

# 504,500 SF

Industrial Space For Lease



## Prologis Mountain Creek 4



3584 Mountain Creek Parkway  
Dallas, TX 75236 USA



### LOCATION

- Centrally located between Dallas and Fort Worth with easy access to I-20 and I-30
- Located in a Class A business park with established corporate neighbors

### FACILITY

- 504,500 sf available (divisible)
- Two (2) 5,339 sf offices
- 40' clear height
- 91 (9' x 10') dock doors
- 4 (14' x 16') dock doors with ramp
- 46 (7' x 8') Kelley 40,000lb mechanical levelers
- 352 auto parking spaces
- 90 trailer spaces
- ESFR sprinkler system
- R-25 rigid roof insulation

### ADVANTAGES AND AMENITIES

- Triple Freeport tax exemption
- Possible economic incentives from City of Dallas
- Access to the [Prologis Essentials](#) platform, which includes:
  - [Operations Essentials](#)
  - [Energy + Sustainability Essentials](#)
  - [Mobility Essentials](#)
  - [Workforce Essentials](#)

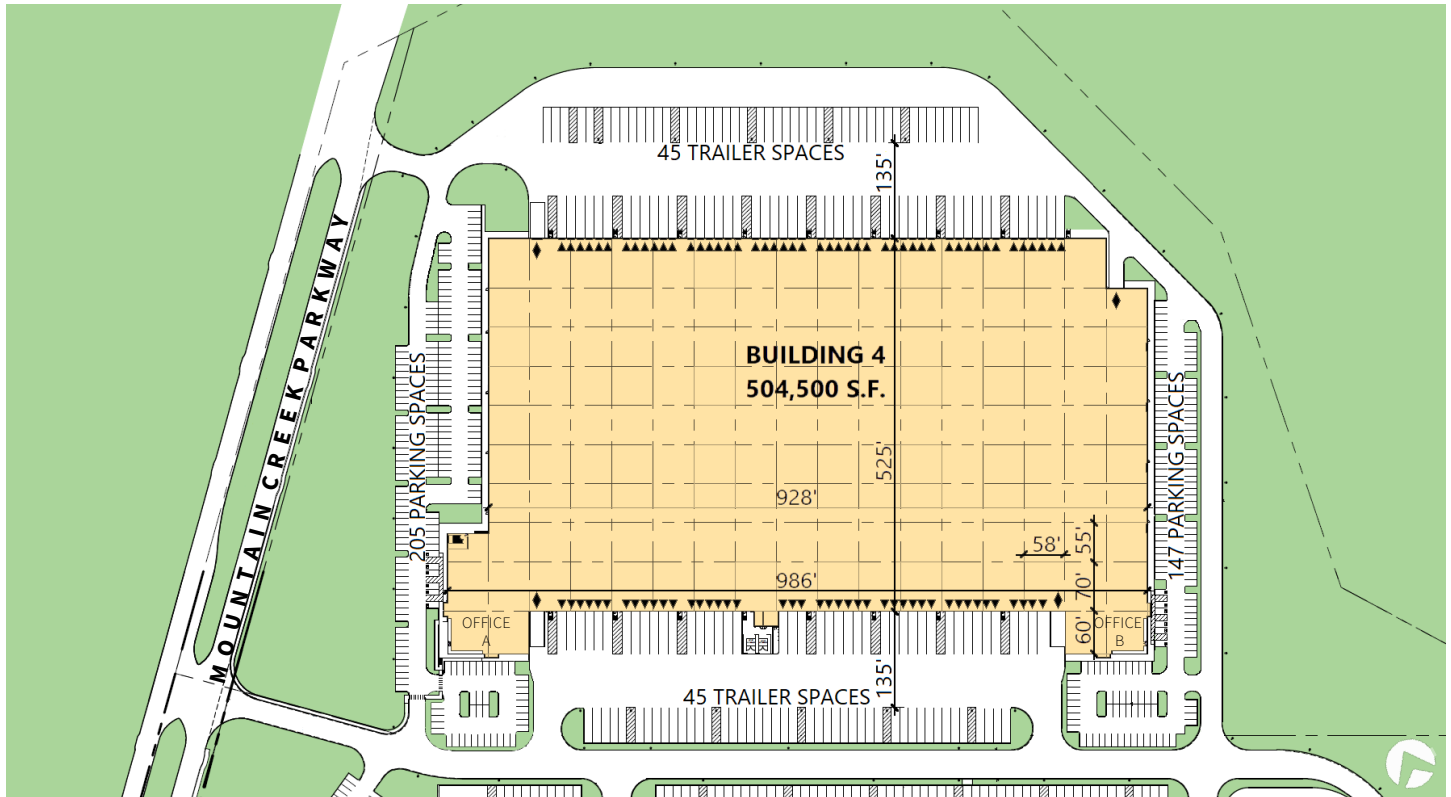
**Prologis Essentials: your single-source service for efficient move-in and operations at [prologisessentials.com](https://prologisessentials.com)**

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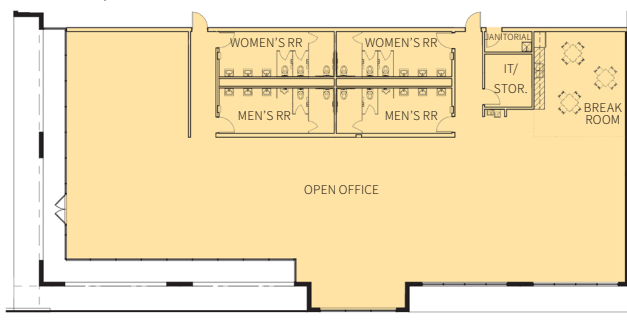
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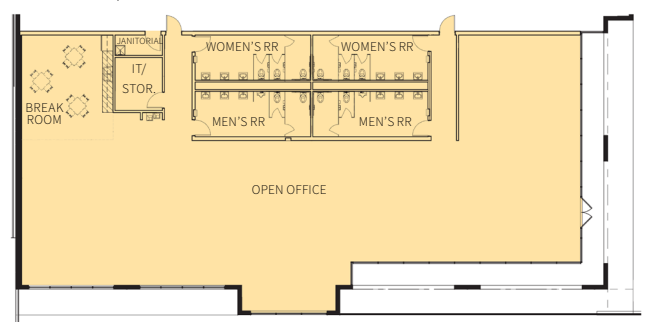
## Prologis Mountain Creek 4



Office A | 5,339 sf



Office B | 5,339 sf



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