IAC

PLEASANT RUN INDUSTRIAL



FOR LEASE

Bldg 1 – ±457,646 SF

1740 N Jefferson St, Lancaster, TX 75134

Bldg 2 – ±269,434 SF

511 E Pleasant Run Rd, Lancaster, TX 75134

Bldg 3 – ±434,200 SF

500 E Wintergreen Rd, Lancaster, TX 75134

Jones Lang LaSalle Brokerage Inc.

IAC PROPERTIES

IAC
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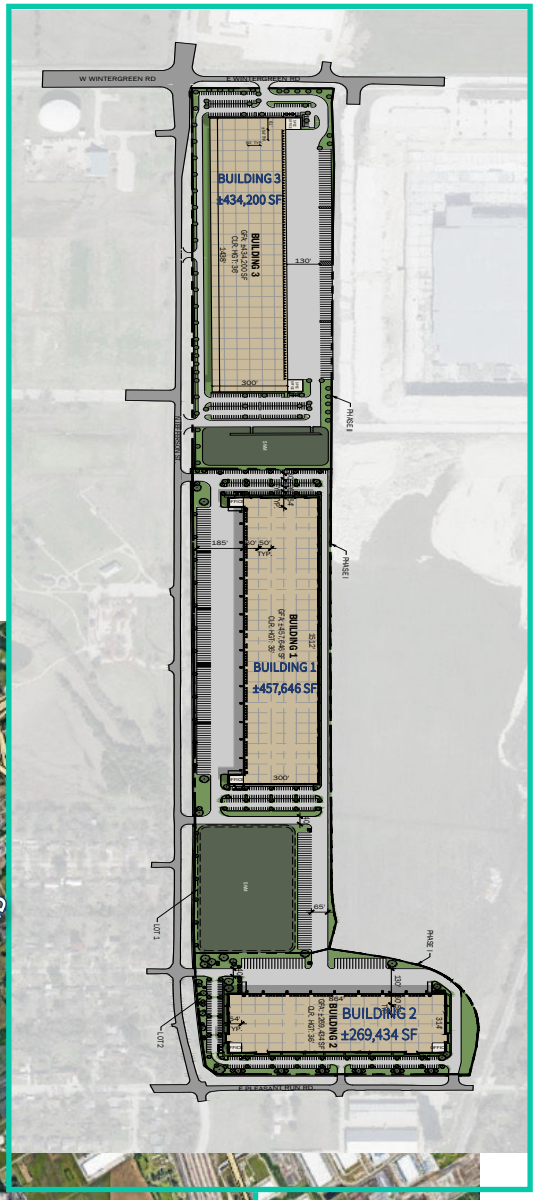
PROPERTY HIGHLIGHTS

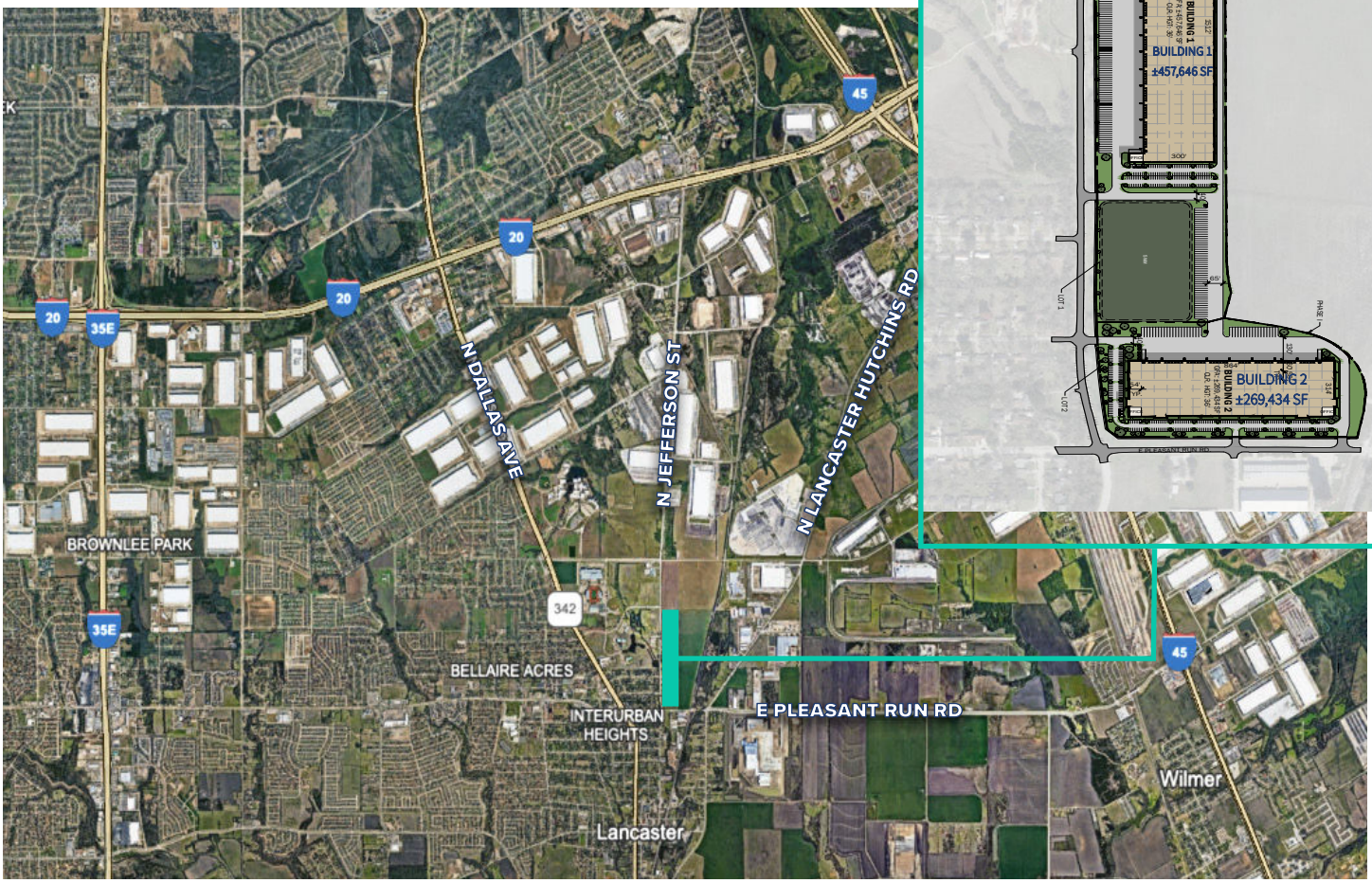
Total Building Area: 1,161,280 SF

Within approximately 5 miles of I-20, I-45, and I-35

Class A building design with modern amenities including:

- Dedicated access driveways
- Large truck courts
- Ample trailer storage





JLL IAC PROPERTIES

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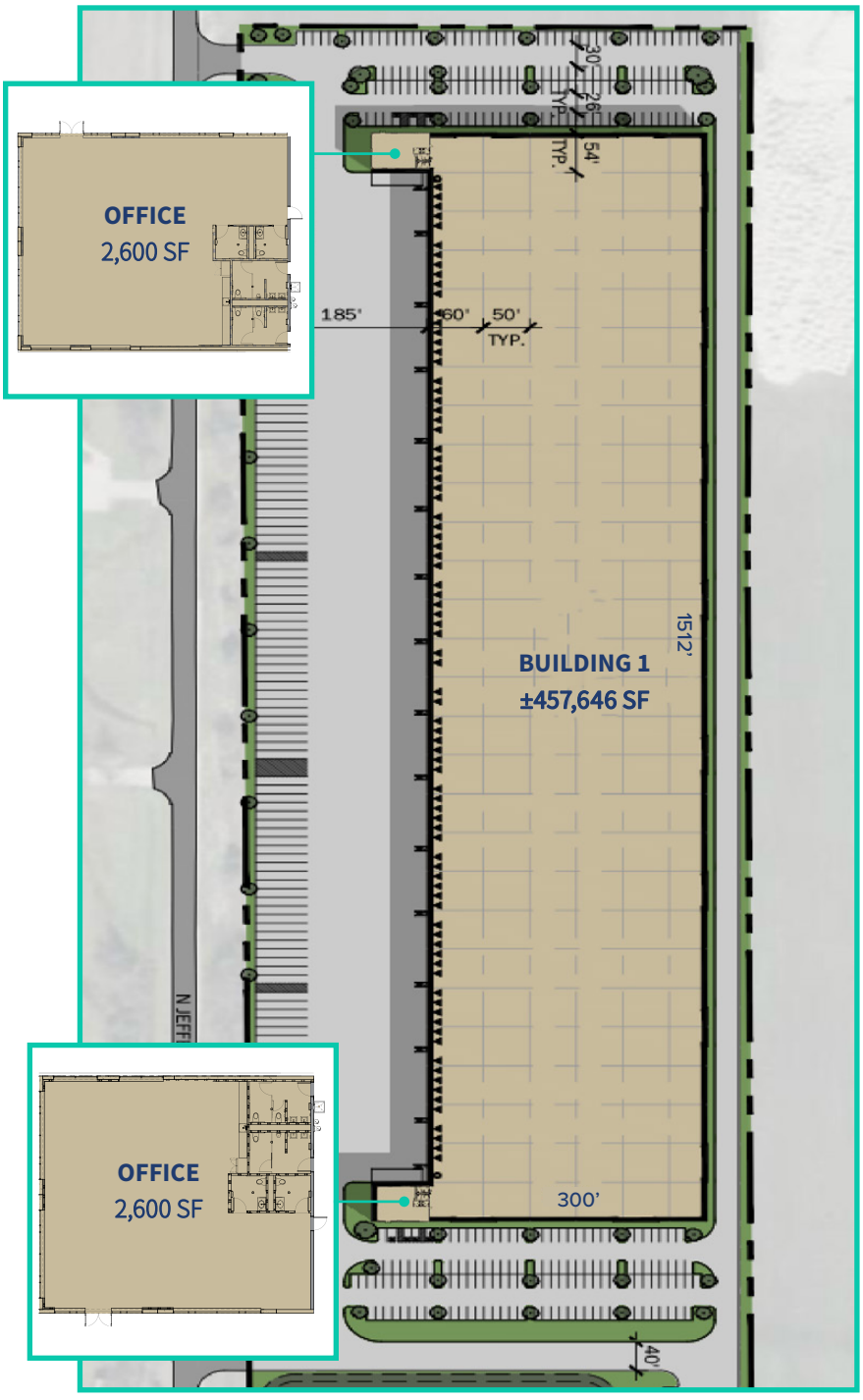
PLEASANT RUN INDUSTRIAL

Bldg 1

1740 N Jefferson St,
Lancaster, TX 75134

±457,646 SF Total

Office To Suit



BUILDING SPECIFICS

Size	±457,646 SF
Loading	Front load
Dock Doors	85
Drive Ins	2
Depth	300’
Clear Height	36’
Trailer Parks	116
Car Parks	296
Sprinklers	ESFR

JLL IAC PROPERTIES

IAC
PLEASANT RUN INDUSTRIAL

Bldg 2

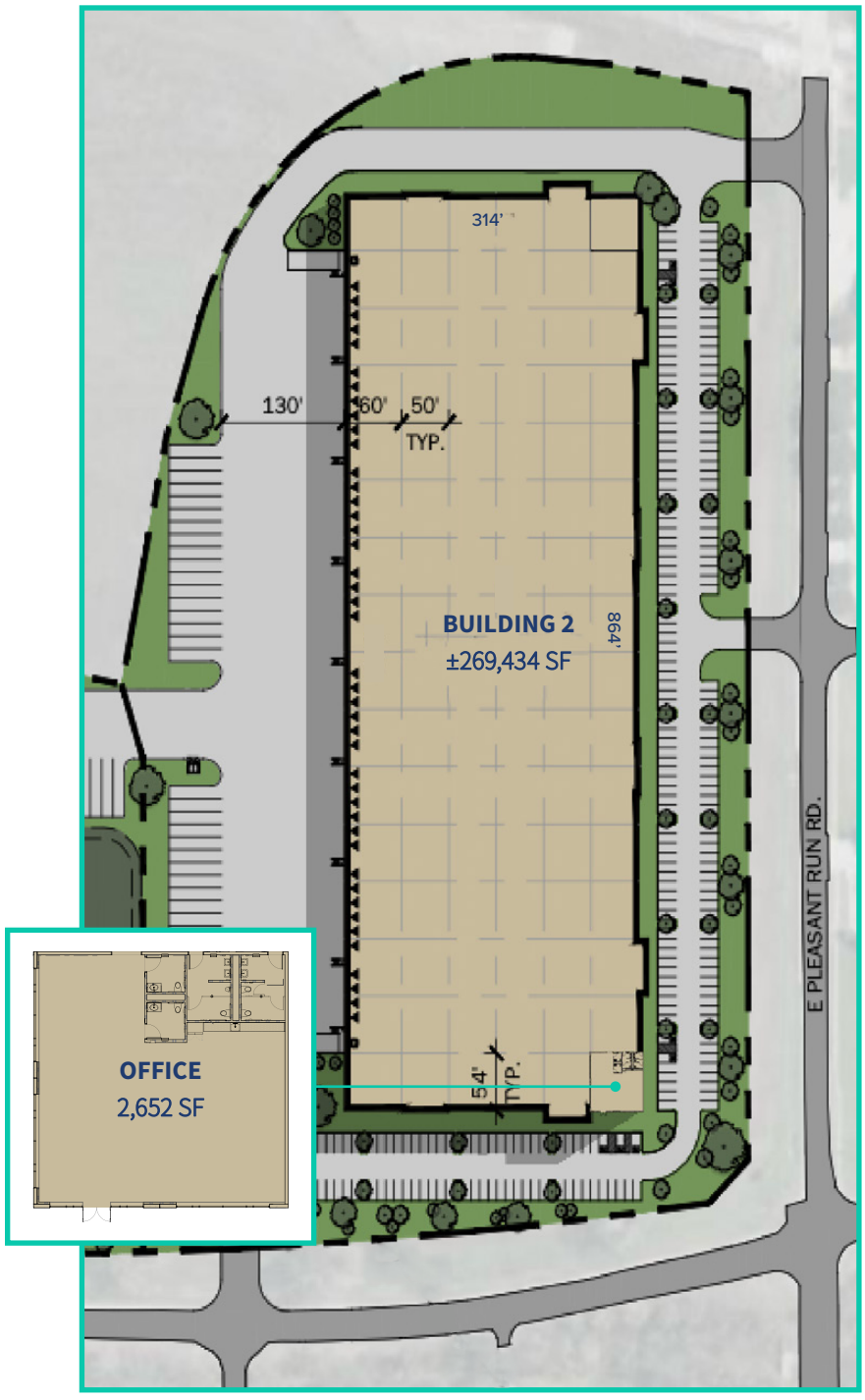
511 E Pleasant Run Rd,
Lancaster, TX 75134

±269,434 SF Total

Office To Suit

BUILDING SPECIFICS

Size	±269,434 SF
Loading	Rear load
Dock Doors	43
Drive Ins	2
Depth	314’
Clear Height	36’
Trailer Parks	89
Car Parks	236
Sprinklers	ESFR



JLL IAC PROPERTIES

IAC

PLEASANT RUN INDUSTRIAL

Bldg 3

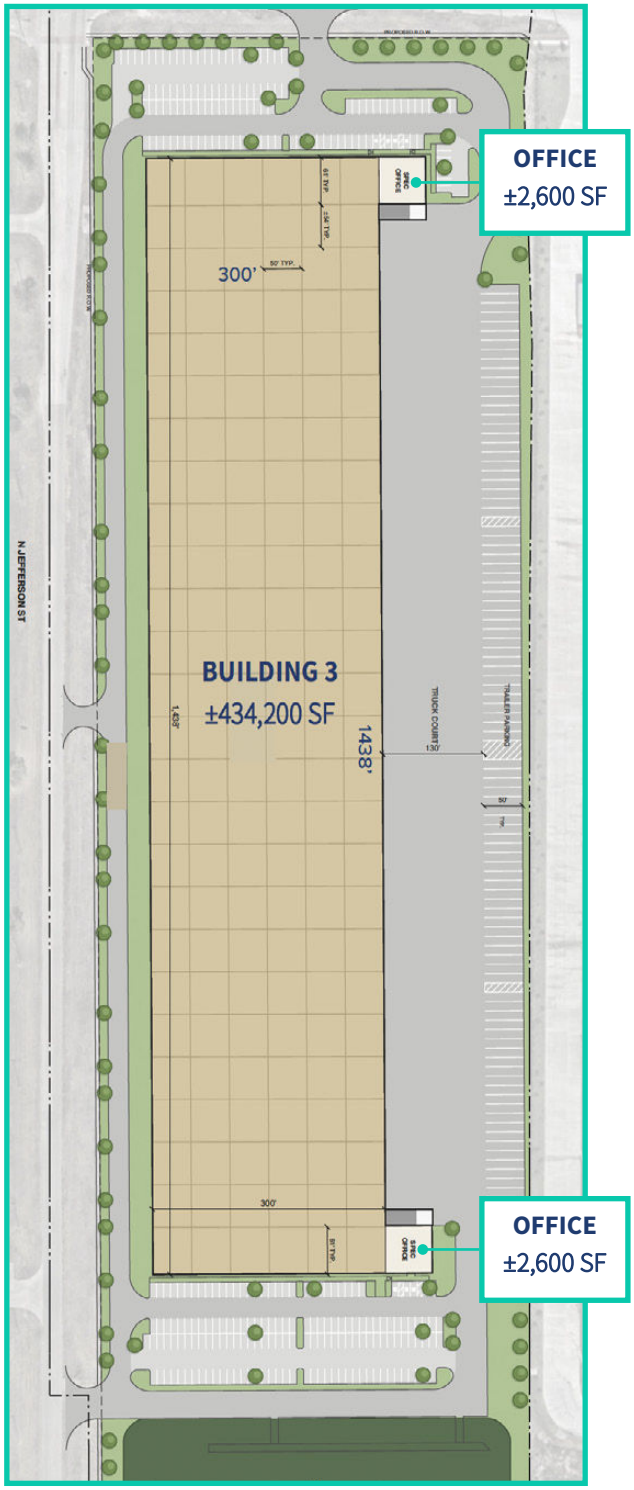
500 E Wintergreen Rd,
Lancaster, TX 75134

±434,200 SF Total

Office To Suit

BUILDING SPECIFICS

Size	±434,200 SF
Loading	Front load
Dock Doors	86
Drive Ins	2
Depth	300’
Clear Height	36’
Trailer Parks	100
Car Parks	272
Sprinklers	ESFR



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
9. Roma Italian Restaurant
10. Texas Rose Restaurant & Club
11. The Grill
12. Waffle House
13. Whataburger
14. Popeyes
15. Soulmans Bar-B-Que

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

DISTANCE TO MAJOR THOROUGHFARES & DESTINATIONS

Interstate 20	Interstate 45	Interstate 35E	UP Dallas Intermodal	Dallas CBD	DFW Airport
3.6 miles / 7 minutes	3.8 miles / 7 minutes	6 miles / 13 minutes	4.7 miles / 9 minutes	13.8 miles / 16 minutes	32.7 miles / 30 minutes

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