IAC

300 GREENE ROAD

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FOR LEASE OR BUILD TO SUIT

408,337 SF Cross-Dock

300 Greene Road, Wilmer, TX 75146

21.8	36'	76	3.3 mi
ACRES	CLEAR HEIGHT	DOCK DOORS	TO UP INTERMODAL

IAC PROPERTIES

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AERIAL & INTERSTATE ACCESS

300 Greene Road, Wilmer, TX 75146

Positioned in the heart of the South Dallas industrial submarket, the site sits within the triangle formed by I-45, I-20 and I-35E — delivering exceptional regional and national reach.



Satellite view — 300 Greene Road at the convergence of I-45, I-20 and I-35E.

I-45

Primary north–south freight spine linking Dallas to Houston and the Gulf ports.

I-20

East–west transcontinental connector just north of the site.

I-35E

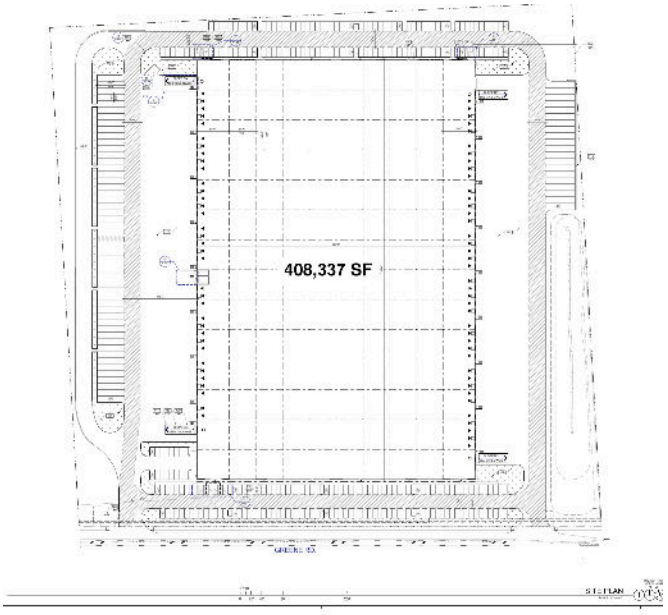
USMCA / Laredo trade corridor running south to the Mexico border.

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BUILDING SPECIFICS

±408,337 SF Total · Office to Suit

Size	408,337 SF
Site Area	21.8 Acres
Spec Office	1,685 SF
Loading	Cross Dock
Dock Doors	76
Pit Levelers	38
Drive Ins	4
Depth	520'
Column Spacing	56' x 50'
Clear Height	36'
Truck Courts	135'
Trailer Parks	70
Car Parks	278
Sprinklers	ESFR



PROPERTY HIGHLIGHTS

- Cross-dock Class A design with modern amenities
- 36' clear height with ESFR sprinklers
- Large truck courts and ample trailer storage
- Direct access to Walmart's distribution facilities
- Adjacent to the T1 Energy manufacturing plant
- Minutes from the UP Dallas Intermodal Terminal

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SITE RENDERINGS

408,337 SF cross-dock on 21.8 acres · available for lease or build to suit

OVERHEAD



SOUTHWEST VIEW



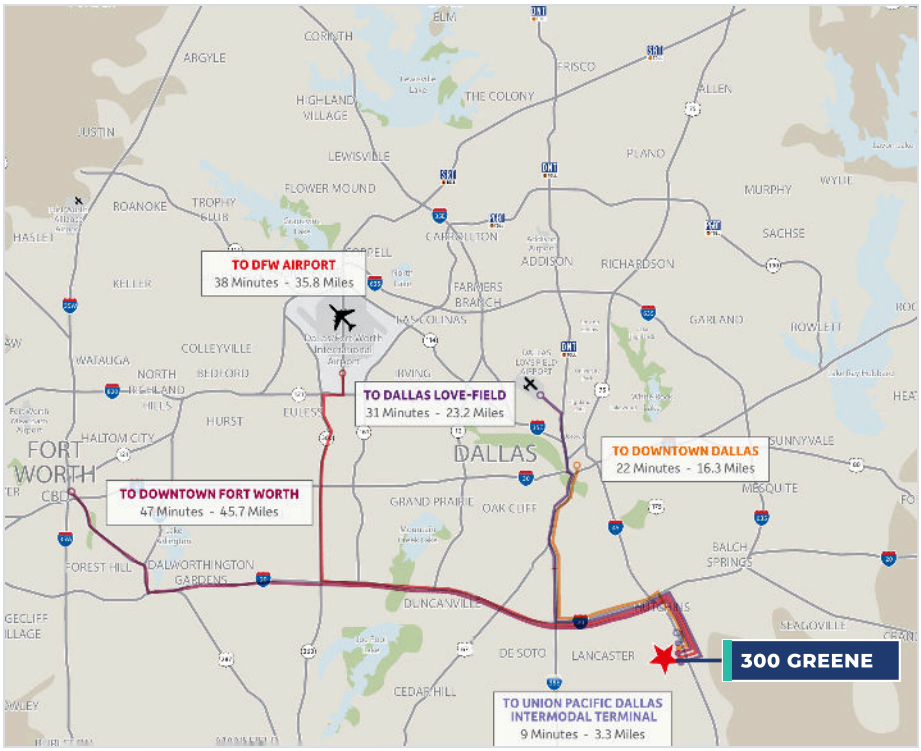
Conceptual renderings for discussion only; not an architectural representation.

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LOCATION & DRIVE TIMES

Distance to major thoroughfares & destinations

UP Dallas Intermodal	**3.3 mi** 9 min
Downtown Dallas	**16.3 mi** 22 min
Dallas Love Field	**23.2 mi** 31 min
DFW Airport	**35.8 mi** 38 min
Downtown Fort Worth	**45.7 mi** 47 min



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Leasing Contact

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