

802,206 SF

Industrial Space For Lease



Prologis Mountain Creek 3



3636 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

- 802,206 sf available
- Two (2) 5,582 sf offices
- 40' clear height
- 138 (9' x 10') dock doors
- 4 (14' x 16') dock doors with ramp
- 125 (7' x 8') Kelley 40,000lb hydraulic levelers
- 674 auto parking spaces
- 149 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](#)

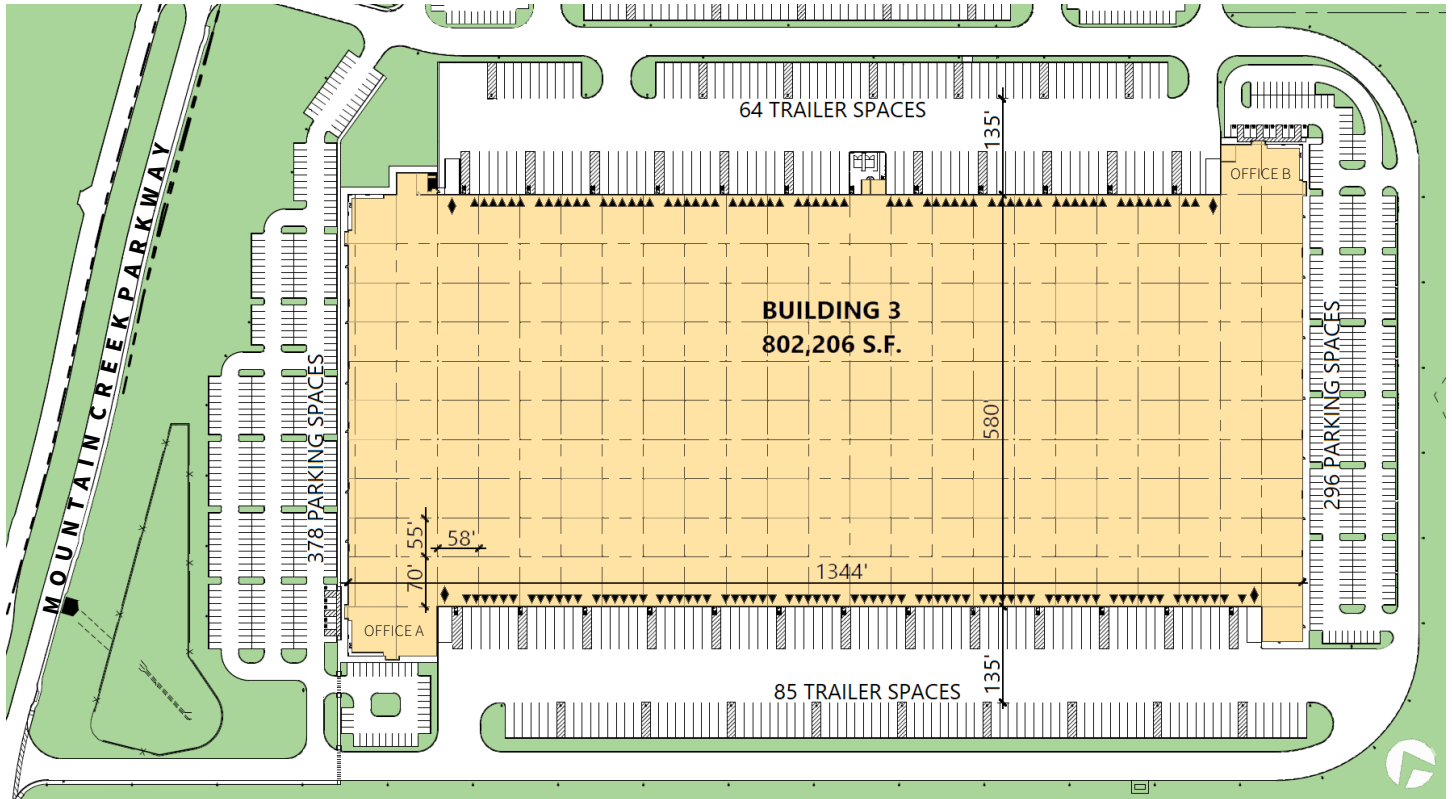
Prologis Essentials: your single-source service for efficient move-in and operations at prologisessentials.com

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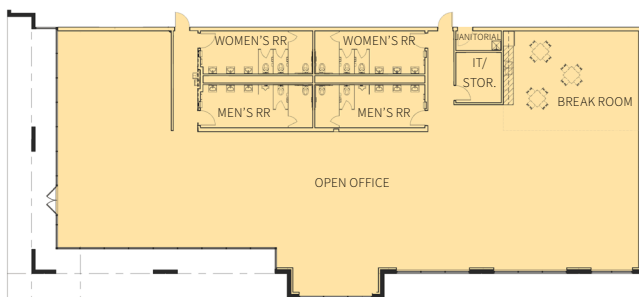
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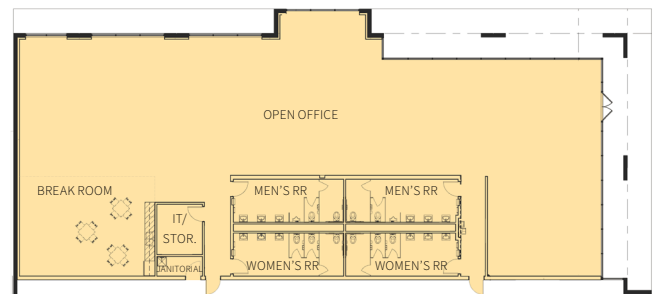
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Office A | 5,582 sf



Office B | 5,582 sf



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