



# C5LC AT I-35

Lancaster, Texas

**Building A: 327,380 SF Available for Lease Q4 2023**

**Building B: 276,880 SF Available for Lease Q4 2023**



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DEVELOPER

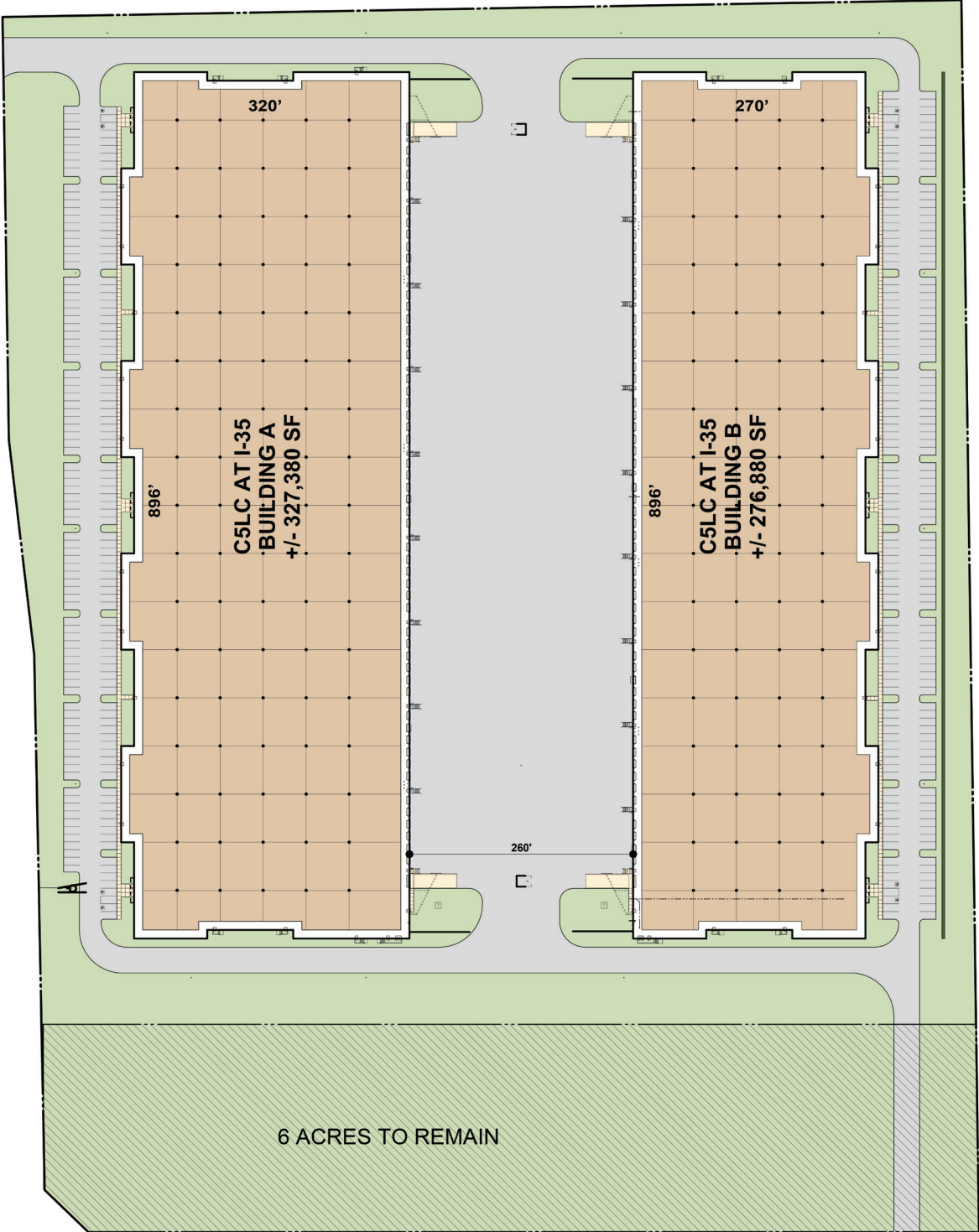


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LEASING AGENT

# C5LC AT I-35

I-35 E SERVICE ROAD



6 ACRES TO REMAIN

BEAR CREEK ROAD

## BUILDING A

Lancaster, TX

AVAILABLE Q4 2023

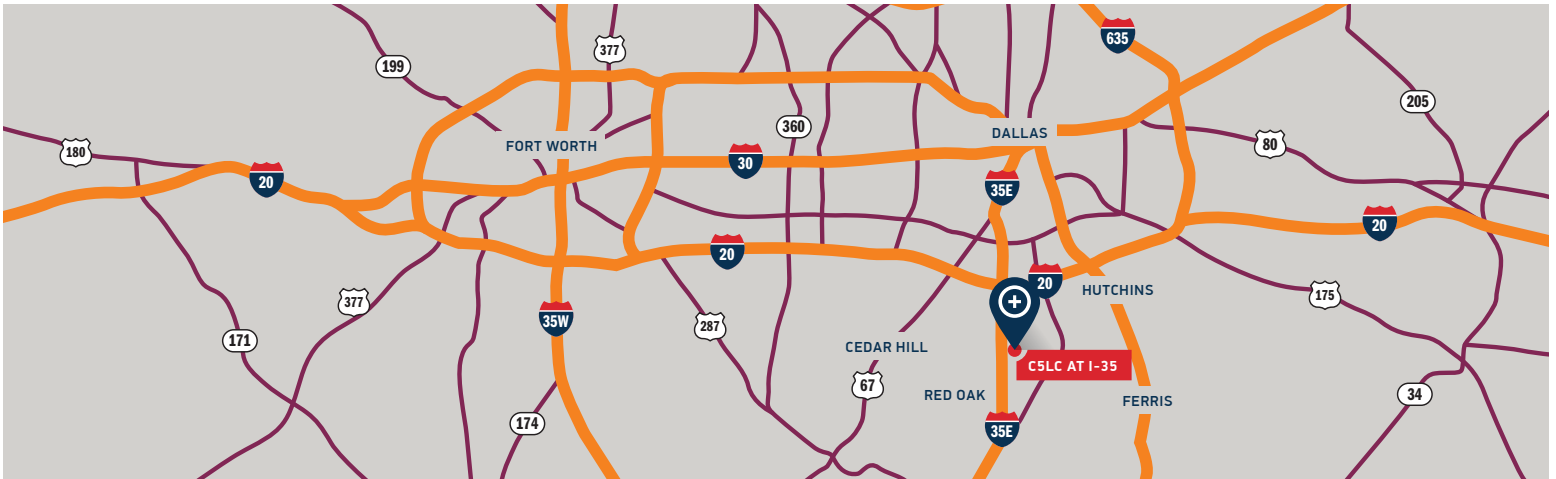
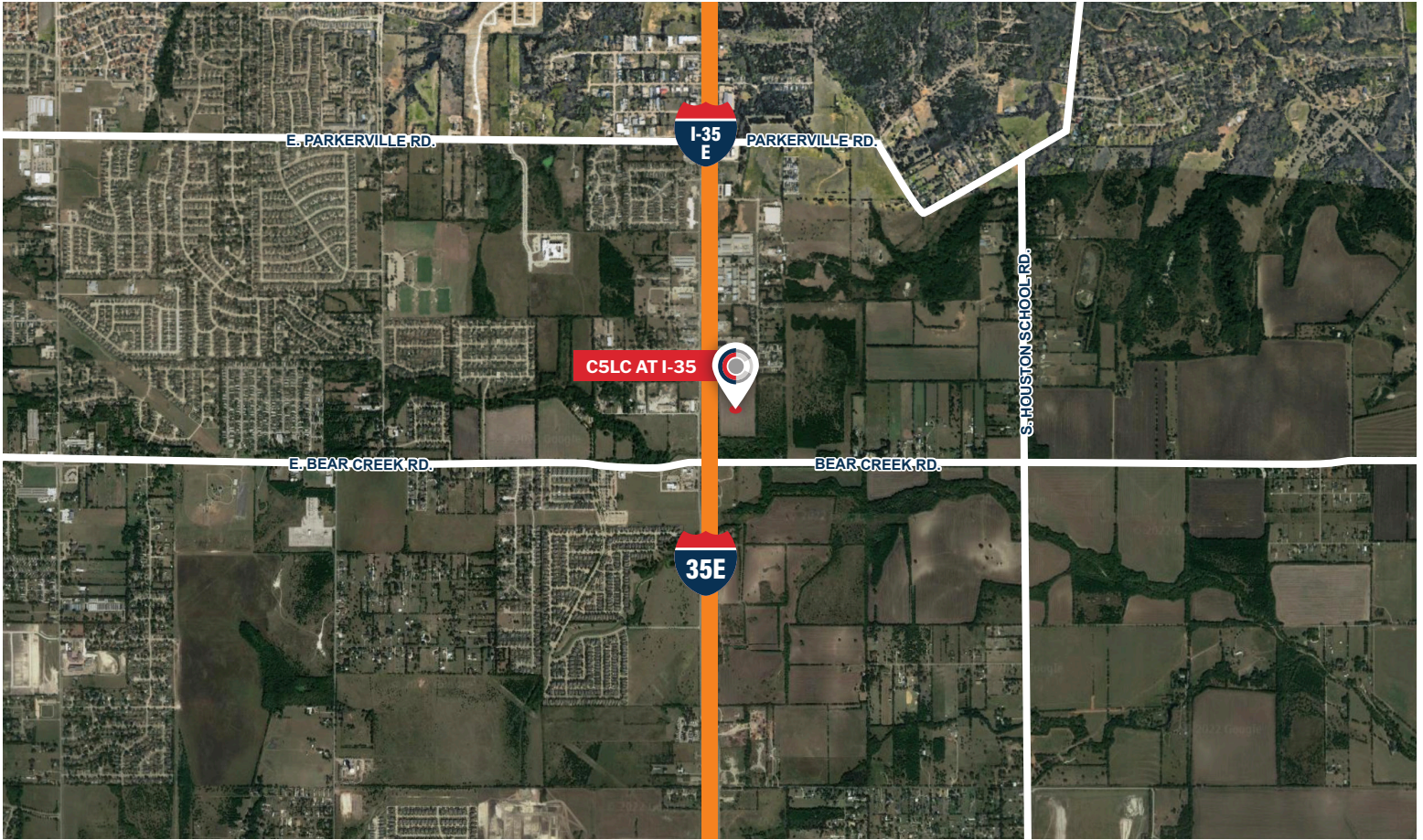
## BUILDING B

Lancaster, TX

AVAILABLE Q4 2023

<b>Square Footage</b>	327,380 SF	276,880 SF
<b>Site Area</b>	15.7 acres +/-	14.2 acres +/-
<b>Configuration</b>	Rear load	Rear load
<b>Column Spacing</b>	56' W x 50' D (Typical); 56' W x 70' D (Loading bays)	56' W x 50' D (Typical); 56' W x 70' D (Loading bays)
<b>Slab Thickness</b>	7" thick, 4,000psi steel-reinforced concrete	7" thick, 4,000psi steel-reinforced concrete
<b>Clear Height</b>	36' clear minimum	36' clear minimum
<b>Dock High Doors</b>	52 - 9' x 10' non-insulated	52 - 9' x 10' non-insulated
<b>Drive-In Doors</b>	2 - 14' x 16' ramped	2 - 14' x 16' ramped
<b>Truck Court Depth</b>	260' shared truck court	260' shared truck court
<b>Auto Parking</b>	179 auto spaces	192 auto spaces
<b>Sprinkler System</b>	ESFR sprinkler system	ESFR sprinkler system





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