

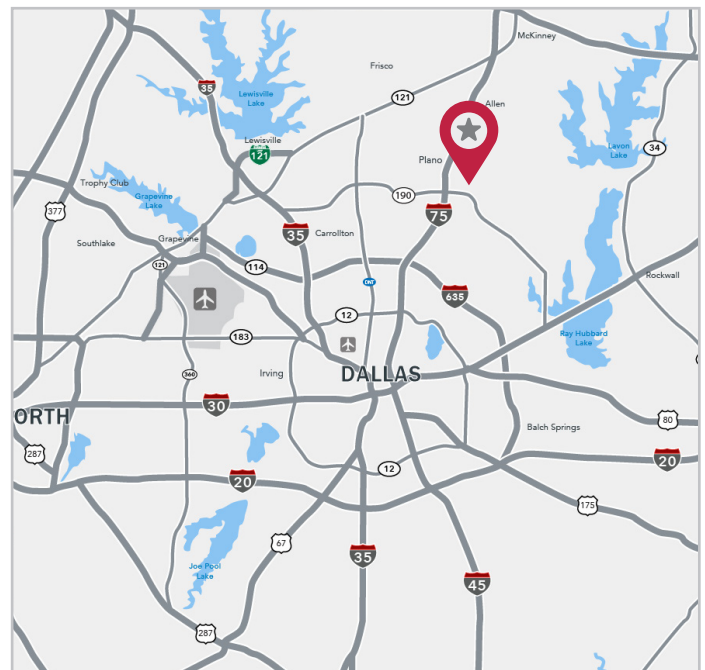
# FOR LEASE

## 1714 14th Street | Plano, TX 75074



### AVAILABILITY HIGHLIGHTS

- Available:** 77,683 SF (Non-Contiguous)
- Suite 100-200:** 48,075 (Divisible to 29,455 SF & 18,260 SF)
- Suite 400:** 29,608 SF
- Clear Height:** 15' - 29'
- Loading:** Dock high and grade level loading available
- Parking Ratio:** Approximately 2.50/1,000 SF (expandable)
- Sprinklered:** Yes
- Zoning:** Light Industrial (LI) [Click here for allowed uses](#)
- Comments:** Potential for fenced, paved & lit outside storage  
Can re-purpose parking area or excess land for recreational purposes.  
Within walking distance to downtown Plano  
Easy access to George Bush Turnpike (190) and Highway 75  
Ownership will consider a wide variety of uses such as, industrial, light manufacturing, dead storage, heavy parking requirements, outside storage, sports uses, training facilities and other recreational uses



FOR MORE INFORMATION:

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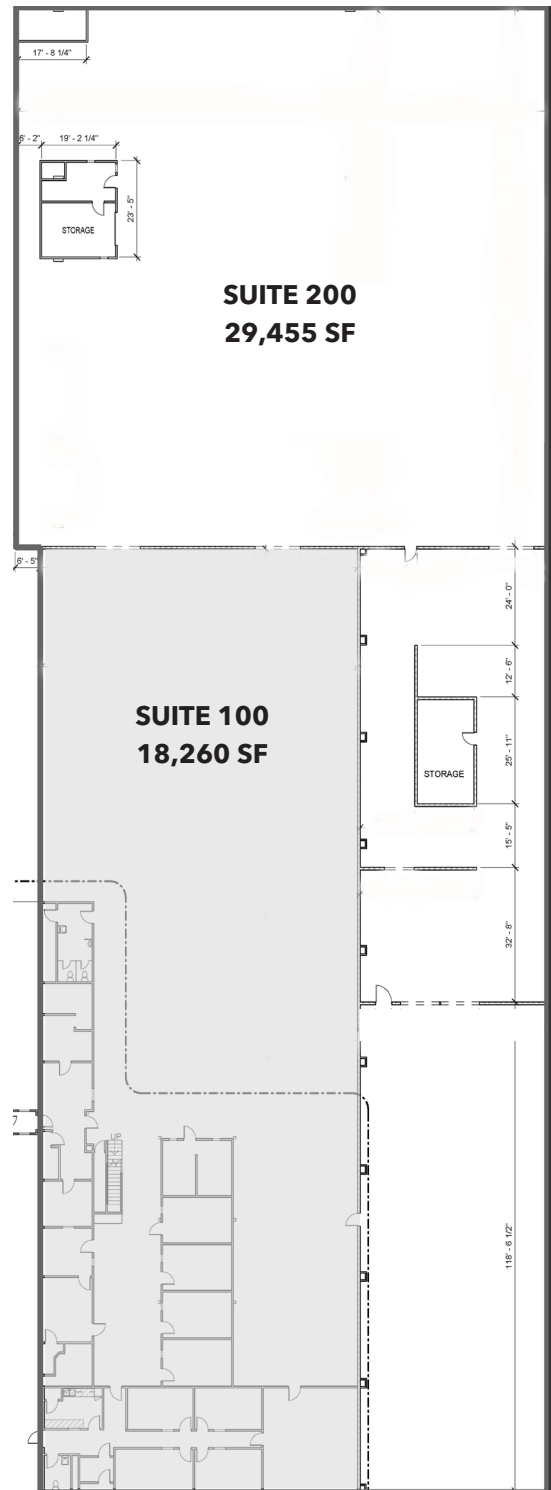
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1714 14TH STREET  
PLANO, TX 75074

## SUITE 100/200

- 48,075 (Divisible to 29,455 SF & 18,260 SF)
- ±500 SF office (can be expanded)
- 14' - 20' Clear height
- 5 Grade level doors (ownership is willing to install a dock high loading platform)
- Free span building
- Suite 100 features a vintage Quonset hut structure with known roof leaks, making it suitable for weather-resistant uses only. Offered at a discounted rate. Full details and as-is condition to be outlined in lease agreement.



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# FOR LEASE

1714 14TH STREET  
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## SUITE 400

- 29,608 SF available
- Build to suite finish out
- 22' - 29' Clear height
- 10 Dock high doors
- 2 Grade level doors
- Free span building
- ±0.70 acres of adjacent land that can be converted to fenced outside storage, or parking for recreational purposes



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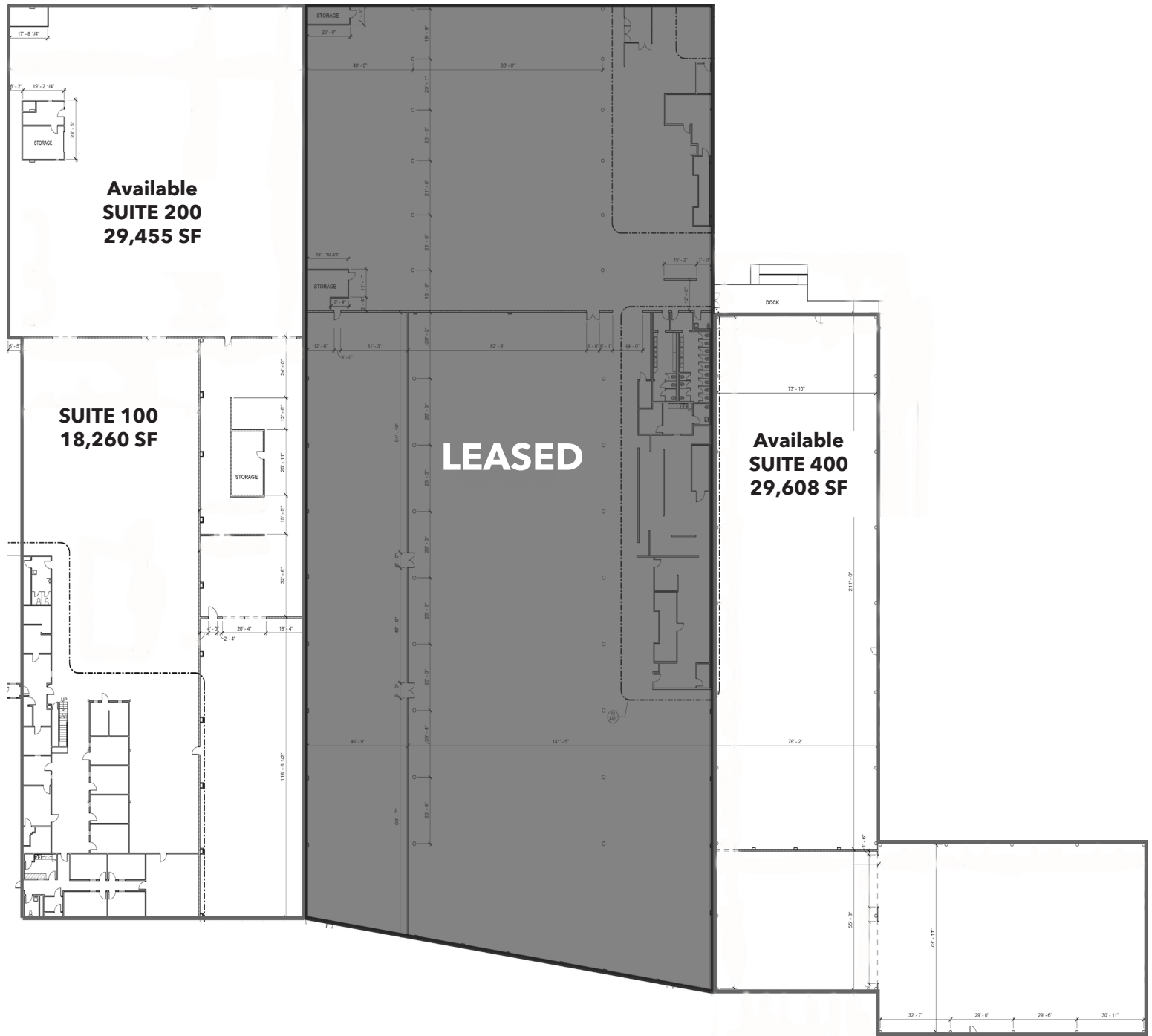
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# SITE PLAN

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# AERIAL

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Rendering Photo



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