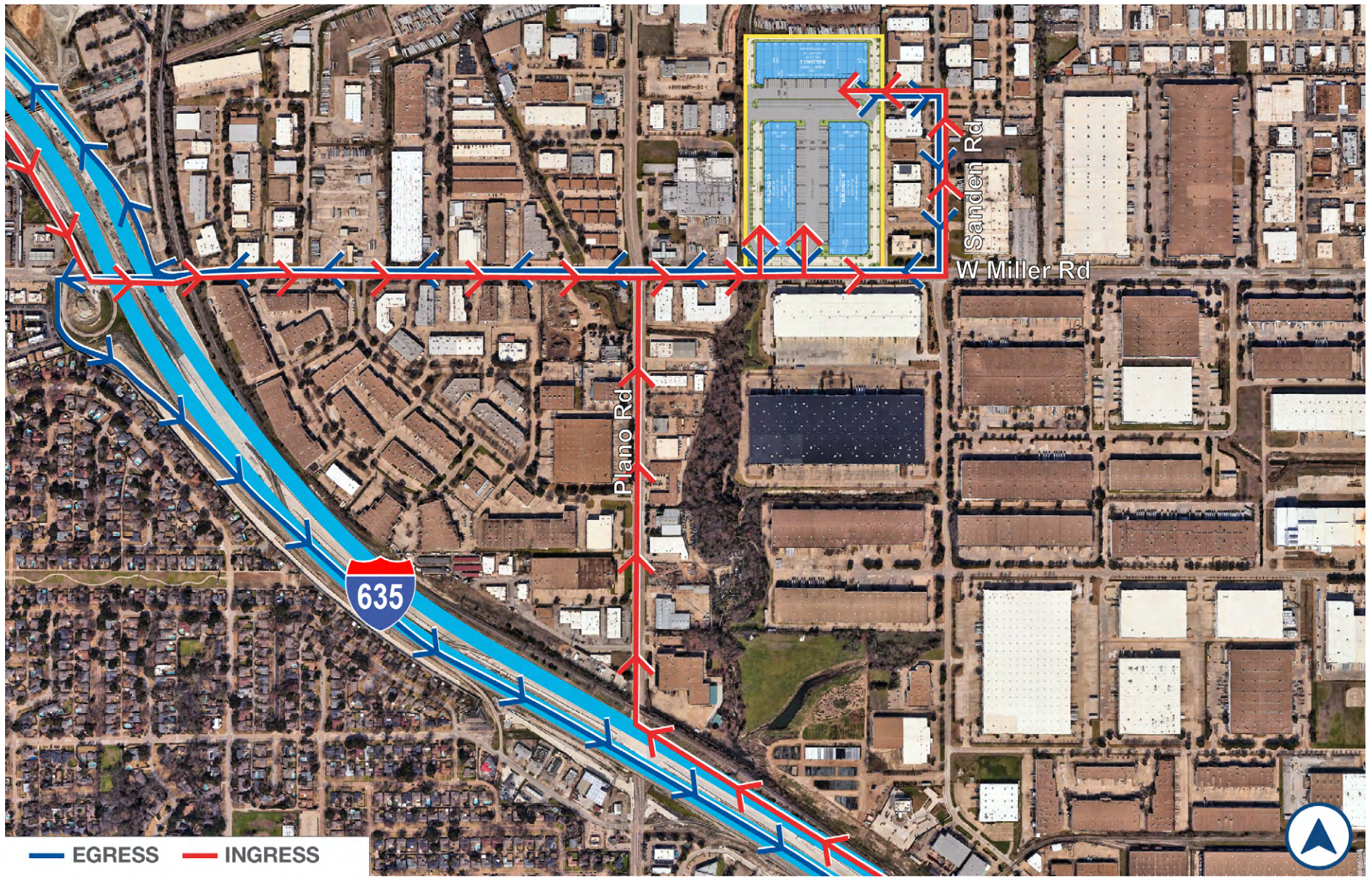
AVAILABLE SPACE:	225,774 SF
OFFICE SPACE:	Build to suit
CLEAR HEIGHT:	36'
DIMENSIONS:	868' x 260'
COLUMN SPACING:	54' x 50'
DOCK DOORS:	48 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
AUTO PARKING:	249 spaces
TRAILER PARKING:	28 stalls
TRUCK COURT:	210' (shared)
FIRE SPRINKLER:	ESFR



# PARK LOCATION



# PARK INGRESS & EGRESS



# MILLER 635 LOGISTICS CENTER

UNDER  
CONSTRUCTION

FOR LEASE | up to 225,774 AVAILABLE



## CBRE

For more information, or to set up a tour, please contact:

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## IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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[Learn More Here](#)

