

# FOR LEASE

## INDUSTRIAL OUTDOOR STORAGE

2055 JOE ED WALLACE WAY  
Hutchins, Texas 75172

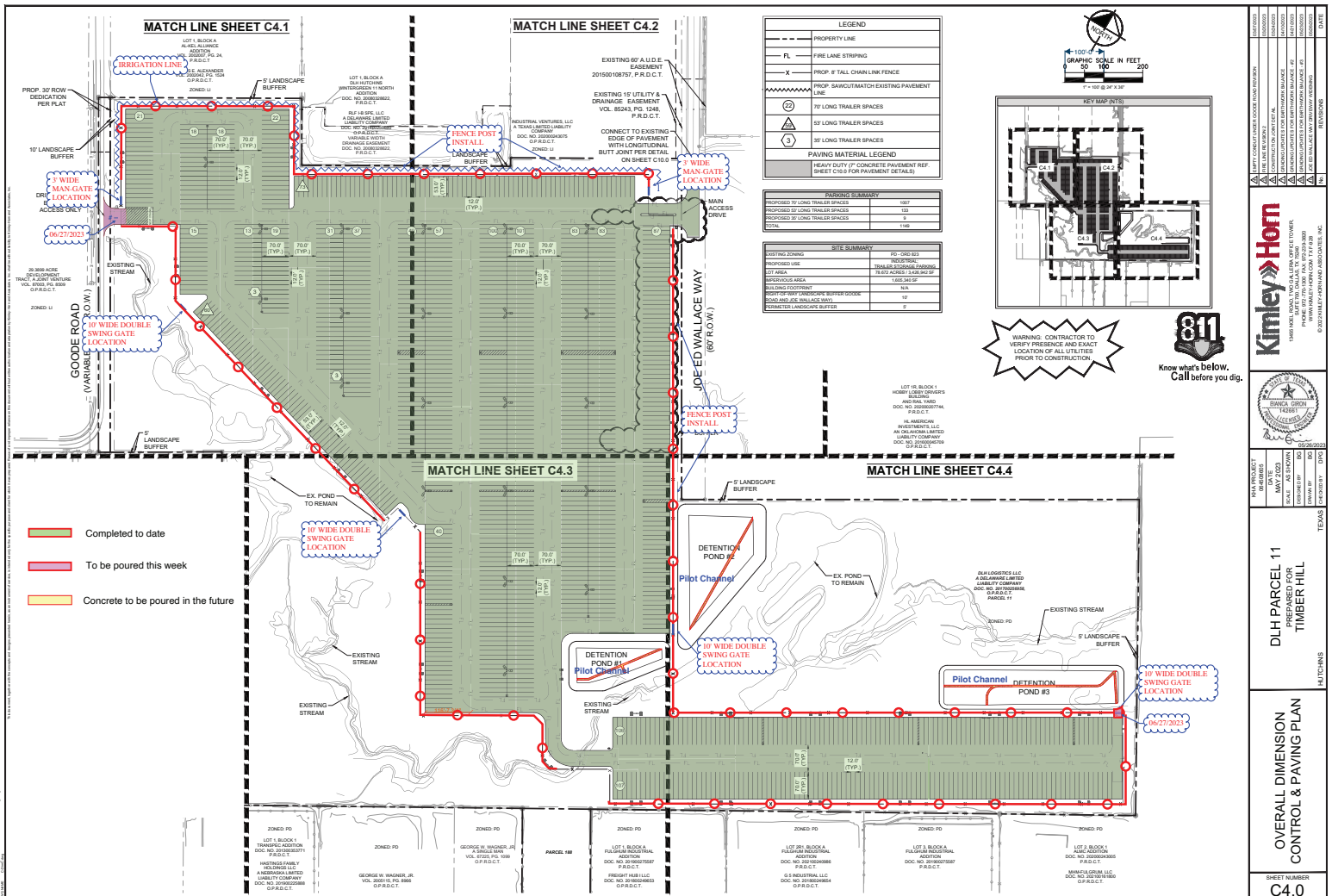
ACROSS FROM  
UP INTERMODAL



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## Property Details and Site Plan



**Availability** July 2023

**Rent** TBD

**Size** +/- 40 Acres

**Security** Electronically Controlled Gates and Limited Access Points  
8' Security Fence with Razor Wire  
Intense LED Lighting  
Security Guard 7 Days a Week

**Features** 7" Concrete, 4000psi, with #3 Rebar at 18" On Center Each Way (OCEW) Sub Grade: 6" of 6% Lime Treated

Less than 1 mile from the Union Pacific Intermodal Yard

**Parking** 70' Spaces: 1007  
53' Spaces: 133  
35' Spaces: 9

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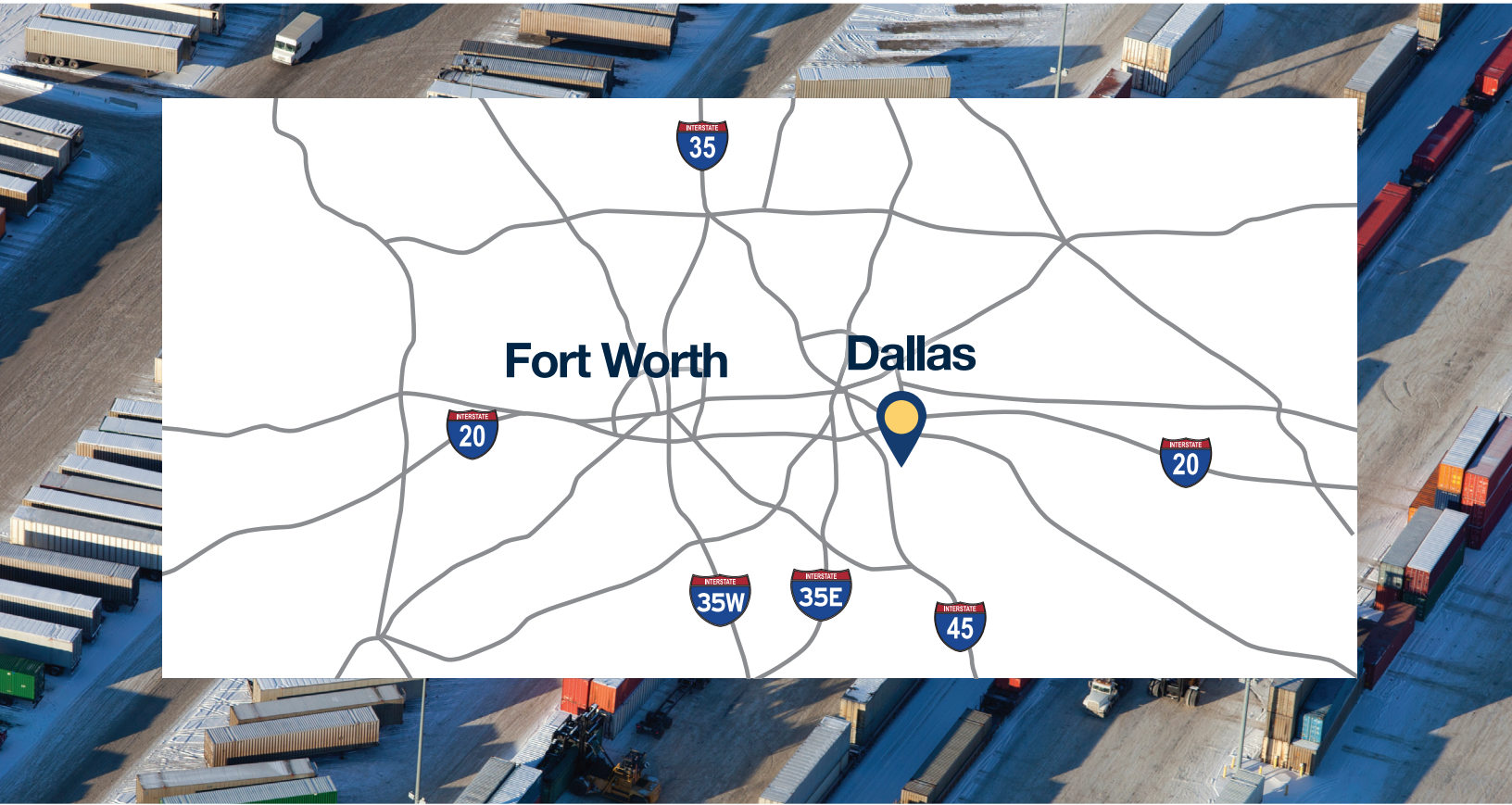
## Aerial View



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## Market Location & Features



Truck and Trailer  
Parking



Container  
Storage/Stacking



Chassis  
Parking



Outdoor Storage  
of Products,  
Materials and  
Equipment



**STEVE HANCOCK**

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**TO SEE PROPERTY VIDEO**

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