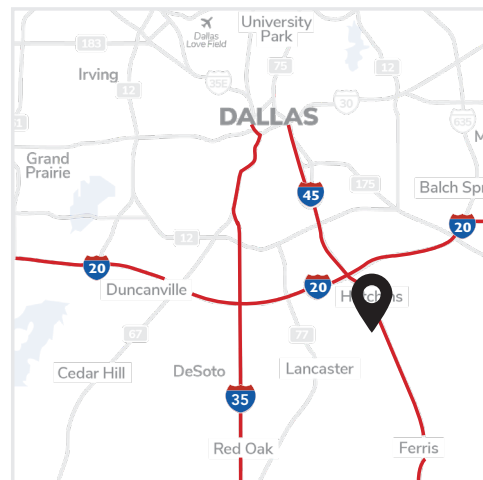


**4.2 ACRES OF SECURED OUTDOOR STORAGE SPACE AVAILABLE FOR LEASE**



**SITE SPECIFICS**

- Suite 101
- 4.2-acres
- Road base with crushed gravel
- Fully Fenced
- Fully Lit
- Immediate access to UP Intermodal
- Immediate access to I-45
- Ability to install office or shop with full utilities



**DRIVE TIMES**

- I-20: 3.5 Miles
- I-45: 0.2 Miles
- I-35: 9.2 Miles
- UP Intermodal: 0.3 Miles
- Downtown Dallas: 13 Miles







