



CEDARDALE DISTRIBUTION CENTER - PHASE I

776,630 SF

PROJECT START: 2Q2017

PROJECT COMPLETION: 2Q2018

ARCHITECT: ALLIANCE ARCHITECTS

CONTRACTOR: FCL CONSTRUCTION

Trammell Crow Company ('TCC') is proud to present Cedardale Distribution Center, a two-phase industrial development featuring 1,775,270 square feet on 106.6 acres. Phase I includes 776,630 square feet and Phase II will include 998,640 square feet. Both are cross-dock distribution centers. Phase I commenced in May 2017 and features 130 9x10 dock doors, 234 parking spots and a superior modern design. The development is located in South Dallas, directly south of I-20 between I-35 and I-45.

Cedardale Distribution Center is a unique development opportunity for several reasons. South Dallas and the I-20 corridor will be a strategic industrial market for the next 15 - 20 years due to its proximity to Dallas, relatively inexpensive land and great transportation lines. Additionally, Cedardale Distribution Center is located on one of the few remaining large sites close to I-20 between Highway 67 and I-45.

The building size of Phase I also provides a competitive advantage. Most available first-generation buildings are close to 1,000,000 square feet or less than 500,000 square feet. The 776,630 square feet footprint, specifically in this robust corridor for industrial development, is appealing to many users.

TCC worked for a year and a half on assembling the site, which consists of 106.6 acres with over thirty individuals having equity interest in the nine parcels. Few improvements had been made on the site as it had historically been farmland. TCC moved forward on working with the City of Dallas to make improvements to the site, including the reconstruction of Cedardale Road, obtaining a tax abatement, and rezoning the property into a planned development.

TCC is proud to continue building on our success of recent develops in the South Dallas submarket. Cedardale Distribution Center is Trammell Crow Company's fifth development along Interstate 20 in the last ten years.