

**541,500 SF Delivering in Q3 2027 & up to  
1.2M SF available for Build to Suit**

**WITH DIRECT ACCESS TO I-20 & HEAVY POWER!**



**20 EAST**  
**TRINITY POINTE**

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**STREAM**



## BUILDING 6

541,500 SF

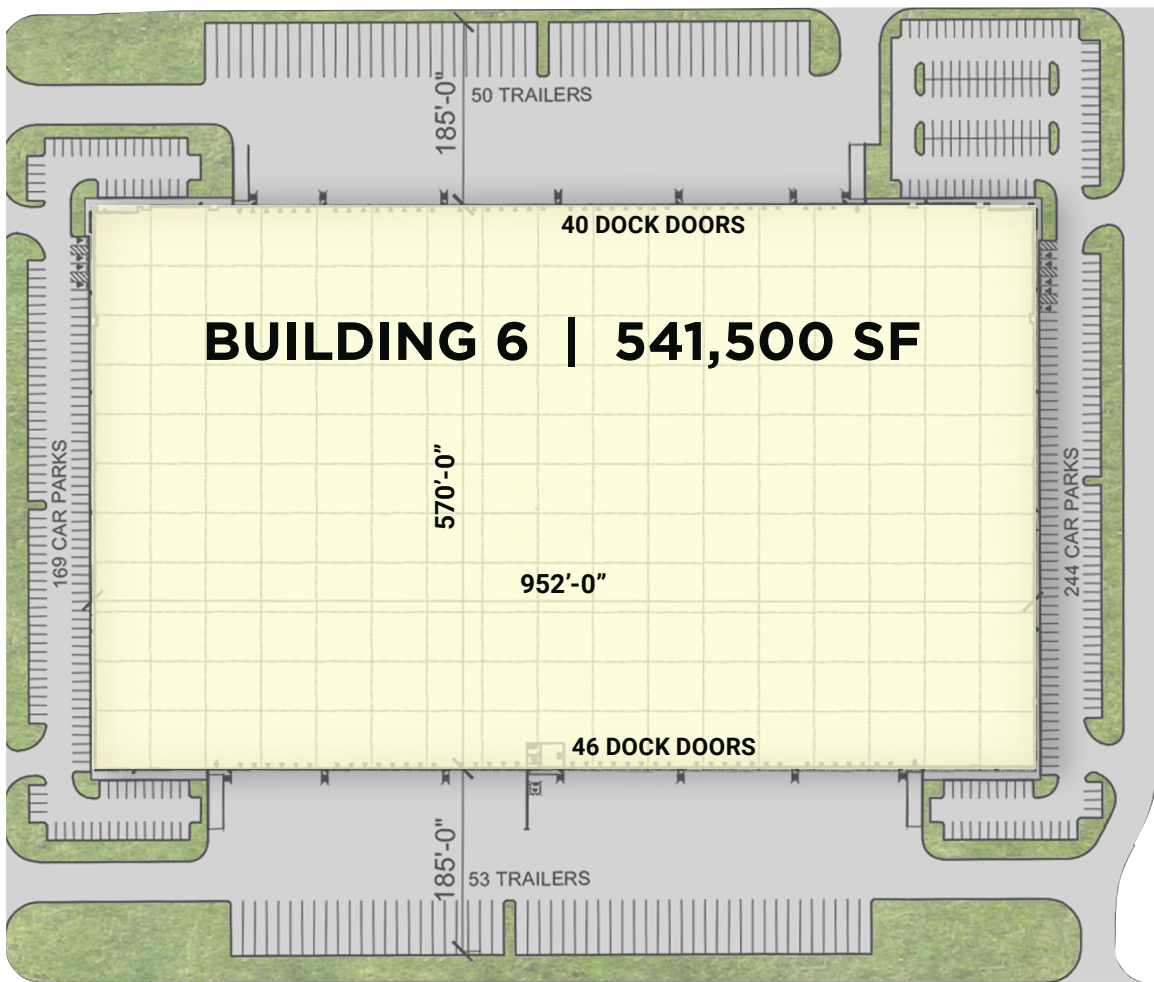
DELIVERING Q3 2027

## FUTURE CAPABILITIES

Building 3: 447,440 SF

Building 4: 621,240 SF

Big Box: Up to 1.2M SF



## Building 6

**541,500 SF**

200,000 – 541,500 SF

**Build to Suit**

office

**570' x 952'**

dimensions

**40'**

clear height

|                     |                                                            |
|---------------------|------------------------------------------------------------|
| TYP. COLUMN SPACING | 56' w x 50' d                                              |
| STAGING BAY         | 60'                                                        |
| TRUCK COURT DEPTH   | 185'                                                       |
| DOCK DOORS          | 86 (9' x 10')                                              |
| DRIVE-IN RAMPS      | 4 (12' x 14')                                              |
| TRAILER PARKS       | 103                                                        |
| CAR PARKS           | 413                                                        |
| SPRINKLER SYSTEM    | ESFR                                                       |
| SLAB                | 8" Reinforced Concrete,<br>4,000 psi w/ Full Vapor Barrier |
| ROOF & INSULATION   | TPO w/ R-9 Insulation                                      |
| SECURITY            | Ability to Fully Secure with Fence<br>and Guard Shack      |

#### Interstate 635

10.8  
miles

14  
minutes

#### Interstate 30

21.6  
miles

19  
minutes

#### Interstate 45

17.4  
miles

17  
minutes

#### Dallas CBD

27.2  
miles

26  
minutes

#### DFW Int'l Airport

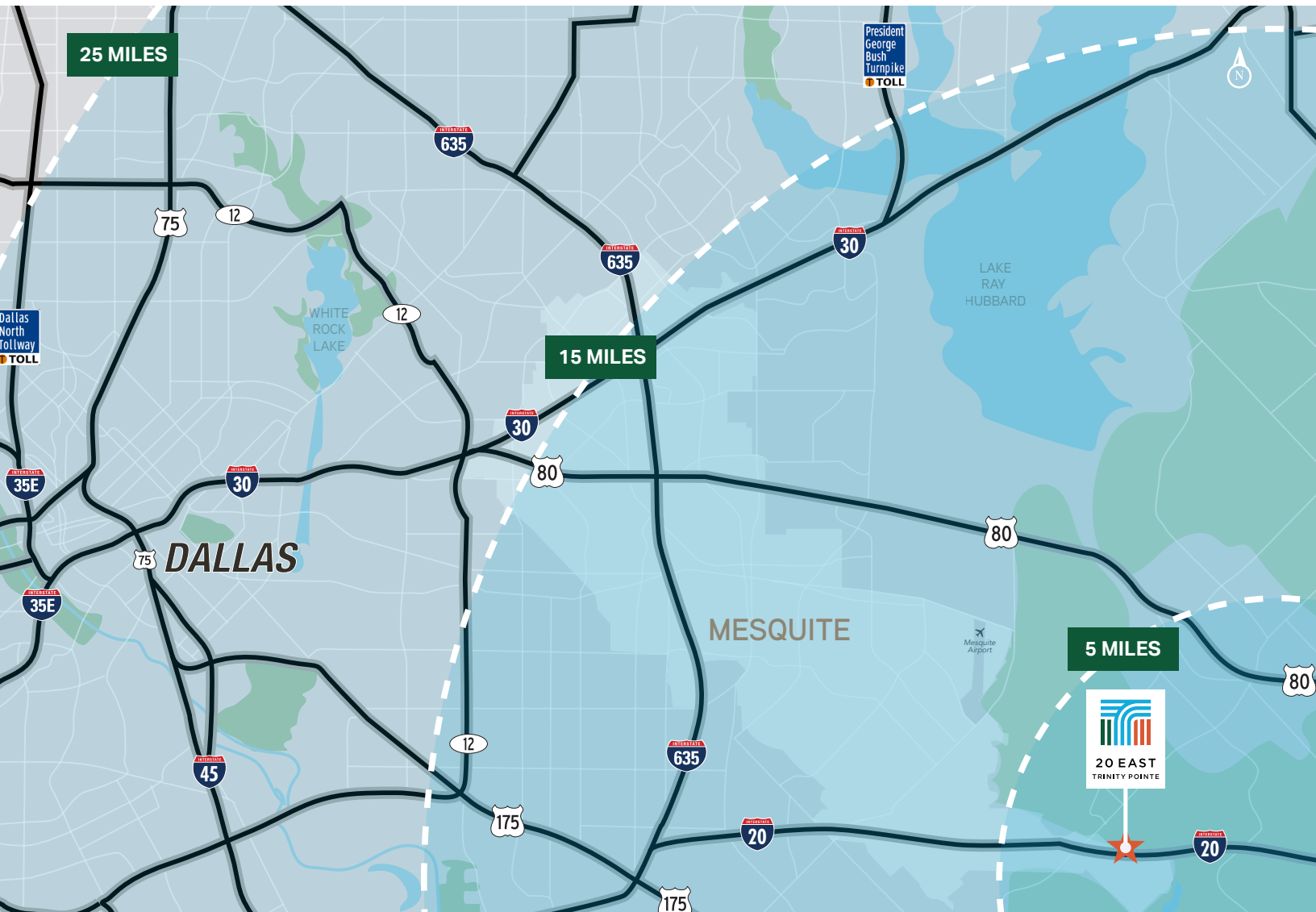
47.8  
miles

41  
minutes

#### Dallas Love Field Airport

33.5  
miles

34  
minutes



## PROPERTY HIGHLIGHTS

- Building expandability available
- Build-to-suit opportunities
- **HEAVY POWER!** Ability to get 15+ MW.
- Interstate 20 visibility
- Ability to secure premises and truck courts
- Ability to install guard shack
- Triple Freeport tax exempt
- Build-ready infrastructure and utilities
- Pro-business city with ability to provide tax incentives



# 20 EAST

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