

# PROLOGIS WITT ROAD



Up to 2M SF Available

5001 Witt Road, Dallas, TX 75241





# Built for your business.

With roughly 170 acres, Prologis Witt Road is primed to fit your exact requirements and preferences.



## Flexible building configurations.

Multiple approved layouts accommodate users needing 500,000 to 2 million sq ft.



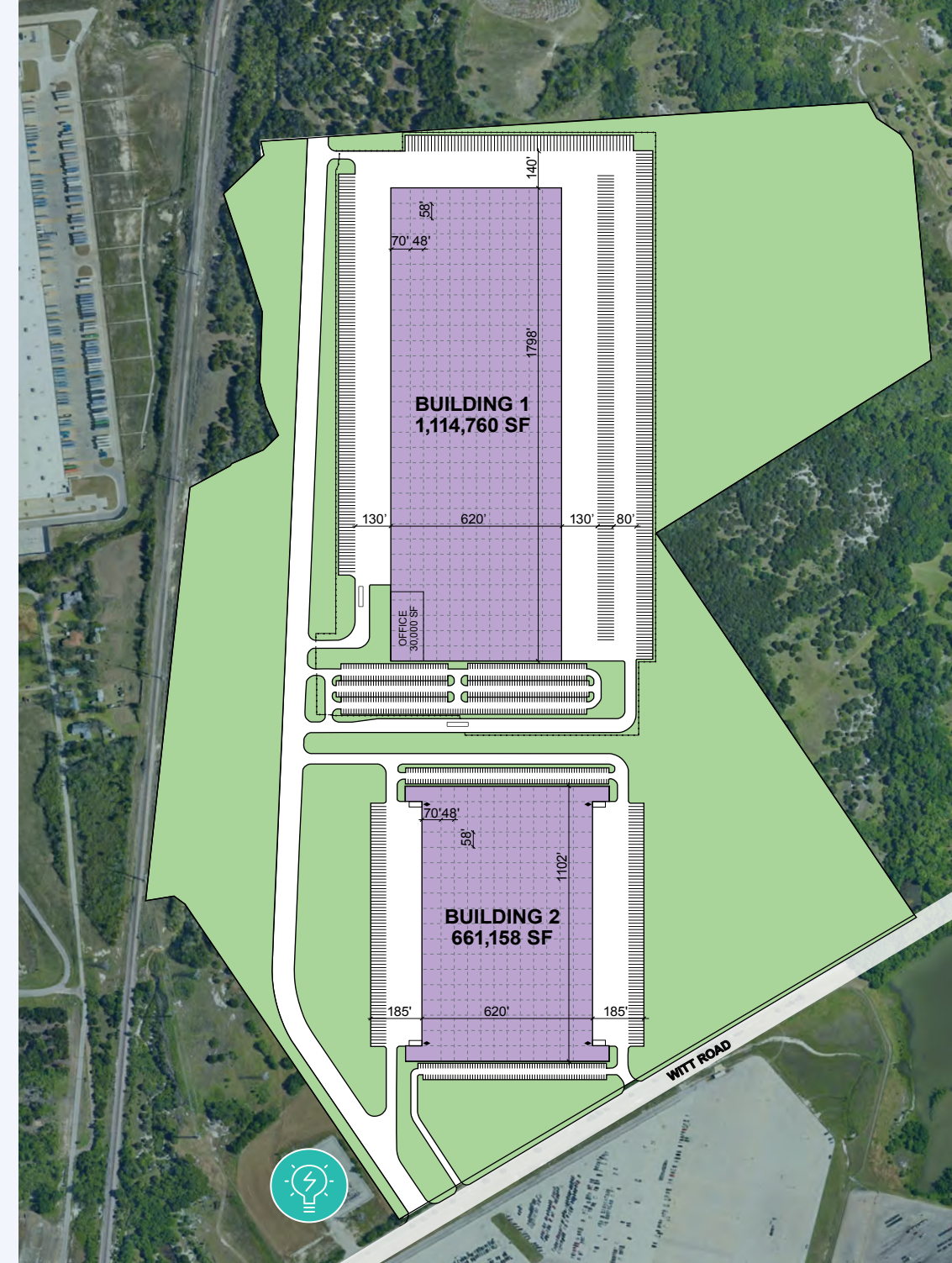
## Immediate power access.

Oncor substation is located immediately adjacent to the property.



## Road improvements.

Witt Road infrastructure updates completed October 2024.



## Configuration 1

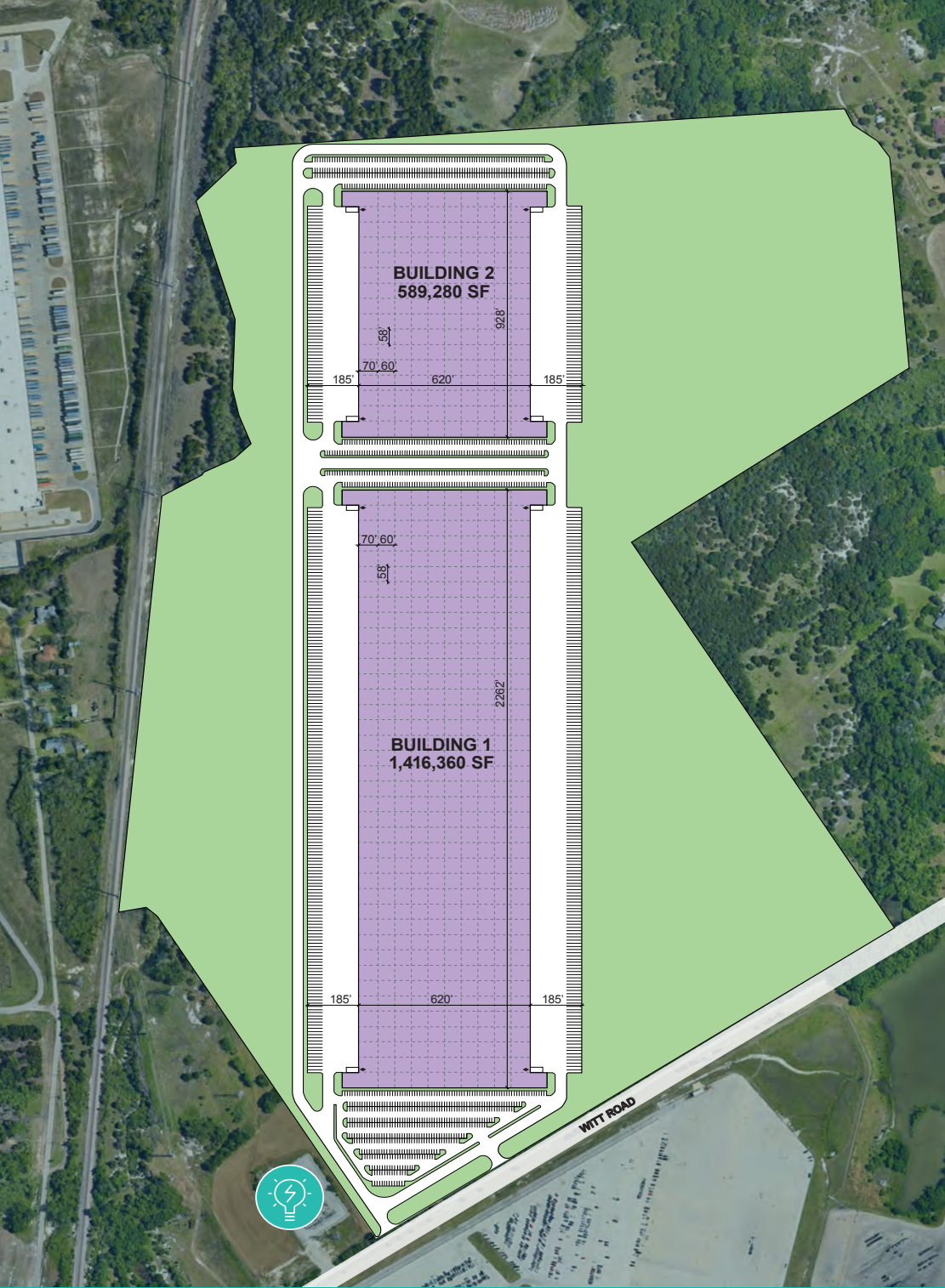
### BUILDING 1 | 1,114,760 SF

- Cross-dock and side-load configuration
- 58' x 48' typical bay spacing
- 70' speed bay
- 230 (9' x 10') dock high doors
- 560 auto parking spaces
- 504 trailer stalls

### BUILDING 2 | 661,158 SF

- Cross-dock configuration
- 58' x 48' typical bay spacing
- 70' speed bay
- 110 (9' x 10') dock high doors
- 4 (12' x 14') drive-in doors
- 314 auto parking spaces
- 154 trailer stalls





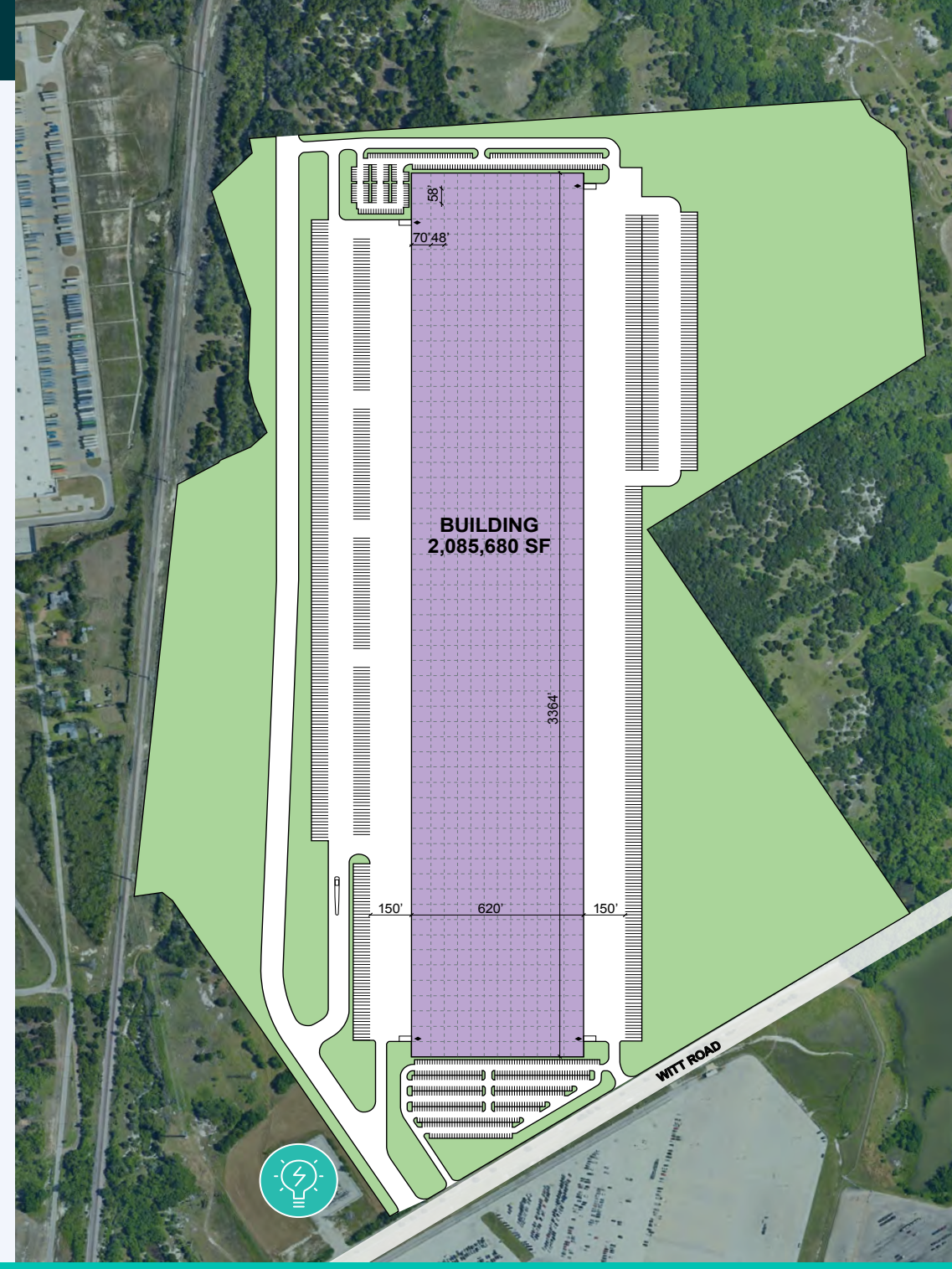
## Configuration 2

### BUILDING 1 | 1,416,360 SF

- Cross-dock configuration
- 58' x 60' typical bay spacing
- 70' speed bay
- 244 (9' x 10') dock high doors
- 4 (12' x 14') drive-in doors
- 701 auto parking spaces
- 356 trailer stalls

### BUILDING 2 | 589,280 SF

- Cross-dock configuration
- 58' x 60' typical bay spacing
- 70' speed bay
- 90 (9' x 10') dock high doors
- 4 (12' x 14') drive-in doors
- 535 auto parking spaces
- 136 trailer stalls



## Configuration 3

### BUILDING | 2,085,680 SF

- Cross-dock configuration
- 58' x 48' typical bay spacing
- 70' speed bay
- 384 (9' x 10') dock high doors
- 4 drive-in doors
- 793 auto parking spaces
- 844 trailer stalls
- 150' truck court depth



# Keeping you connected.

Prologis Witt Road is located within a 60 minute drive of the entire Dallas-Fort Worth metroplex.



2.5 miles to Interstate 45



3 miles to FedEx Ground Facility



3.5 miles to Interstate 20



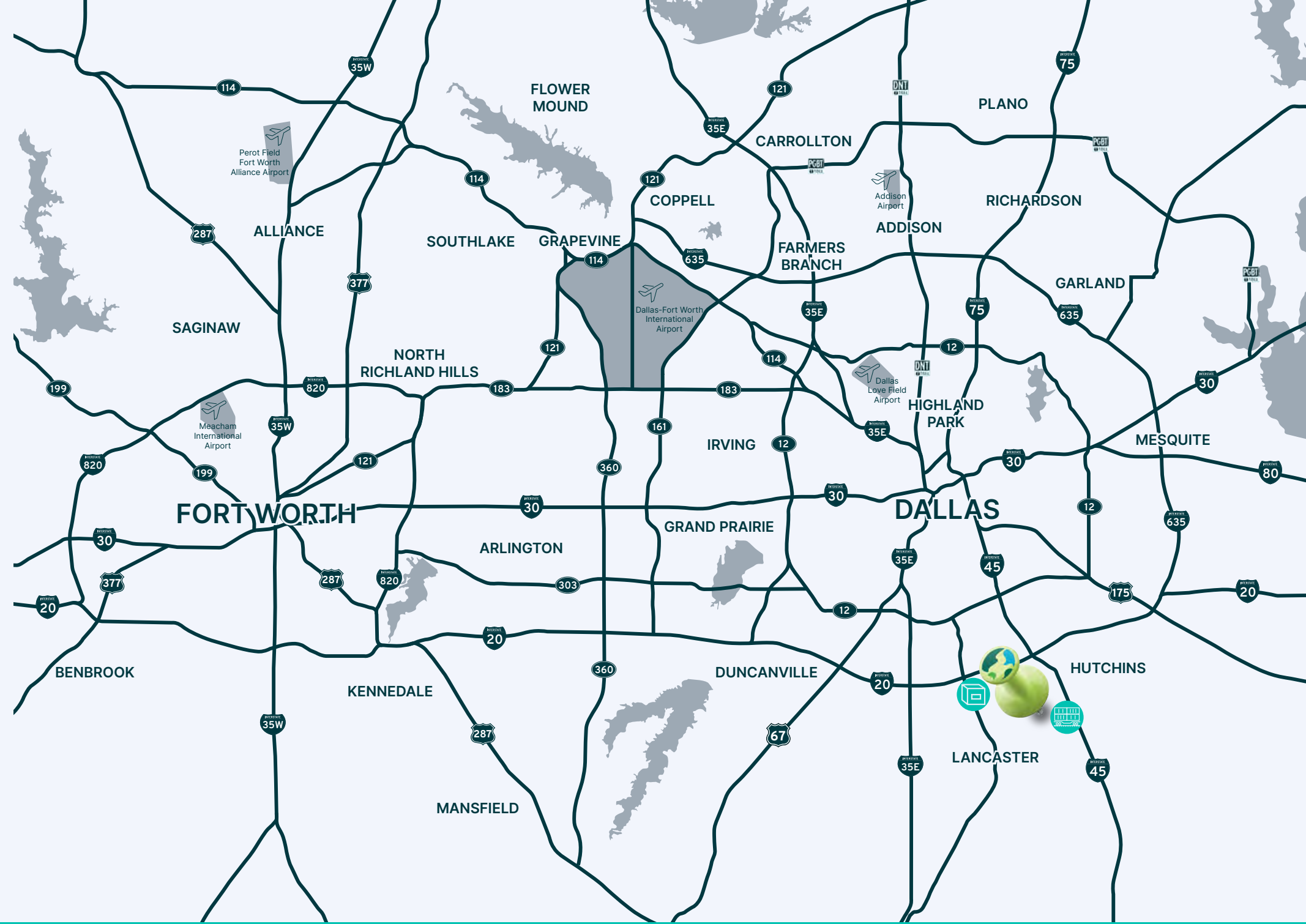
4 miles to Union Pacific Intermodal



14 miles to Downtown Dallas



31 miles to DFW International Airport





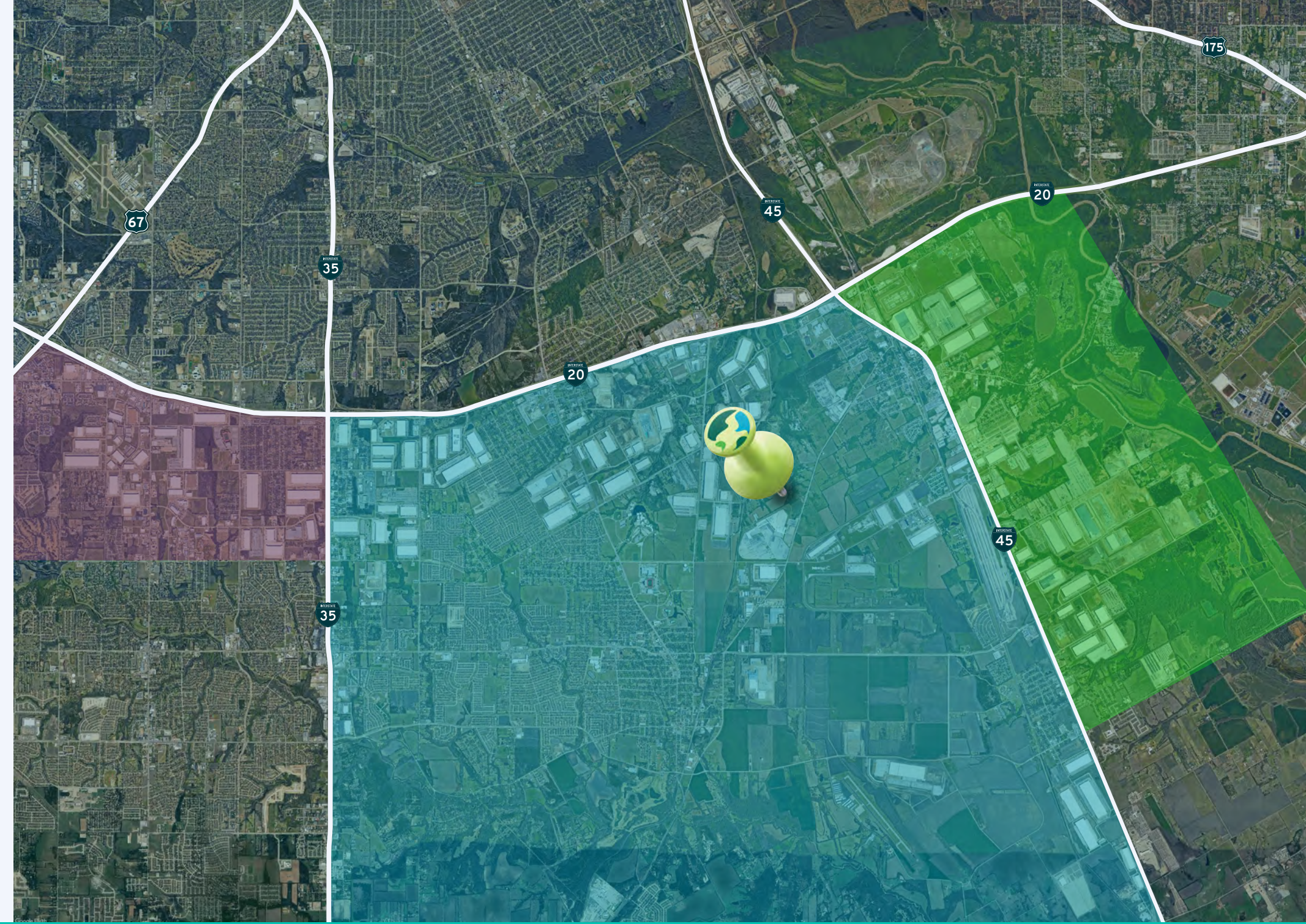
# Strong corporate neighbors.

Prologis Witt Road sits amongst a network of established corporate leaders, ideal for businesses seeking a strategic and thriving location.

**Immediate Proximity**


**West**


**East**



# Maximize operational efficiency.

Prologis Essentials offers streamlined solutions to address your supply chain challenges.



## OPERATIONS

Centered at the core of successful fulfillment — from move-in services to forklifts and racking systems — Prologis has you covered.

### Products

- Forklifts and Aerial Equipment
- Racking and Mezzanines
- Conveyors and Pick Modules
- Generators
- Fans and Cooling Systems
- Office Furniture and Design
- Dock Doors and Levelers

### Services

- Moving & Relocation
- Liquidation
- Rack Buy-Back



## MOBILITY

Reducing transportation costs and improving last-mile delivery with autonomous yard trucks, routing solutions, and fleet management services are all critical essentials for your transportation needs.

- EV Charging
- Fleet Electrification
- Autonomous Yard Trucks
- Freight Marketplace
- Last Mile Routing
- Fleet Management



## ENERGY + SUSTAINABILITY

Improving energy efficiency in logistics, 80% of our customers' electricity needs are typically provided by the renewable energy from Prologis SolarSmart installations, while rooftop solar and LED lighting are purpose-built to deliver a carbon-neutral facility.

- SolarSmart
- Energy Storage / Resale
- Smart Metering
- Energy and Carbon Management
- Carbon Credits / Offsetting
- Renewable Energy Credits
- Power Purchase Agreements
- Smart Lighting
- LED Retrofits
- Energy Efficiency Retrofits
- Innovation in Sustainable Logistics



## WORKFORCE

Training the future logistics workforce, upskilling current talent, and keeping workers safe and productive — Prologis is committed to helping build a talent pipeline.

- Robotics and Automation
- Prologis Community Workforce Initiative
- Training & Certification
- Productivity & Safety Wearables
- Talent Hiring & Retention Platform







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Prologis is the world's largest owner, operator, and developer of logistics real estate with approximately 1.2 billion square feet owned and under management in 20 countries on four continents. We lease modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.

Data as of September 30, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties, and development projects.

