

BONNIE VIEW

COMMERCE CENTER

FOR LEASE/SALE



3 Building Class A Industrial Park Totaling 504,268 SF

8201 Bonnie View | Dallas, TX

Building 1: 249,848 SF | Building 2: 151,183 SF | Building 3: 103,237 SF

RIDLEY CULP

ridley.culp@streamrealty.com
214.560.2422

MATT DORNAK, SIOR

mdornak@streamrealty.com
214.267.0461

LUKE DAVIS, SIOR

ldavis@streamrealty.com
214.267.0420

Leased by:

STREAM

Developed by:

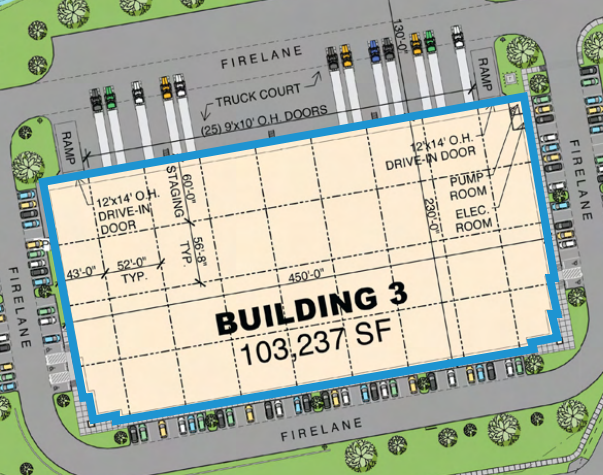
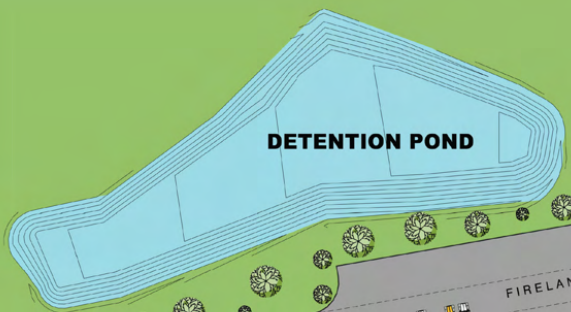
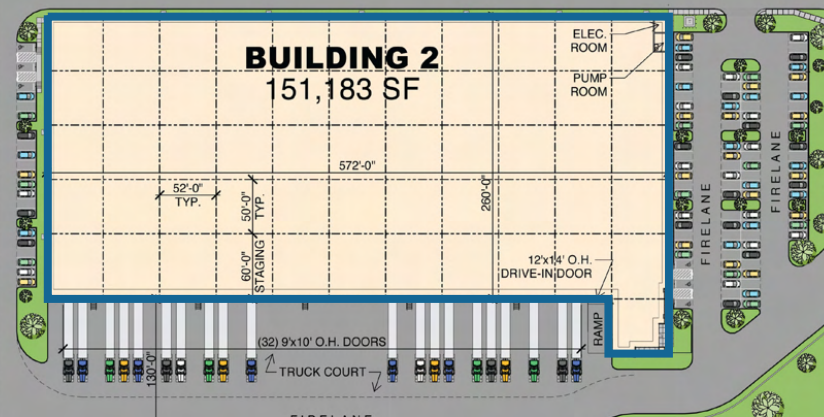
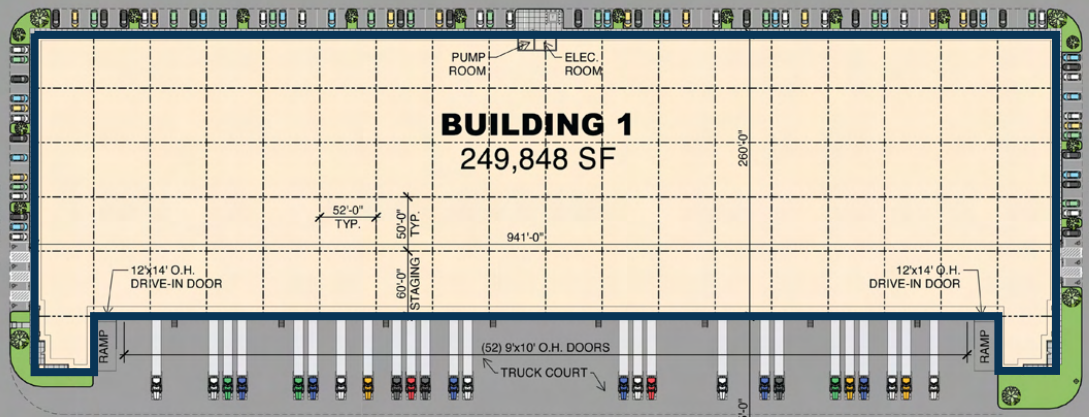
ARCHWAY
PROPERTIES

CLEVELAND ROAD

LANGDON ROAD

BONNIE VIEW RD

LANGDON RD



BUILDING 1

| | |
|-------------------------------|-------------|
| Size: | 249,848 SF |
| Divisible To: | 81,120 SF |
| Dimensions: | 260' x 941' |
| Clear Height: | 36' |
| Loading Configuration: | Front Load |
| Dock Doors: | 52 (9'x10') |
| Drive-In Doors: | 2 (12'x14') |
| Column Spacing: | 52'w x 50'd |
| Staging Bay: | 60' |
| Trailer Parks: | 61 |
| Car Parks: | 186 |

BUILDING 2

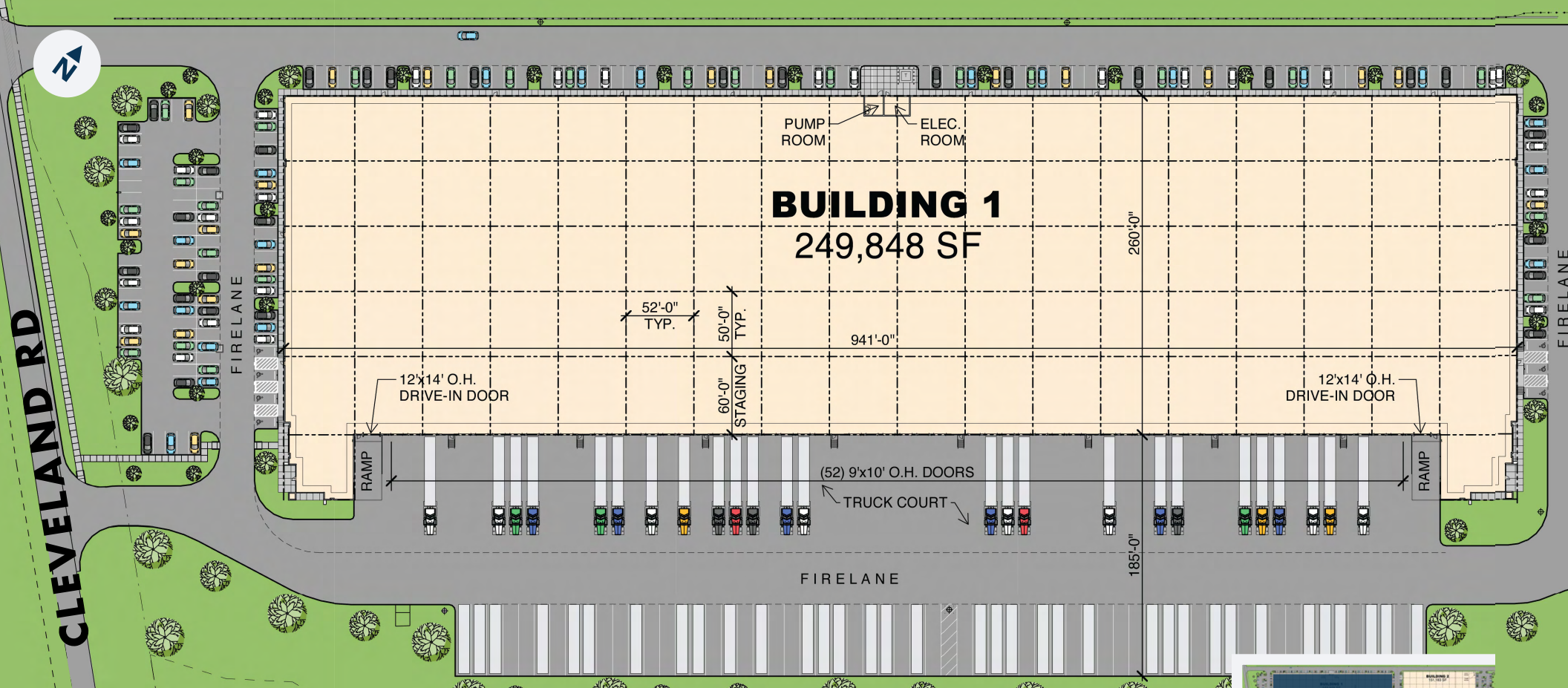
| | |
|-------------------------------|-------------|
| Size: | 151,183 SF |
| Divisible to: | 151,183 SF |
| Dimensions: | 260' x 572' |
| Clear Height: | 32' |
| Loading Configuration: | Front Load |
| Dock Doors: | 32 (9'x10') |
| Drive-In Doors: | 1 (12'x14') |
| Column Spacing: | 52'w x 50'd |
| Staging Bay: | 60' |
| Trailer Parks: | 32 |
| Car Parks: | 108 |

BUILDING 3

| | |
|-------------------------------|--------------------|
| Size: | 103,237 SF |
| Divisible To: | 33,810 SF |
| Dimensions: | 230' x 450' |
| Clear Height: | 32' |
| Loading Configuration: | Rear Load |
| Dock Doors: | 25 (9'x10') |
| Drive-In Doors: | 2 (12'x14') |
| Column Spacing: | 52'w x 56'8"d |
| Staging Bay: | 60' |
| Trailer Parks: | 0 (Ability to add) |
| Car Parks: | 117 |

Property Highlights

- Immediate access to I-20 off Bonnie View Rd
- Close proximity to I-35, I-45, and UP Intermodal
- Ability to secure truck courts
- Ability to demise buildings 1 and 3
- Triple Freeport Tax Exemption
- Proximity to amenities
- Access to heavy utilities
- Multiple points of ingress/egress
- Ample trailer and auto parks



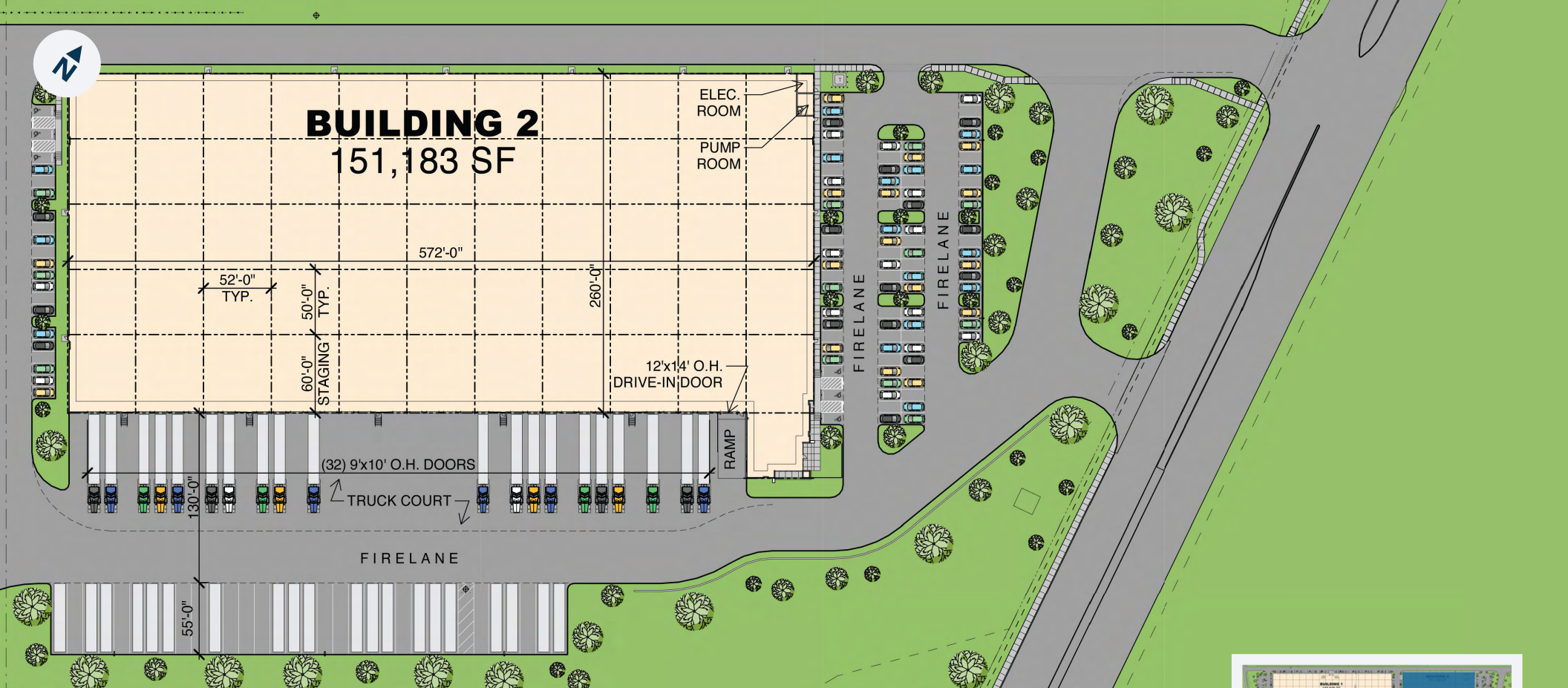
BUILDING 1



| | |
|----------------------|-------------|
| Size: | 249,848 SF |
| Divisible To: | 81,120 SF |
| Dimensions: | 260' x 941' |
| Clear Height: | 36' |

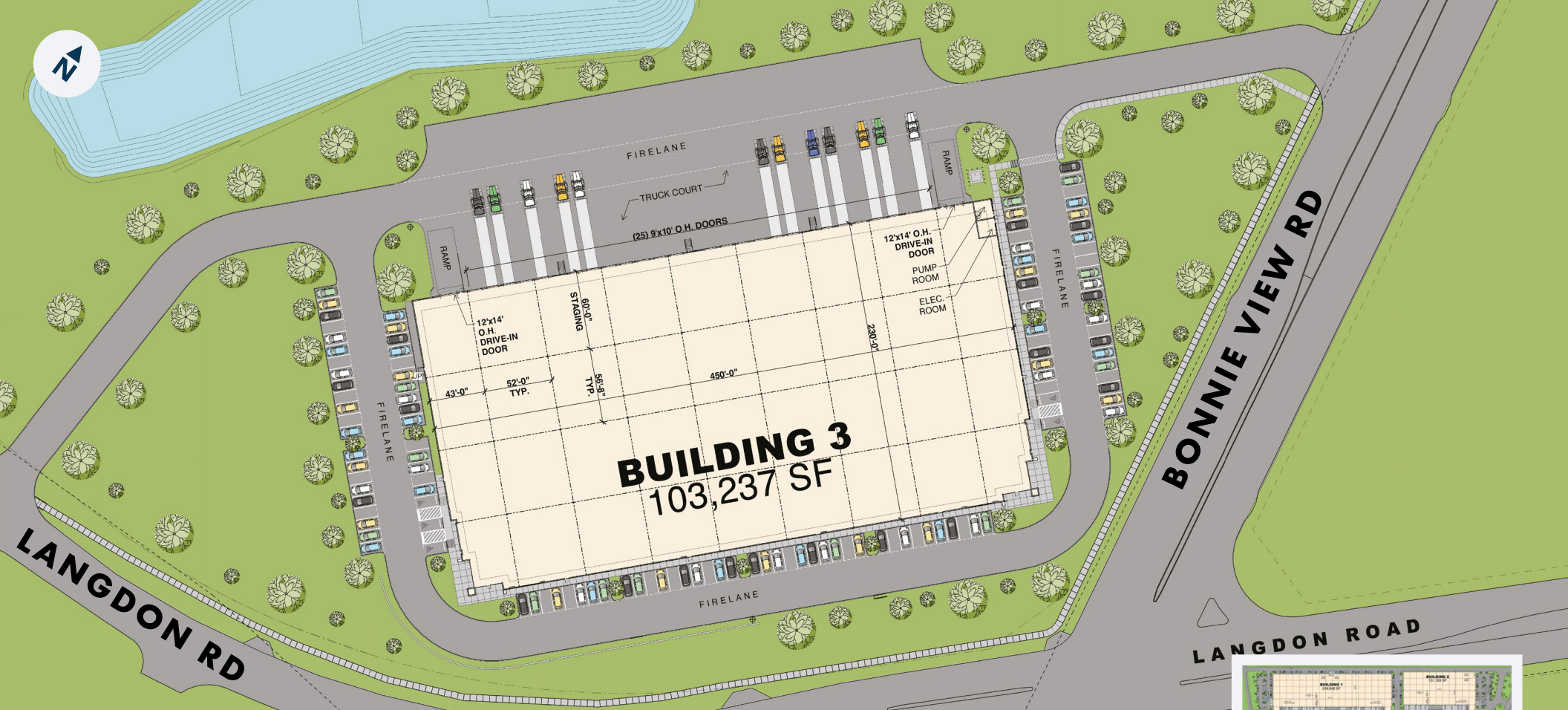
| | |
|-------------------------------|-------------|
| Loading Configuration: | Front Load |
| Dock Doors: | 52 (9'x10') |
| Drive-In Doors: | 2 (12'x14') |
| Column Spacing: | 52'w x 50'd |

| | |
|-----------------------|-----|
| Staging Bay: | 60' |
| Trailer Parks: | 61 |
| Car Parks: | 186 |



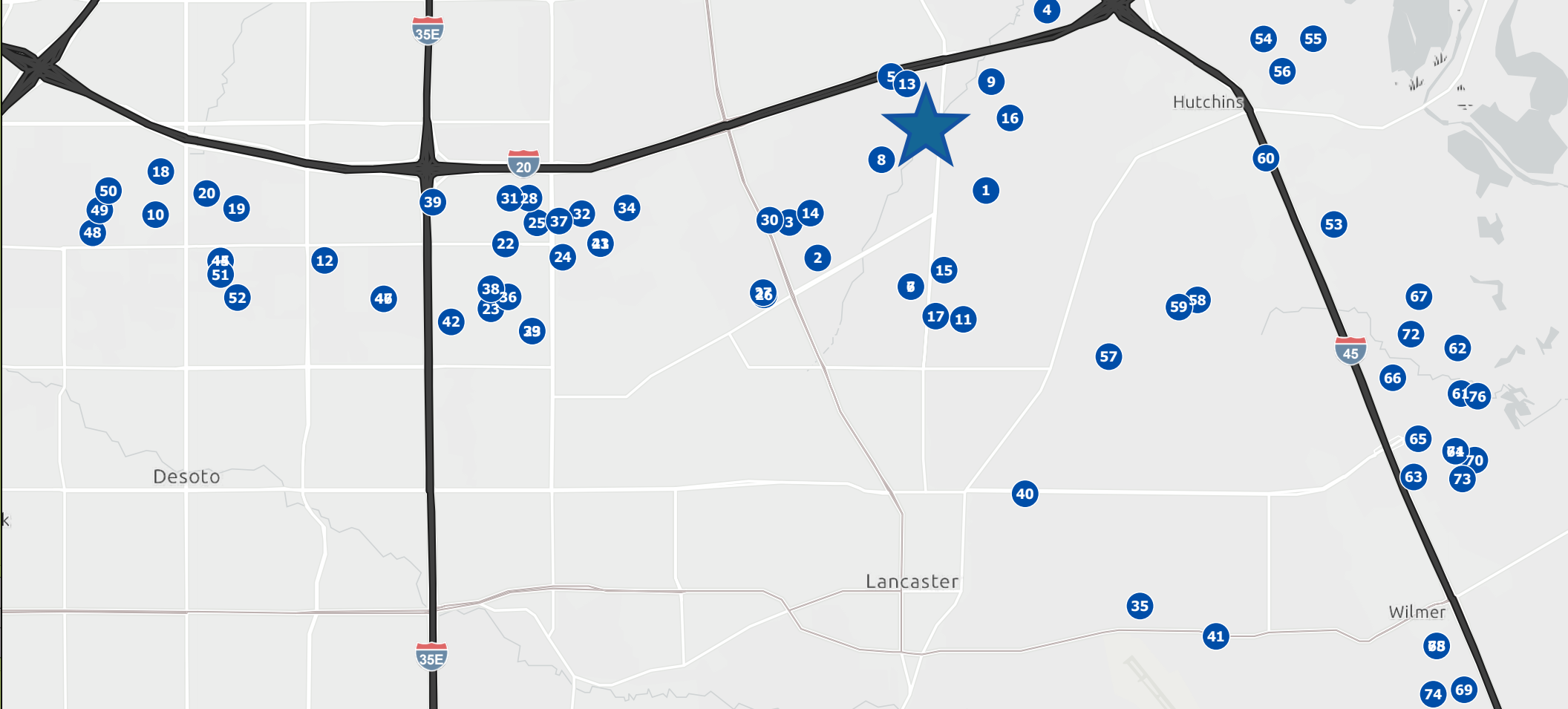
BUILDING 2

| | | | | | |
|----------------------|-------------|-------------------------------|-------------|-----------------------|-----|
| Size: | 151,183 SF | Loading Configuration: | Front Load | Staging Bay: | 60' |
| Divisible To: | 151,183 SF | Dock Doors: | 32 (9'x10') | Trailer Parks: | 32 |
| Dimensions: | 260' x 572' | Drive-In Doors: | 1 (12'x14') | Car Parks: | 108 |
| Clear Height: | 32' | Column Spacing: | 52'w x 50'd | | |



BUILDING 3

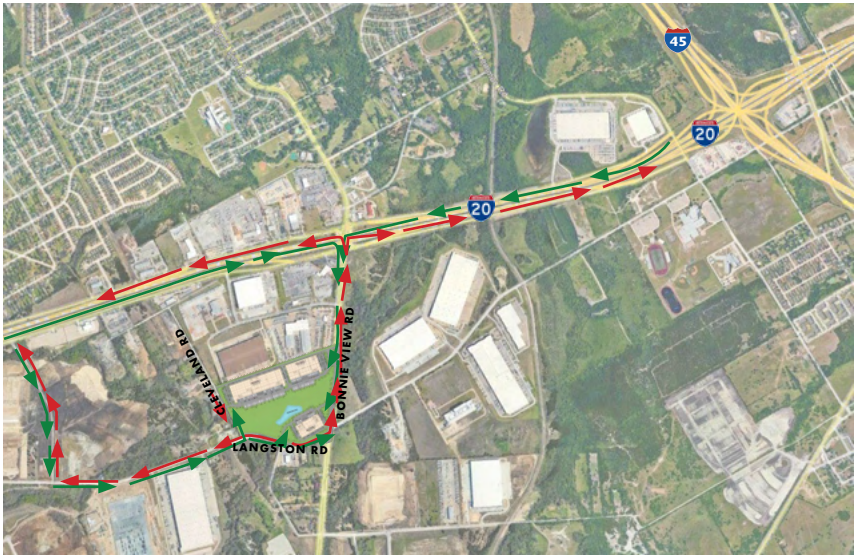
| | | | | | |
|----------------------|-------------|-------------------------------|---------------|-----------------------|-------------|
| Size: | 103,237 SF | Loading Configuration: | Rear Load | Staging Bay: | 60' |
| Divisible To: | 33,810 SF | Dock Doors: | 25 (9'x10') | Trailer Parks: | 0 (can add) |
| Dimensions: | 230' x 450' | Drive-In Doors: | 2 (12'x14') | Car Parks: | 117 |
| Clear Height: | 32' | Column Spacing: | 52'w x 56'8"d | | |



- | | | | | | | | | | | | |
|--|---------------------------------------|----------------------------------|---|---------------------------------------|-----------------------|------------------------------------|---|----------------------------------|---|-------------------------------|--------------------------------|
| 1 2 3 4 21 62 amazon | 5 careismatic brands | 6 DHL | 7 DISCOUNT TIRE | 8 9 54 FedEx | 10 FritoLay | 11 KeHE | 12 KOHLER | 13 Lineage | 14 L'ORÉAL | | |
| 15 34 48 NFI | 16 35 niagara | 17 PENSKE | 18 60 TAYLOR COMMUNICATIONS | 19 20 THE HOME DEPOT | 22 BISSELL | 23 BLUETRITON | 24 BMW | 25 CURT | 26 DSV | 27 Electrolux | 28 HYUNDAI MOBIS |
| 29 icumedical human connections | 30 iGPS THIS WAY FORWARD | 31 IN-N-OUT BURGER | 32 JOHNSTONE SUPPLY | 33 MARS Petcare | 36 Petmate | 37 SUB-ZERO | 38 SWIFT | 39 THREDUP | 40 41 Walmart | 42 wayfair | 43 75 XPO Logistics |
| 44 53 American Standard | 45 Diab | 46 GULF RELAY | 47 KOHL'S | 49 PRATT Industries Inc | 50 Serta | 51 52 CATERPILLAR | 55 56 GP Georgia-Pacific | 57 KATOEN NATIE | 58 59 SW Shippers Warehouse | 61 ACE Hardware | 63 Crate&Barrel |
| 64 GEODIS | 65 Makita | 66 MEDLINE | 67 NIKE | 68 PORTACOOOL | 69 P&G | 70 Ryder Ever better. | 71 SPROUTS FARMERS MARKET | 72 THE J.M. SMUCKER Co | 73 Unilever | 74 Whirlpool | 76 YOKOHAMA |

DRIVE TIMES

| | |
|---------------------------|------------|
| I-20: | 0.4 Miles |
| I-35: | 4.5 Miles |
| I-45: | 1.7 Miles |
| Hwy 67: | 8.1 Miles |
| Up Intermodal: | 5.3 Miles |
| FedEx Shipping Hub: | 4.2 Miles |
| Downtown Dallas: | 11 Miles |
| DFW Airport: | 31 Miles |
| Dallas Lovefield Airport: | 16.8 Miles |



RIDLEY CULP

ridley.culp@streamrealty.com
214.560.2422

MATT DORNAK, SIOR

mdornak@streamrealty.com
214.267.0461

LUKE DAVIS, SIOR

ldavis@streamrealty.com
214.267.0420

Leased by:



Developed by:

