

MILLER 635 LOGISTICS CENTER BUILDING 3

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

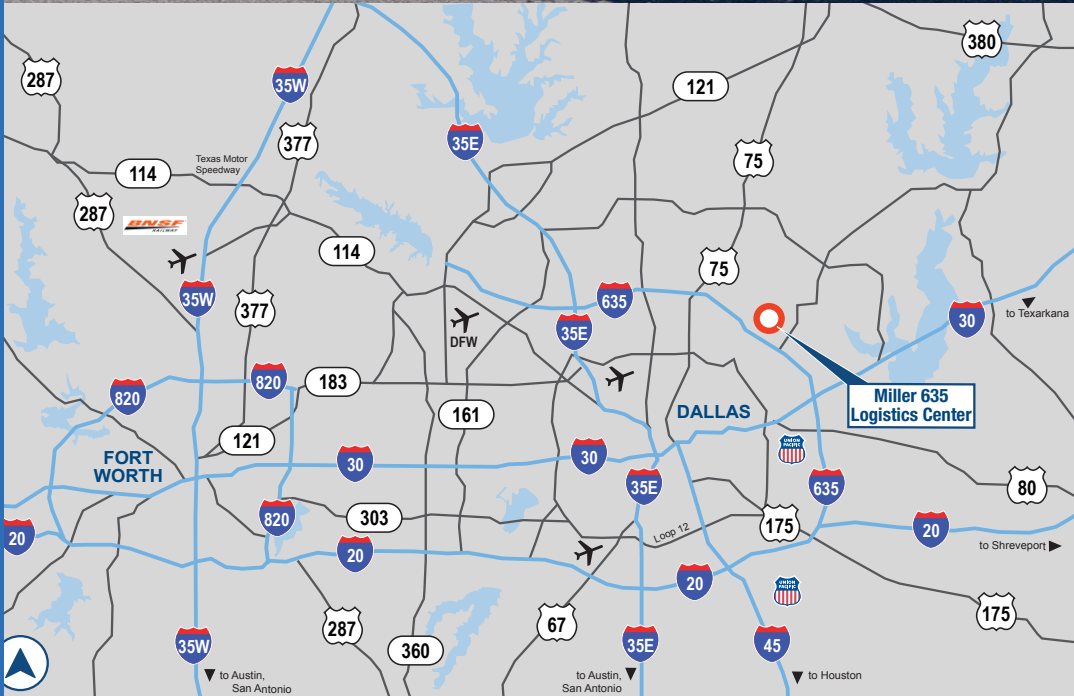


 **IDI Logistics**
CBRE

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

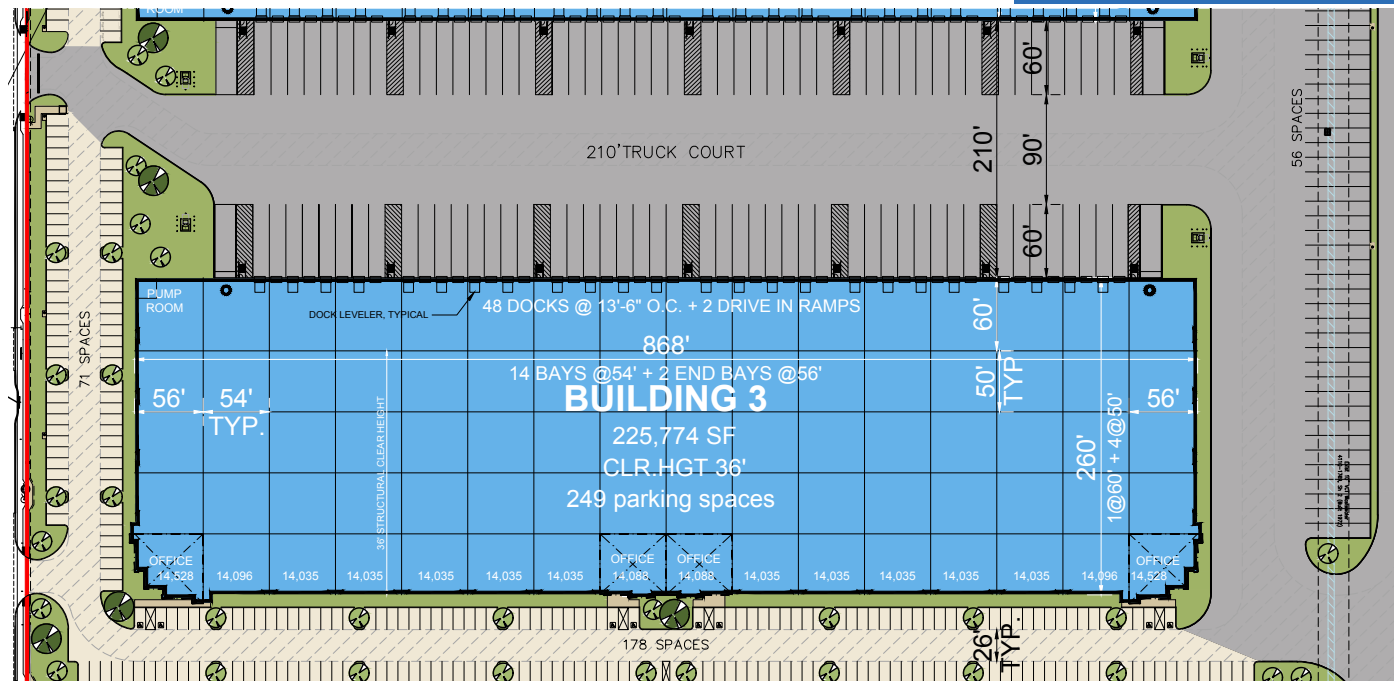
Love Field	17 miles
DFW International Airport	23 miles
Dallas Executive Airport.....	25 miles

AVAILABLE SPACE

225,774 SQUARE FEET



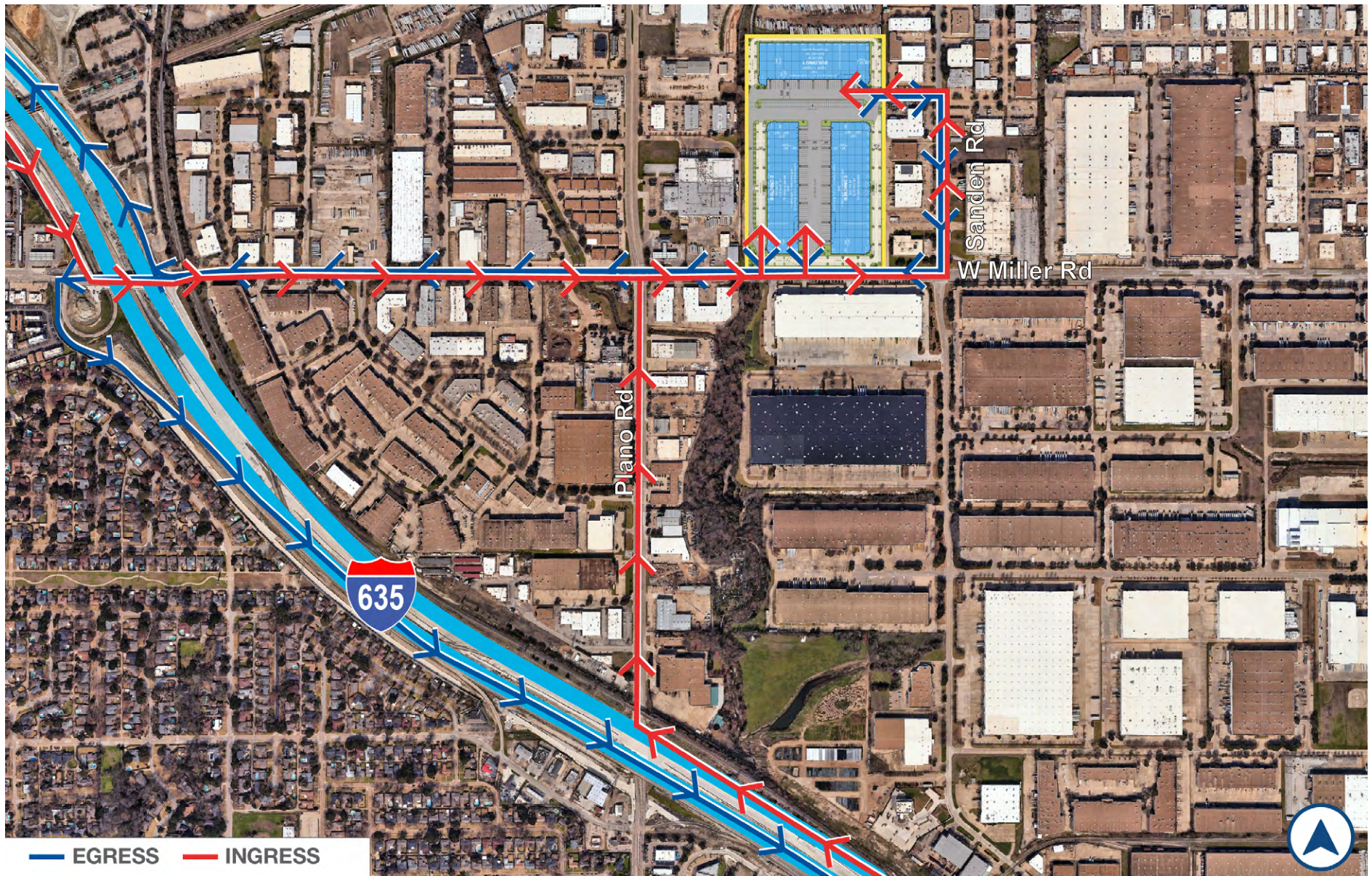
AVAILABLE SPACE:	225,774 SF
OFFICE SPACE:	3,679 SF
CLEAR HEIGHT:	36'
DIMENSIONS:	868' x 260'
COLUMN SPACING:	54' x 50'
DOCK DOORS:	48 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
AUTO PARKING:	244 spaces
TRAILER PARKING:	28 stalls
TRUCK COURT:	210' (shared)
SLAB THICKNESS:	6" Trilytic
POWER:	2 each, 1,600 amp
FIRE SPRINKLER:	ESFR



PARK LOCATION



PARK INGRESS & EGRESS



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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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