

## ABOUT DALLAS LOGISTICS HUB

The Dallas Logistics Hub ("DLH") is the largest new logistics park in North America with 6,000 acres master planned for 60 million square feet of distribution, manufacturing, office and retail developments. DLH will position Dallas as the number one trade hub in the Southwest region and serve as the primary gateway for the distribution of goods to the major population centers in the Central and Eastern United States.

This premiere logistics park is located adjacent to Union Pacific's Southern Dallas Intermodal Terminal, a proposed BNSF intermodal facility, four major high-way connectors (I-20, I-45, I-35, Loop 9) and a future air cargo facility at Lancaster Airport.

The DLH which spans across the communities of Dallas, Lancaster, Wilmer and Hutchins, will serve as a major Inland Port for regional and national distribution. Offering readily available industrial space for lease or build-to-suit sites for warehouse, distribution, manufacturing, office and retail needs, DLH is the prime location to give companies a competitive advantage by reducing transportation costs and improving the supply chain process.



DLH was conceived as a sustainable, environmentally responsible solution to the air quality and economic problems of regional truck freight.

DLH was set aside from a large tract of semi-rural land that previously had been used for farming and ranching. It is located directly adjacent to Interstate 20 and Interstate 45, both major truck and hazardous cargo routes. The Allen Group's goal is to open up North Texas to multi-modal rail shipping with trucks picking up cargo off loaded from rail sidings located at DLH for local, regional and national delivery.

The major sustainable features planned for DLH that will have a significant environmental impact include:

- Proximity to Major Freight Rail Lines
- Energy Efficiency and Maintenance Reduction
- Locally & Regionally Sourced Materials
- Durability of All Finishes
- Natural, Water-Wise Landscaping
- Stormwater Runoff Reduction

To this end, 4800 / 4900 Langdon Road are expected to achieve LEED – CS Gold level Certification, pending final review. Tenants are encouraged to seek LEED Certification for their spaces under the LEED for Commercial Interiors rating system.



## WHAT IS LEED?

Leadership in  
Energy and  
Environmental  
Design

LEED was developed by the United States Green Building Council ("USGBC") in 1993. LEED is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings.



LEED was created to:

- Define "Green Building" by establishing a common standard of measure
- Promote integrated, whole-building design practices
- Recognize environmental leadership in the building industry
- Stimulate green competition
- Raise consumer awareness of green building benefits
- Transform the building market

LEED promotes a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection, and indoor air quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources.

## ABOUT 4800 & 4900 LANGDON ROAD

## MORE RESOURCES



4800 AND 4900 Langdon Road are the first speculative vertical product within the Dallas Logistics Hub. 4800 Langdon Road is a 635,040 square foot cross-dock bulk distribution building with a clear height of 32 feet; 4900 Langdon is a 192,850 square foot front-park rear-load distribution / flex building with a clear height of 28 feet.

The major sustainable features utilized for 4800 and 4900 Langdon Road that will have a significant environmental impact include:

- Highly reflective white TPO roof
- Indigenous landscaping for minimal irrigation needs
- Landscape organically maintained
- 100% concrete paving
- Preferred parking for fuel efficient vehicles
- Clerestory windows for natural lighting at dock and staging areas
- 41% of construction materials were reused or recycled
- 92% of construction material waste were reused or recycled
- 20% of construction materials extracted / manufactured locally
- Regional detention facility
- Total energy demand reduction to building is 19.25%
- Proximity to rail intermodal hub encourages rail use and removes less efficient trucks from our highways
- Tenant Improvement Guidelines require the use of low-emitting VOC materials (carpet, paint, sealants) and reduced water demand by interior plumbing fixtures



United States Green Building Council (USGBC):

[www.usgbc.org](http://www.usgbc.org)

North Texas Chapter of the USGBC:

[www.usgbcnorthtexas.org](http://www.usgbcnorthtexas.org)

Forest Stewardship Council:

[www.fsc.org](http://www.fsc.org)

Environmental Protection Agency:

[www.epa.gov](http://www.epa.gov)

Greenguard Environmental Institute:

[www.greenguard.org](http://www.greenguard.org)

Scientific Certification Systems:

[www.scs-certified.com](http://www.scs-certified.com)

Energy Star:

[www.energystar.gov](http://www.energystar.gov)

Green Seal:

[www.greenseal.org](http://www.greenseal.org)



## INTRODUCTION TO



4800 and 4900 Langdon Road  
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