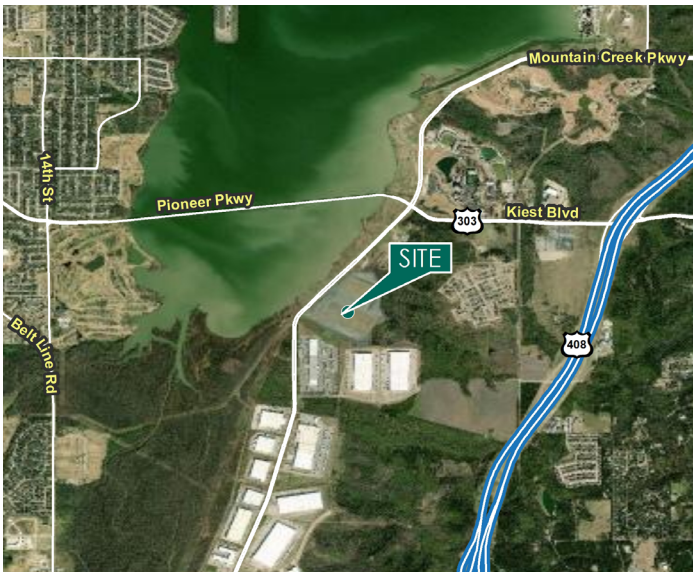
286,414 SF

Industrial Space For Lease

PROLOGIS®

Prologis Mountain Creek 3

3636 Mountain Creek Parkway, Suite 101
Dallas, TX 75236 USA



Scan to watch the property video!

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

- 286,414 sf available
- 5,582 sf office
- 40' clear height
- 41 (9' x 10') dock doors
- 2 (14' x 16') dock doors with ramp
- 41 (7' x 8') Kelley 40,000lb hydraulic levelers
- 378 auto parking spaces
- 21 (12' x 65') trailer spaces
- 15 (12' x 55') 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

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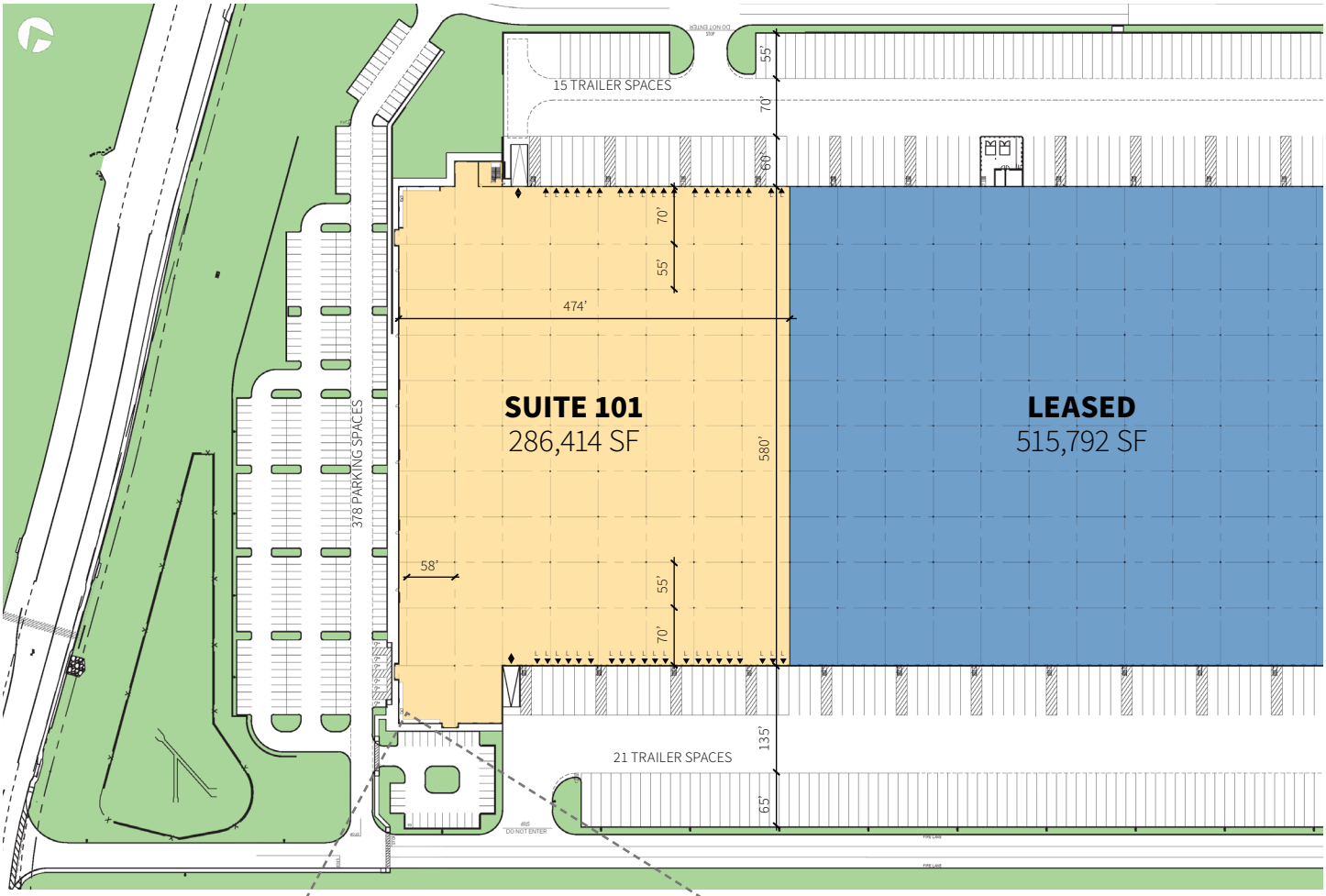

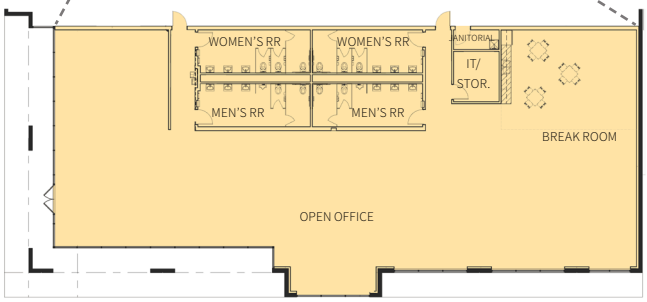

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