



CORE5 AT PERIMETER PARK - BUILDINGS A & B  
Dallas, TX

AVAILABLE Q1 2024

[MORE INFORMATION ▶](#)

# AVAILABLE PROPERTIES

Q1 2024

## FEATURED PROPERTY

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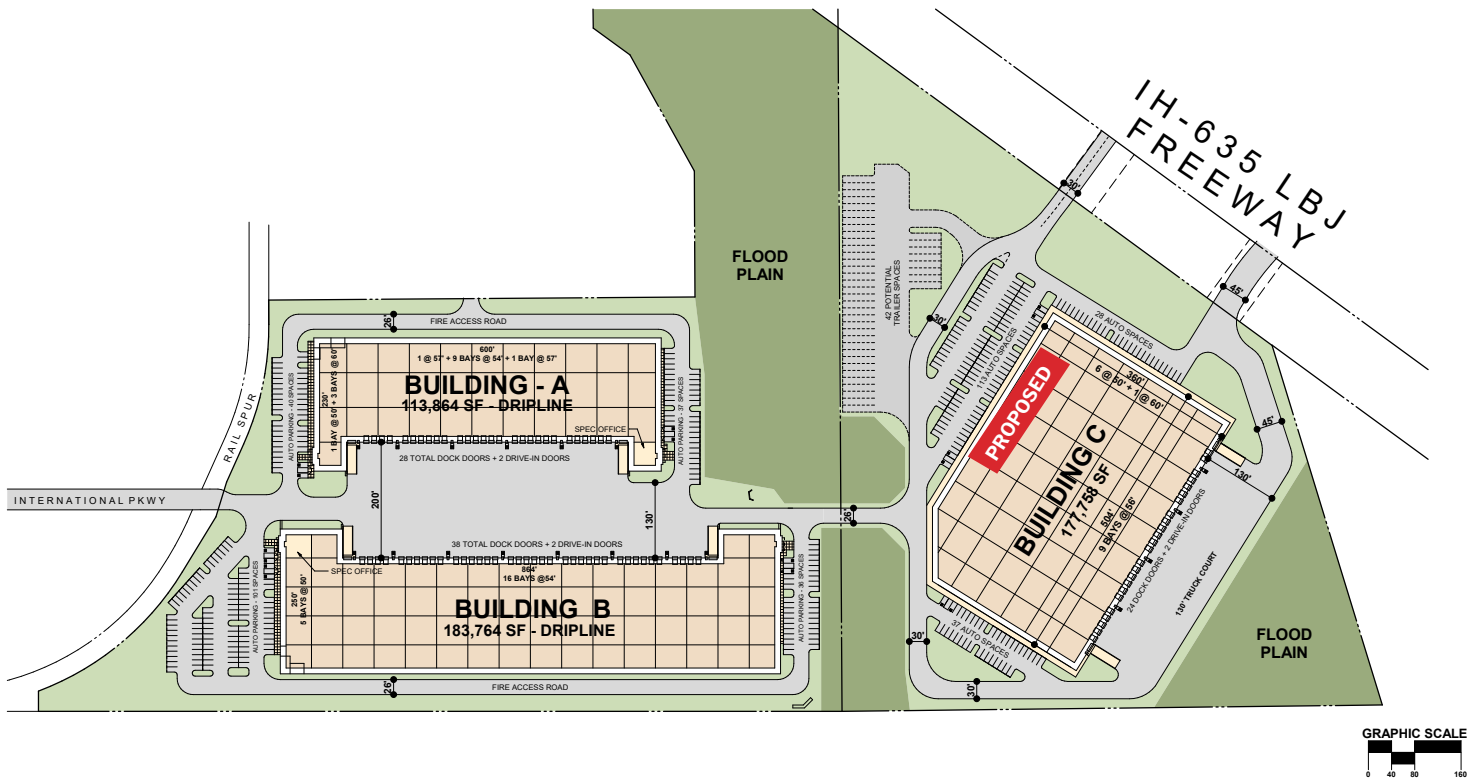
# CORE5 AT PERIMETER PARK

BLDG A: 12790 International Parkway, Dallas, TX  
BLDG B: 12791 International Parkway, Dallas, TX

**AVAILABLE Q1 2024**

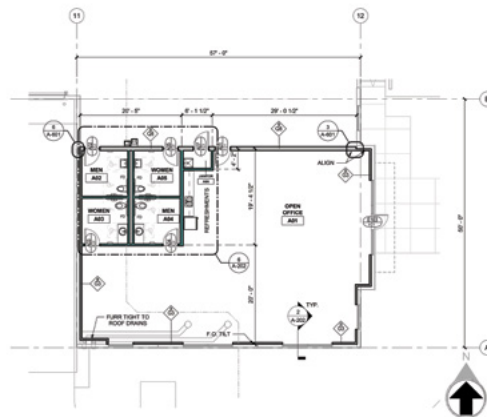
## CONTACT

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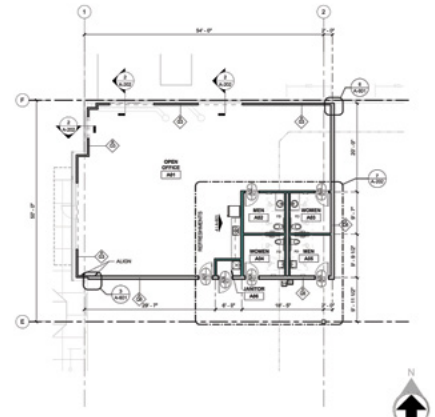


## PROPERTY HIGHLIGHTS

- Quick access to Interstate 635, 30 and 75
- Nearby abundant labor pool
- Adjacent to several of the most densely populated neighborhoods in DFW
- Improved 635 to bring access to express lanes and continuous frontage road



**BUILDING A - SPEC OFFICE**  
**2,268 SF**



**BUILDING B - SPEC OFFICE**  
**2,245 SF**





## BUILDING A

AVAILABLE Q4 2023

12790 International Parkway  
Dallas, TX

<b>Square Footage</b>	113,864 SF
<b>Speculative Office</b>	2,268 SF
<b>Site Area</b>	6.225 acres
<b>Configuration</b>	Front load
<b>Column Spacing</b>	50'x54' with 60' speed bay
<b>Slab Thickness</b>	7"
<b>Clear Height</b>	32'
<b>Dock High Doors</b>	28 – 9' x 10' dock high doors
<b>Drive-In Doors</b>	2 – 14' x 16' drive in doors
<b>Truck Court Depth</b>	200' shared truck apron
<b>Auto Parking</b>	77 auto spaces
<b>Sprinkler System</b>	ESFR sprinkler system
<b>Electrical</b>	750 kVA transformer and switchgear providing up to 1600 amps 480V/3ph

## BUILDING B

AVAILABLE Q4 2023

12791 International Parkway  
Dallas, TX

183,764 SF
2,245 SF
10.675 acres
Front load
50'x54' with 60' speed bay
7"
32'
38 – 9' x 10' dock high doors
2 – 14' x 16' drive in doors
200' shared truck apron
145 auto spaces
ESFR sprinkler system
750 kVA transformer and switchgear providing up to 1600 amps 480V/3ph



From custom-designed facilities for the world’s most celebrated brands to helping startups break new ground in buildings Core5 develops and owns, we are entrepreneurs at heart, always looking for fresh solutions to meet clients’ real estate needs. Core5’s industrial laser focus, privately held status and enduring relationships with architects and other industry experts allow us to smartly find answers to dilemmas that other firms find unmanageable.

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## ARIZONA



### SCHRADER FARMS BUSINESS PARK - BLDG A Queen Creek Road and McQueen Road, Chandler, AZ 85286

**92,367 SF available Q4 2024**

- Multi-phase development to include 6 buildings
- 32' clear height
- Rear-load configuration
- 24 - 9' x 10' dock high doors and 6 - 12' x 14' drive in ramp doors
- 130' truck court depth
- 121 auto spaces

#### CONTACT

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[MORE INFORMATION ►](#)



### SCHRADER FARMS BUSINESS PARK - BLDG B Queen Creek Road and McQueen Road, Chandler, AZ 85286

**171,987 SF available Q4 2024**

- Multi-phase development to include 6 buildings
- 32' clear height
- Rear-load configuration
- 28 - 9' x 10' dock high doors and 5 - 12' x 14' drive in ramp doors
- 135' truck court depth
- 352 auto spaces

#### CONTACT

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## CALIFORNIA

**MOVE-IN READY**



### ARROW BUSINESS CENTER

11900 Arrow Route, Rancho Cucamonga, CA 91730

**49,291 SF available now**

- Single rear-load building
- 32' measured from 6" inside first column line
- 5 - 9' x 10' dock doors and 1 drive-in door
- 46 auto spaces / 5 trailer spaces
- 7" reinforced 4,000 PSI PCC
- 52' wide x 70' with 70' speed bays

#### CONTACT

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**MOVE-IN READY**



### RIDER BUSINESS CENTER

3120 Wilson Avenue, Perris, CA 92571

**248,483 SF available now**

- Front load configuration
- 36' clear height from first column line
- 31 - 9' x 10' dock high doors with 14 - 7' x 8' 40k lb. dock levelers
- 1 drive-in door
- 185' truck court depth
- 146 auto spaces

#### CONTACT

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## GEORGIA



### EFFINGHAM BUSINESS CENTER - BLDG 1

Old Augusta Road, Rincon, GA 31326

**362,880 – 401,760 SF available Q1 2025**

- Located 5 miles from I-95 and 14.3 miles from I-16
- Less than 9.5 miles from Gate 8 at the GA Ports Authority's Garden City Terminal
- 36' clear height in both buildings
- 185' truck courts

#### CONTACT

**Rodney Davidson**  
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[MORE INFORMATION ►](#)



### EFFINGHAM BUSINESS CENTER - BLDG 2

Old Augusta Road, Rincon, GA 31326

**362,880 – 401,760 SF available Q1 2025**

- Located 5 miles from I-95 and 14.3 miles from I-16
- Less than 9.5 miles from Gate 8 at the GA Ports Authority's Garden City Terminal
- 36' clear height in both buildings
- 185' truck courts

#### CONTACT

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[MORE INFORMATION ►](#)

#### MOVE-IN READY



### GREAT VALLEY COMMERCE CENTER - BLDG 2

100 Logistics Parkway Northeast, White, GA 30184

**824,840 SF available now**

- 5,095 SF of spec office
- Cross-dock configuration
- 40' clear height
- 500 auto spaces / 159 trailer spaces
- Warehouse lights
- Dock levelers at every other door

#### CONTACT

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[MORE INFORMATION ►](#)



### GREAT VALLEY COMMERCE CENTER - BLDG 3

Logistics Parkway Northeast, White, GA 30184

**1,044,964 SF available for Build-to-Suit**

- 40' clear height
- 624' building depth
- 696 auto spaces / 237 trailer spaces
- Cross-dock configuration
- Warehouse lights
- Dock levelers at every other door

#### CONTACT

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## GEORGIA *continued*

### MOVE-IN READY



### GREAT VALLEY COMMERCE CENTER - BLDG 4

Logistics Parkway Northeast, White, GA 30184

**290,140 SF available now**

- Front-load configuration
- 36' clear height
- 179 auto spaces / 65 trailer spaces
- Warehouse lights
- Dock levelers at every other door
- 2,382 SF of spec office

#### CONTACT

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[MORE INFORMATION ►](#)

### MOVE-IN READY



### NORTHEAST 85 LOGISTICS CENTER - BLDG 2

421 Toy Wright Road, Pendergrass, GA 30567

**1,174,012 SF available now**

- Cross-dock configuration
- 40' clear minimum
- 517 auto spaces / 287 trailer spaces
- Warehouse lights
- Dock levelers at every other door
- 5,231 SF of spec office

#### CONTACT

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## INDIANA

### MOVE-IN READY



### C5 I-65 PARK SOUTH LOGISTICS CENTER AT WHITELAND - BLDG 1

185 Bob Glidden Boulevard, Whiteland, IN 46184

**602,421 SF available now**

- Cross-dock configuration
- 40' clear height
- 316 auto spaces / 172 trailer spaces

#### CONTACT

**Doug Armbruster**  
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### C5 I-65 PARK SOUTH LOGISTICS CENTER AT WHITELAND - BLDG 2

186 Bob Glidden Boulevard, Whiteland, IN 46184

**1,195,623 SF pad ready**

- Cross-dock configuration
- 40' clear height
- 791 auto spaces / 255 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)

## INDIANA *continued*

MOVE-IN READY



### C5 INDIANAPOLIS EAST

6437 Enterprise Drive, McCordsville,  
Hancock County, IN 46055

**1,236,162 SF available now**

- 635 auto spaces / 259 trailer spaces
- Cross-dock configuration
- 40' clear height

#### CONTACT

**Doug Armbruster**  
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darmbruster@c5ip.com

[MORE INFORMATION ►](#)

## KENTUCKY

MOVE-IN READY



### C5 75 LOGISTICS CENTER SOUTH

100 Final Mile Boulevard  
Unincorporated Boone County, KY 41094

**891,314 SF available now**

- 1 mile from I-75
- 40' clear height
- 492 auto spaces / 173 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)

MOVE-IN READY



### C5 AIRPORT EAST LOGISTICS CENTER - BLDG 2

7050 New Buffington Road, Elsmere,  
Kenton County, KY, 41042

**583,858 SF available now**

- Cross-dock configuration
- 40' clear height
- 416 auto spaces / 109 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)

MOVE-IN READY



### BULLITT 2 LOGISTICS CENTER

251 Buffalo Run Road, Shepherdsville,  
Bullitt County, KY 40165

**436,716 SF available now**

- 308 auto spaces / 64 trailer spaces
- Located only one mile from I-65
- 12 miles from UPS Worldport
- I-65 visibility

#### CONTACT

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[MORE INFORMATION ►](#)



## MARYLAND



### CORE5 AT I-70 - BLDG A

5201 Green Valley Road, Monrovia, MD 21770

**307,066 SF available Q2 2025**

- Direct access right off I-70 interstate
- Close proximity to Washington DC & Baltimore NSA
- Rear-load configuration
- Business park setting

#### CONTACT

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[MORE INFORMATION ►](#)



### CORE5 AT I-70 - BLDG B

5205 Green Valley Road, Monrovia, MD 21770

**244,666 SF available Q2 2025**

- Direct access right off I-70 interstate
- Close proximity to Washington DC & Baltimore NSA
- Rear-load configuration
- Business park setting

#### CONTACT

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## MISSISSIPPI

**MOVE-IN READY**



### HORN LAKE 55 BUSINESS CENTER - BLDG A

Horn Lake, MS

**581,883 SF available now**

- Cross-dock configuration
- 130-185' truck court
- 340 auto spaces / 76-132 trailer spaces
- 110 dock high doors and 4 drive in doors
- Warehouse lights
- Dock levelers at every other door
- 2,750 SF of spec office

#### CONTACT

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[MORE INFORMATION ►](#)

**MOVE-IN READY**



### HORN LAKE 55 BUSINESS CENTER - BLDG B

Horn Lake, MS

**200,268 SF available now**

- Rear-load configuration
- 185' truck court
- 180 auto spaces / 47 trailer spaces
- 33 dock high doors / 2 drive in doors
- Warehouse lights
- Dock levelers at every other door
- 2,401 SF of spec office

#### CONTACT

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## NEW JERSEY



### KELLY LOGISTICS PARK - BLDG 1

Harding Highway & Pointers Auburn Road

**371,000 SF – 1.7 MSF**  
**(Building 1 available Q3 2024)**

- Total of 3.8 MSF across five buildings
- Four miles to New Jersey Turnpike
- Less than three miles to I-295
- 35 miles to Philadelphia

#### CONTACT

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[MORE INFORMATION ►](#)

## OHIO

**MOVE-IN READY**



### C5 ENCORE LOGISTICS CENTER - BLDG 1

760 Encore Drive, OH, 45036

**1,183,475 SF available now**

- 40' clear height
- Cross-dock configuration
- 651 auto spaces / 546 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)

**MOVE-IN READY**



### C5 ENCORE LOGISTICS CENTER - BLDG 3

414 Encore Drive, OH, 45036

**538,525 SF available now**

- Located 1.1 miles from I-75 (exit 29)
- 40' clear height
- 390 auto spaces / 132 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)



### C5 GATEWAY LOGISTICS CENTER - BLDG 1

1025 Enterprise Parkway South, West Jefferson,  
Madison County, OH 43162

**1,841,747 SF pad ready**

- Located less than 3/4 mile from Interstate 70 and off of SR 29
- Cross-dock facility
- 1068 auto spaces / 479 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)



## OHIO *continued*

**MOVE-IN READY**



### C5 GATEWAY LOGISTICS CENTER - BLDG 3

1050 Gateway Park Drive, West Jefferson,  
Madison County, OH 43162

**747,520 SF available now**

- Located less than 3/4 mile from Interstate 70 and off of SR 29
- Cross-dock facility
- 40' clear height
- 396 auto spaces / 171 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)

## PENNSYLVANIA



### CORE5 AT CODORUS CREEK - BLDG D

560 Busser Road, York, PA 17406

**340,809 SF available Q3 2024**

- Business park setting
- 36' clear height
- Infill location
- Robust blue collar labor pool

#### CONTACT

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ppontius@c5ip.com

[MORE INFORMATION ►](#)



### CORE5 AT CODORUS CREEK - BLDG E

600 Busser Road, York, PA 17406

**300,469 SF available Q3 2024**

- Business park setting
- 36' clear height
- Infill location
- Robust blue collar labor pool

#### CONTACT

**Paul Pontius**  
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[MORE INFORMATION ►](#)



### CORE5 AT I-283 BUILDING A

1295 E. Main Street, Mount Joy, PA 17552

**249,706 SF available Q1 2025**

- Superior access less than 1 mile from interstate
- Robust labor pool
- Rear-load configuration
- Close proximity to UPS/FedEx hubs

#### CONTACT

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[MORE INFORMATION ►](#)



## PENNSYLVANIA *continued*



### CORE5 AT I-283 BUILDING B 1295 E. Main Street, Mount Joy, PA 17552

**218,778 SF available Q1 2025**

- Superior access less than 1 mile from interstate
- Robust labor pool
- Rear-load configuration
- Close proximity to UPS/FedEx hubs

#### CONTACT

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[MORE INFORMATION ►](#)

**MOVE-IN READY**



### CORE5 AT I-78 COMMERCE CENTER Route 183, Strausstown, PA

**809,402 SF available now**

- Cross-dock configuration
- 40' clear height
- Less than 1½ miles to interstate
- 2 hours to New York City via I-78

#### CONTACT

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[MORE INFORMATION ►](#)

**MOVE-IN READY**



### CORE5 AT LYTLE FARM - BLDG 1 1495 Harrisburg Pike, Middletown, PA

**554,260 SF available now**

- Business park setting
- 40' clear height
- Cross-dock configuration
- Less than 1½ miles to interstate
- Robust labor pool in nearby Middletown/Steelton
- Less than 10 minutes from new UPS mega ground hub & FedEx

#### CONTACT

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[MORE INFORMATION ►](#)

**MOVE-IN READY**



### CORE5 AT MIDDLETOWN - BLDG 1 3327 E. Harrisburg Pike, Middletown, PA

**1,219,021 SF available now**

- Cross-dock configuration
- 40' clear height
- Less than 1 mile from interstate
- Robust labor pool in nearby Middletown/Steelton
- Less than 10 minutes from new UPS mega ground hub & FedEx

#### CONTACT

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[MORE INFORMATION ►](#)

## PENNSYLVANIA *continued*

**MOVE-IN READY**



### CORE5 AT MIDDLETOWN - BLDG 2

3751 E. Harrisburg Pike, Middletown, PA

**305,870 SF available now**

- Rear-load configuration
- 36' clear height
- Less than 1 mile from interstate
- Robust labor pool in nearby Middletown/Steelton
- Less than 10 Minutes from new UPS mega ground hub & FedEx

#### CONTACT

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[MORE INFORMATION ►](#)

**MOVE-IN READY**



### CORE5 AT PARK31 LANSDALE - BLDG A

505 Wambold Road, Souderton, PA

**199,360 SF available now**

- Business park setting
- Last mile location
- 1.75 miles to interstate
- Robust labor pool

#### CONTACT

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[MORE INFORMATION ►](#)

**MOVE-IN READY**



### CORE5 AT PARK31 LANSDALE - BLDG B

515 Wambold Road, Souderton, PA

**199,560 SF available now**

- Business park setting
- Last mile location
- 1.75 miles to interstate
- Robust labor pool

#### CONTACT

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[MORE INFORMATION ►](#)



### CORE5 AT STROUDSBURG

246 Warner Road, Tannersville, PA

**702,000 SF available Q1 2025**

- Cross-dock configuration
- 40' clear height
- Less than 1.5 miles to interstate
- 1½ hours to New York City via I-80

#### CONTACT

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[MORE INFORMATION ►](#)

## TENNESSEE



### WHITEHOUSE I-65 BUSINESS CENTER

1204 Loves Lane, White House, TN, 37188

**309,960 SF available Q2 2024**

- Less than ½ mile from I-65
- Divisible to ±100,000 SF
- 30 minute drive from downtown Nashville
- 36' clear minimum

#### CONTACT

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[MORE INFORMATION ►](#)

## TEXAS



### C5 AT LEY ROAD

Houston, TX

**408,240 SF available Q3 2024**

- Cross-dock configuration
- 36' clear height from first column line
- 283 auto spaces / 78 trailer spaces

#### CONTACT

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[MORE INFORMATION ►](#)



### C5LC AT I-35 - BLDG A

NE Corner of I-35E & Bear Creek Road, Lancaster, TX

**327,380 SF available Q2 2024**

- Excellent access to I-35
- 36' clear height
- Rear-load configuration

#### CONTACT

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[MORE INFORMATION ►](#)



### C5LC AT I-35 - BLDG B

NE Corner of I-35E & Bear Creek Road, Lancaster, TX

**276,880 SF available Q2 2024**

- Excellent access to I-35
- 36' clear height
- Rear-load configuration

#### CONTACT

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[MORE INFORMATION ►](#)





## C5LC AT INTERSTATE 10 - BLDG A

Interstate 10, Schertz, TX

**536,068 SF available Q4 2024**

- Cross-dock configuration
- 36' clear minimum
- Frontage on Interstate 10
- 12 miles east of downtown San Antonio

### CONTACT

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## C5LC AT INTERSTATE 10 - BLDG B

Interstate 10, Schertz, TX

**468,280 SF available Q4 2024**

- Rear-load configuration
- 36' clear minimum
- Frontage on I-10
- 12 miles east of downtown San Antonio

### CONTACT

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## C5LC AT PLEASANT RUN

Pleasant Run Road, Lancaster, TX

**1,026,304 SF pad ready**

- Cross-dock configuration
- 36' clear minimum
- ½ mile west of I-45 and 5 miles south of I-20
- 387 auto spaces

### CONTACT

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[MORE INFORMATION ►](#)



## CORE5 AT PERIMETER PARK - BLDG A

International Parkway, Dallas, TX

**113,864 SF available Q1 2024**

- Excellent access to I-635 and future access to frontage road
- Front-load configuration
- 32' clear height
- Can accommodate tenants 50,000-113,700 SF

### CONTACT

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[MORE INFORMATION ►](#)

## TEXAS *continued*



### CORE5 AT PERIMETER PARK - BLDG B

International Parkway, Dallas, TX

**183,764 SF available Q1 2024**

- Excellent access to I-635 and future access to frontage road
- Front-load configuration
- 32' clear height
- Can accommodate tenants 90,000-183,600 SF

#### CONTACT

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