IAC WINTERGREEN

HUTCHINS, TX 75141

Randy Touchstone
+1 214 438 1533
randy.touchstone@jll.com

Kodie Comby
+1 214 438 6192
kodie.comby@jll.com



560,030 Square Feet

33.9 AC

Cross Dock

300 W. Wintergreen Road
Immediate access to
UP Dallas Intermodal Terminal

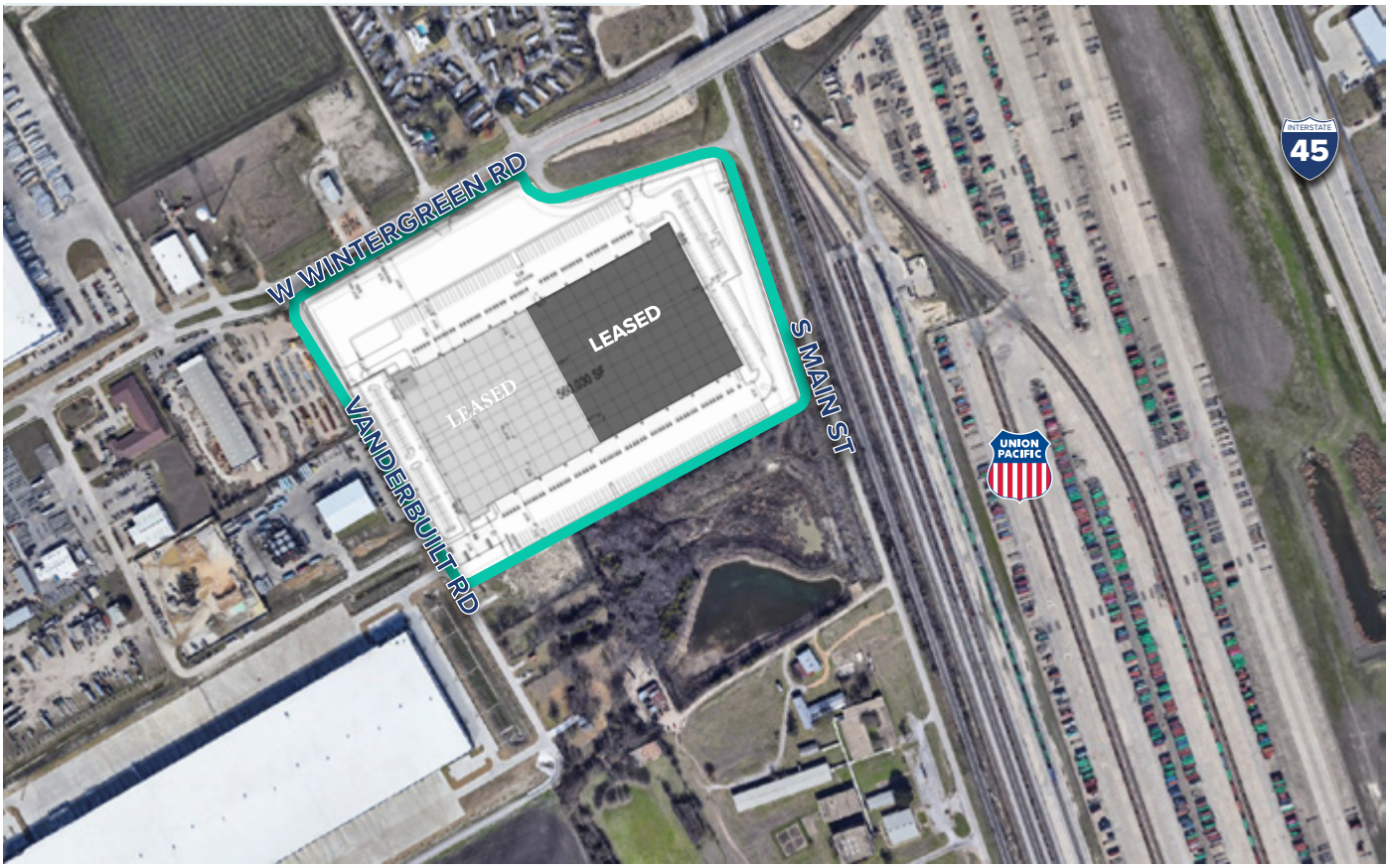
Jones Lang LaSalle Brokerage Inc.

IAC WINTERGREEN

BUILDING SPECIFICS

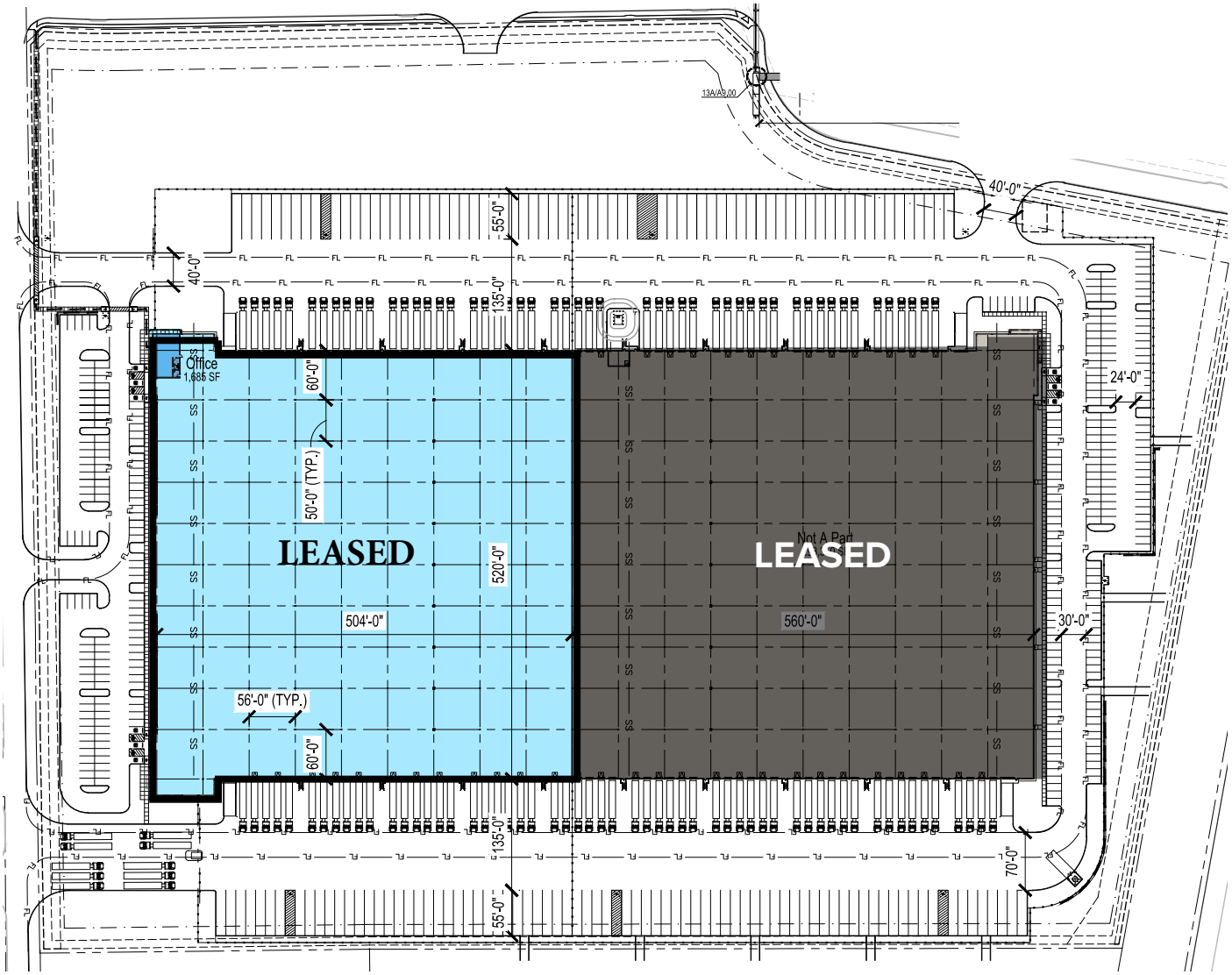
Total Building Size	560,030 SF / 33.9 Acres
Available	0 SF
Office	11,000 SF (combined)
Clear Height	40’
Sprinklers	ESFR
Car Parks	344
Trailer Parks	151 (expandable)
Docks	107 (9’x10’)
Pit Levelers	54 (40K lb)
Drive Ins	2 (14’w x16’h) motorized
Columns	56’x50’
Bldg Depth	520’
Truck Courts	190’





JLL IAC PROPERTIES

IAC WINTERGREEN



JLL IAC PROPERTIES



Restaurants

1. Casserole Soul Cafe
2. Cracker Barrel Old Country Store
3. Hickory House
4. Jack in the Box
5. Kelg Kitchen
6. McDonald's
7. Outback Steakhouse
8. On The Border Mexican Grill & Cantina
9. Roma Italian Restaurant
10. Texas Rose Restaurant & Club
11. The Grill
12. Waffle House
13. Whataburger
14. Popeyes

Gas Stations

1. 7-Eleven
2. Exxon
3. Pilot Travel Center
4. Shell
5. Vp Racing Fuels

Stores

1. AutoZone Auto Parts
2. Firestone Complete Auto Care
3. Kroger
4. The Home Depot
5. Walmart Neighborhood Market
6. Walmart Supercenter

Hotels

1. Days Inn & Suites by Wyndham DeSoto
2. Gold Inn
3. La Quinta Inn & Suites by Wyndham Dallas
4. Motel 6 Hutchins

IAC WINTERGREEN

Hutchins, TX 75141

Contact Information:

Randy Touchstone
+1 214 438 1533
randy.touchstone@jll.com

Kodie Comby
+1 214 438 6192
kodie.comby@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.