

Q4 2024 Delivery

FOR SALE OR LEASE

**145,728 SF**



CROSSROADS 635 INDUSTRIAL CENTER

11207 Rylie Crest Drive, Balch Springs, TX

**CROSSROADS**  
INDUSTRIAL CENTER **635**

**Hopewell**  
DEVELOPMENT

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY DETAILS

Located at the Confluence of 3 Major Highways. Hwy 635, I-20, & US Hwy 175.

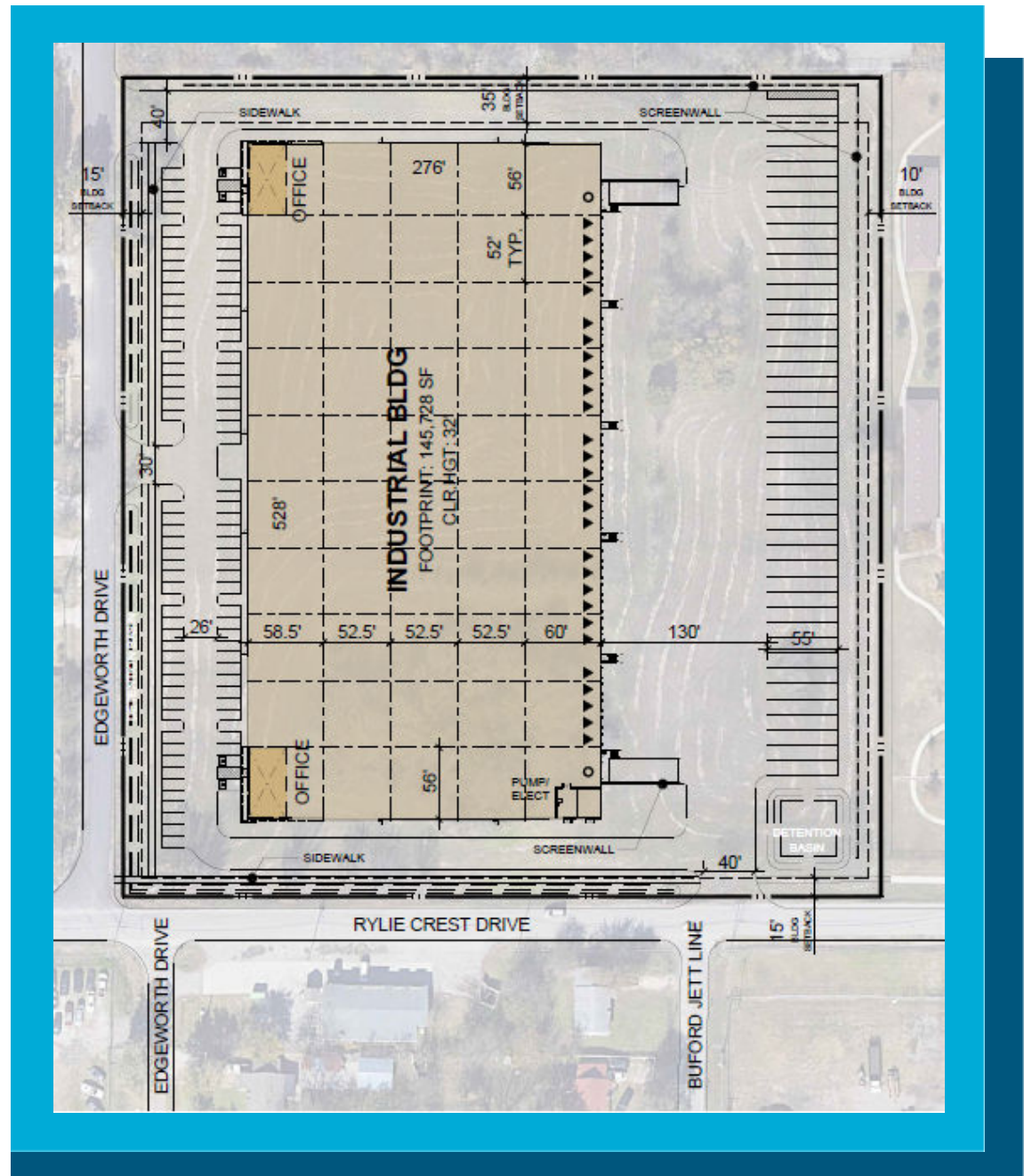
- Front Park / Rear Load
- 28 (9'x10') Dock Doors
- 2 Grade Level Ramps
- 185' Truck Court
- 44 Trailer Stalls
- 93 Parking Spaces
- 32' Clear Height
- ESFR Sprinklers
- 54'x50' Column Spacing
- Divisible to 71,970 SF

11207 RYLIE CREST DRIVE, BALCHSPRING, TX

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**Stuart L Smith, SIOR**  
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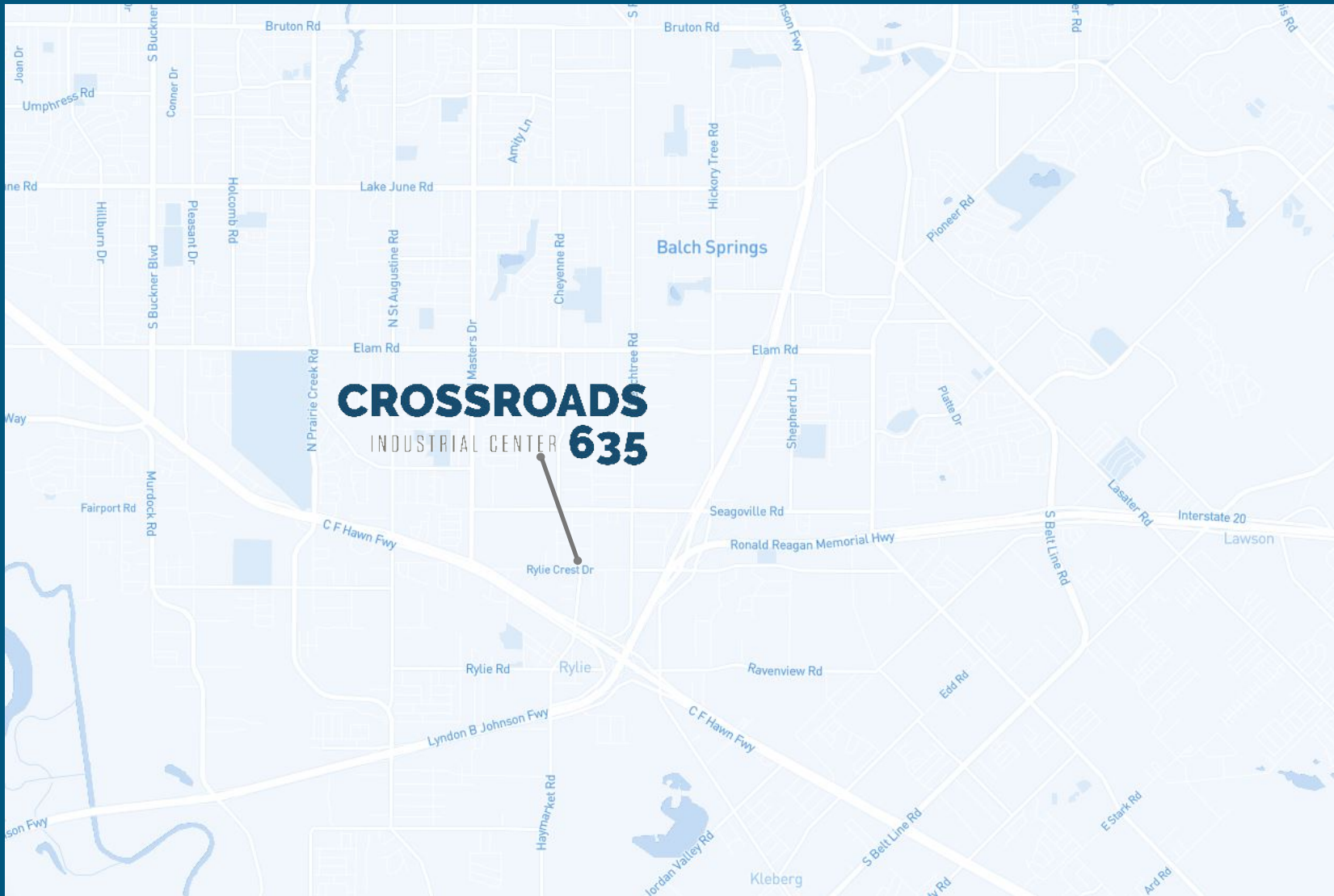
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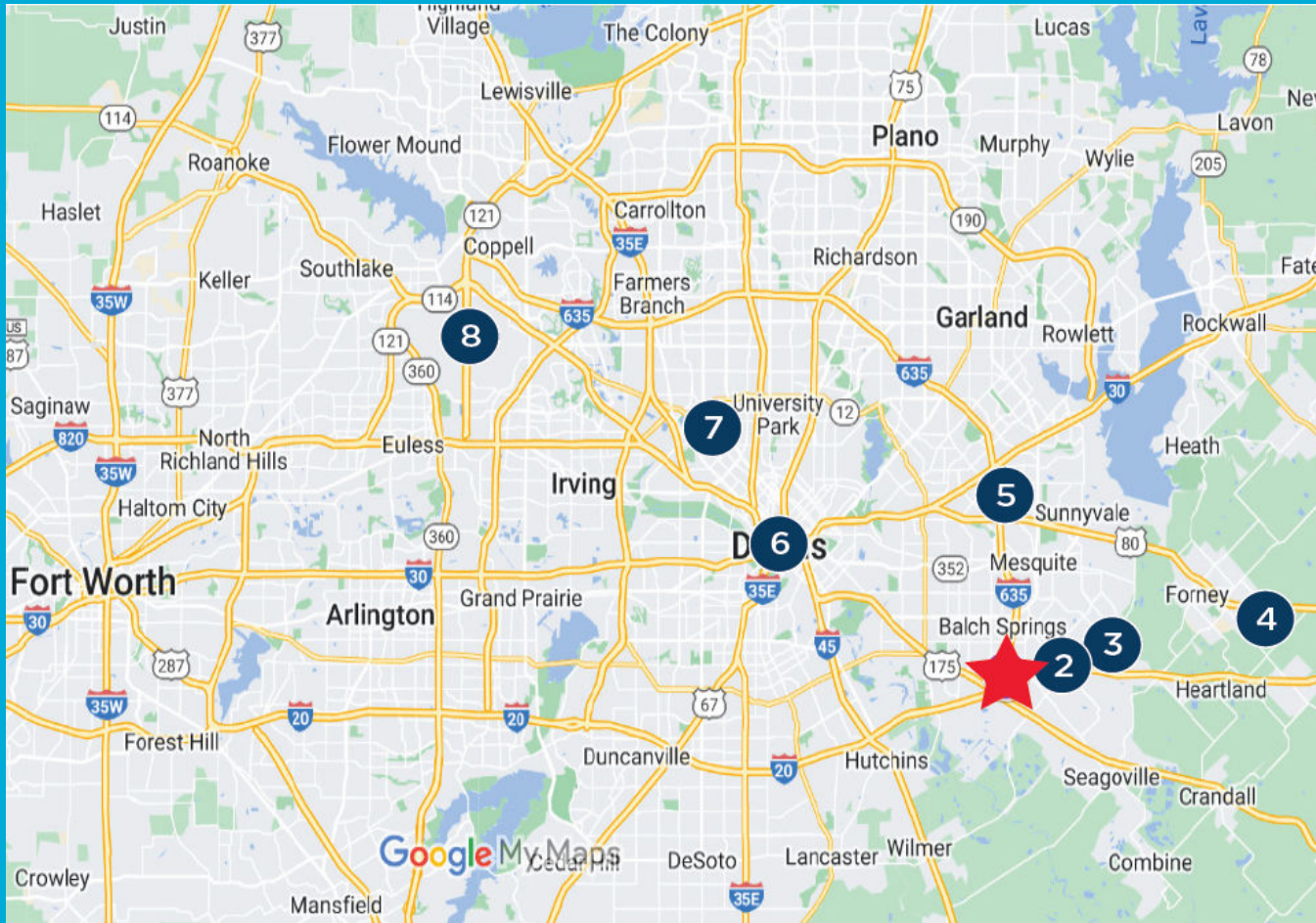


SITE PLAN  
**145,728 SF**



# PROPERTY AERIAL MAP





**#2**  
**3 MILES**  
 TO BELTLINE / I-20

**#3**  
**4 MILES**  
 TO BALCH SPRINGS  
 CITY HALL

**#4**  
**9 MILES**  
 TO AMAZON DISTR. CTR.,  
 FORNEY

**#5**  
**13 MILES**  
 TO TOWN EAST MALL

**#6**  
**16 MILES**  
 TO DOWNTOWN  
 DALLAS

**#7**  
**20 MILES**  
 TO DALLAS LOVE FIELD  
 AIRPORT

**#8**  
**33 MILES**  
 TO DFW AIRPORT

# DRIVING DISTANCE

**★ 11207 RYLIE CREST DR.**  
 Balch Springs, TX

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# CONTACT

# INFORMATION

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## The Name to Trust for Quality & Service

Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

Learn more about the Hopewell difference today.

[HopewellDevelopment.com](http://HopewellDevelopment.com)

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