

# 4024 | ROCK QUARRY

4024 ROCK QUARRY ROAD, DALLAS, TX 75211



**324,000 SF AVAILABLE**  
**100 % HVAC WAREHOUSE**

**NATHAN LAWRENCE**

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**nuveen**  
REAL ESTATE



# PROPERTY ADVANTAGES



100% HVAC  
Warehouse



Heavy Power  
(4,000 AMPS)



Fenced & Secured  
Truck Court  
(South Side)



5 Miles to  
Dallas CBD



Access to Dense  
Labor Pool



Less than 2  
Miles to I-30



# SITE PLAN

**324,000 SF**  
TOTAL  
AVAILABLE

**HVAC**  
WAREHOUSE

**CROSS**  
DOCK

**30'**  
CLEAR HEIGHT

**74**  
DOCK DOORS

**2**  
RAMP DOORS

**810' X 400'**  
BLDG WIDTH/  
DEPTH

**40**  
DOCK LEVELERS  
(35K LB. HYDRAULIC)

**140'**  
TRUCK  
COURTS

**±35**  
TRAILER  
SPACES

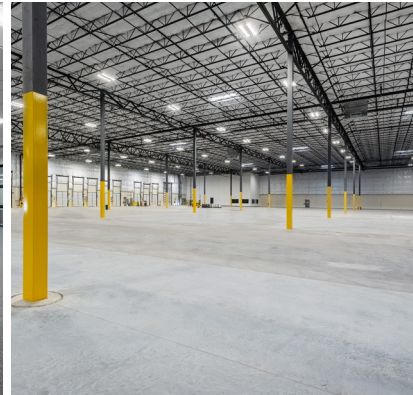
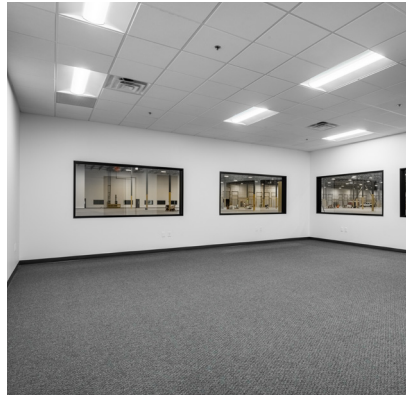
**216**  
AUTO  
SPACES

**ESFR**  
SPRINKLER  
SYSTEM

**±16,000 SF**  
OFFICE SPACE  
IN 3 PODS  
(NEWLY RENOVATED)



# PROPERTY DETAILS

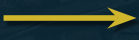


# ACCESS MAP

INGRESS



EGRESS



CHALK HILL RD

FORT WORTH AVE

W. DAVIS ST

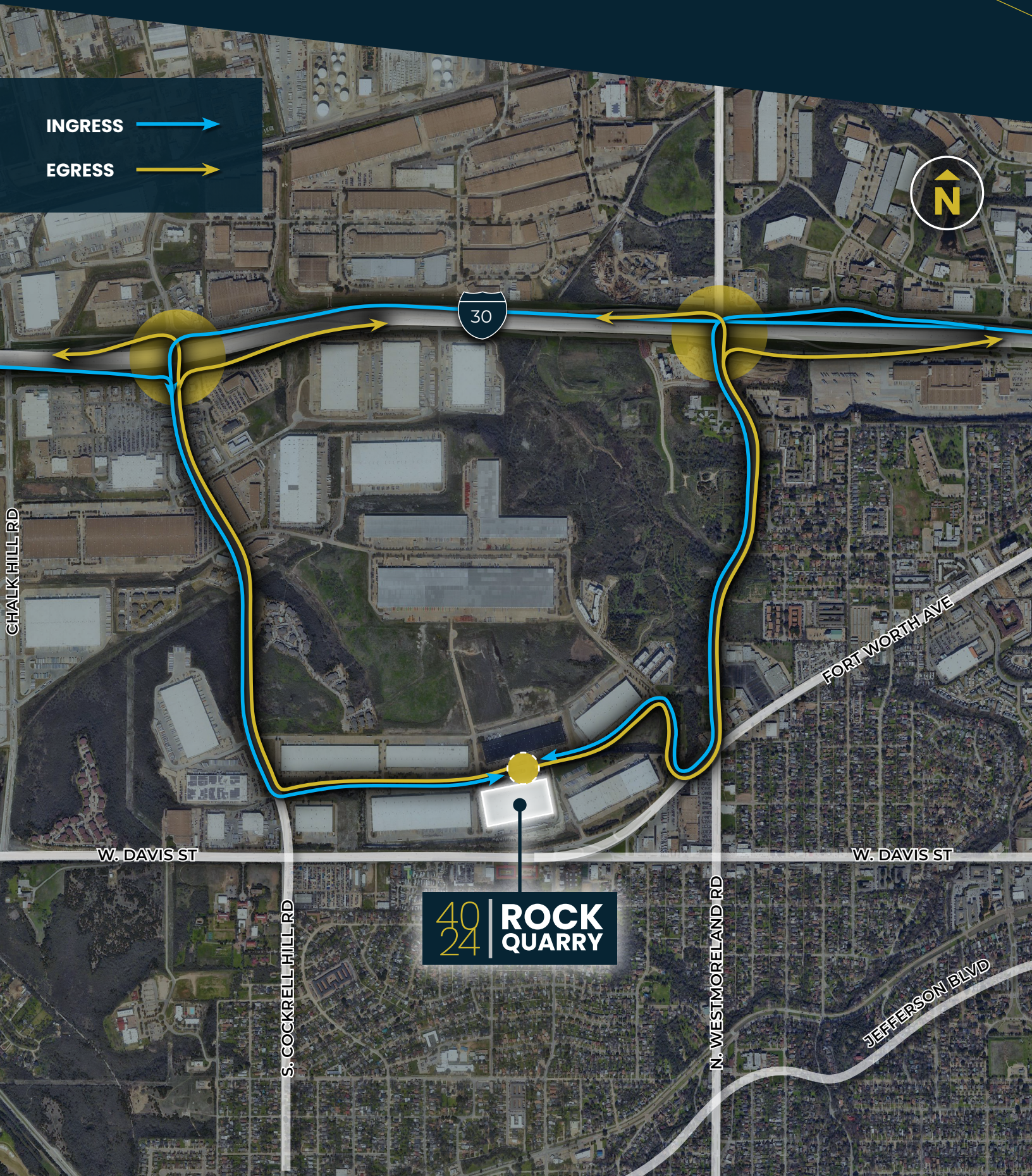
W. DAVIS ST

40 | ROCK  
24 | QUARRY

S. COCKRELL HILL RD

N. WESTMORELAND RD

JEFFERSON BLVD



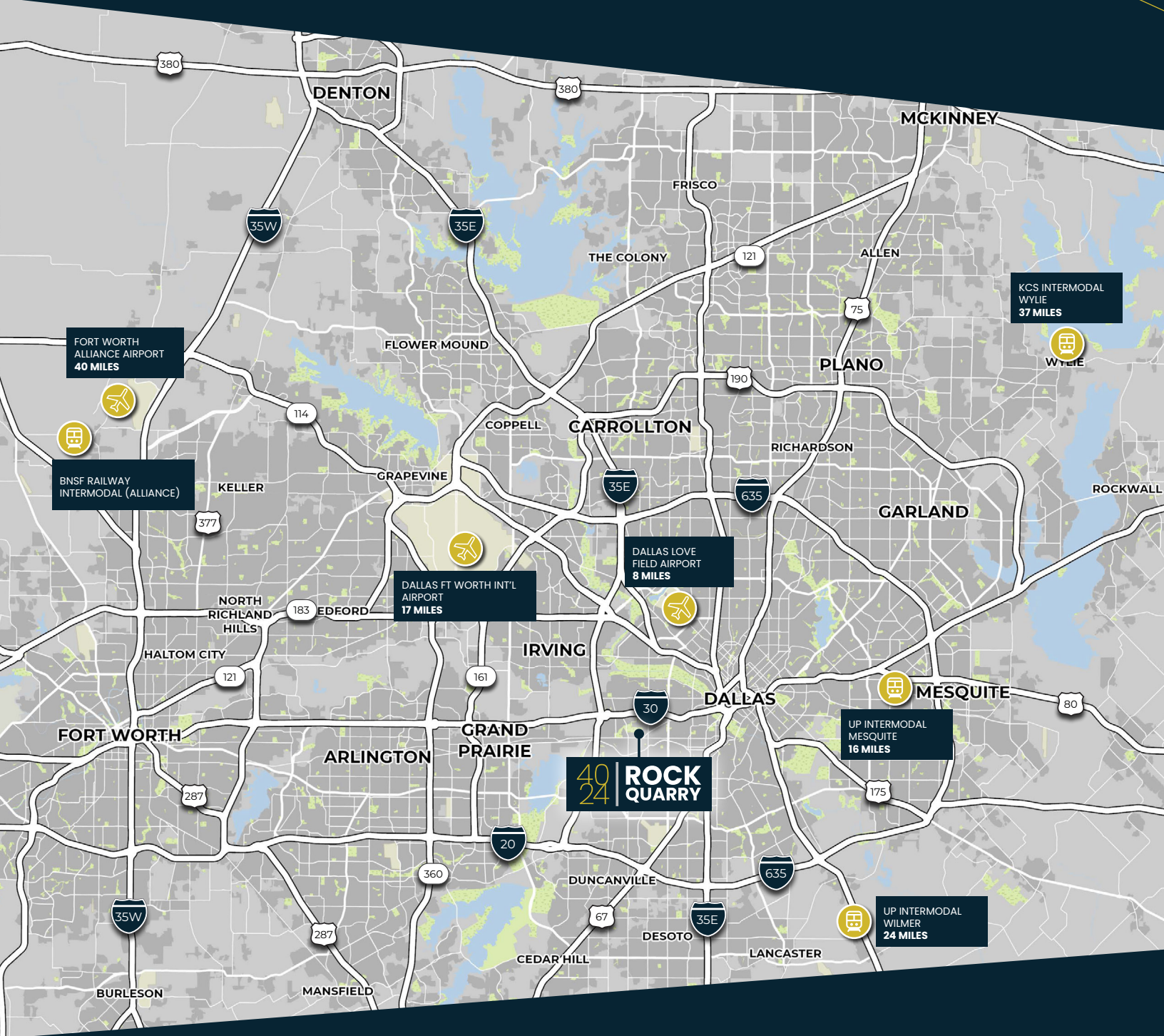
# CORPORATE NEIGHBORS

- |          |               |           |                   |           |                      |
|----------|---------------|-----------|-------------------|-----------|----------------------|
| <b>1</b> | Quaker Oats   | <b>9</b>  | Hilti             | <b>17</b> | Spirit Aerosystems   |
| <b>2</b> | Amazon        | <b>10</b> | Berlin Packaging  | <b>18</b> | Hero Pet Supplies    |
| <b>3</b> | Stitch Fix    | <b>11</b> | Frito-Lay         | <b>19</b> | WestPak Avocado      |
| <b>4</b> | Neiman Marcus | <b>12</b> | Amazon            | <b>20</b> | Navistar             |
| <b>5</b> | Geodis        | <b>13</b> | Taylor Farms      | <b>21</b> | Central Garden & Pet |
| <b>6</b> | Petco         | <b>14</b> | Keurig Dr. Pepper | <b>22</b> | Coca-Cola            |
| <b>7</b> | FedEx         | <b>15</b> | Iron Mountain     | <b>23</b> | USTC Corp            |
| <b>8</b> | Geodis        | <b>16</b> | Freeman           |           |                      |



40  
24 | **ROCK  
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# REGIONAL ACCESS



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