

# Pioneer 360 Business Center

**Location:**

Arlington, Texas

**Size:**

1,164,000 SF

**Owner / Developer:**

Flaherty Development

**Role:**

General Contractor

**Building Type:**

Distribution Center / Warehouse /  
Flex—Tech / Office



## About This Project:

- The Pioneer 360 Business Center is the largest and one of the first Gold LEED for Core and Shell industrial projects in the state of Texas.
- The project began with the demolition and asbestos abatement of an abandoned 800,000 SF mall; more than 95% - 91,634 tons - of steel, concrete, asphalt, copper and aluminum from the mall were recycled rather than sent to landfill.
- Building A and B feature 24-foot ceilings, ribbon glass bands on all four walls, with stone facade corner entrances. Building C is a cross-dock distribution center designed to house up to six tenants. It has a 32-foot high ceiling, and includes more than 100 trailer storage spaces.
- The three-building complex is located on a 70-acre business park. The complex includes detention ponds in the center and the east end.

