

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

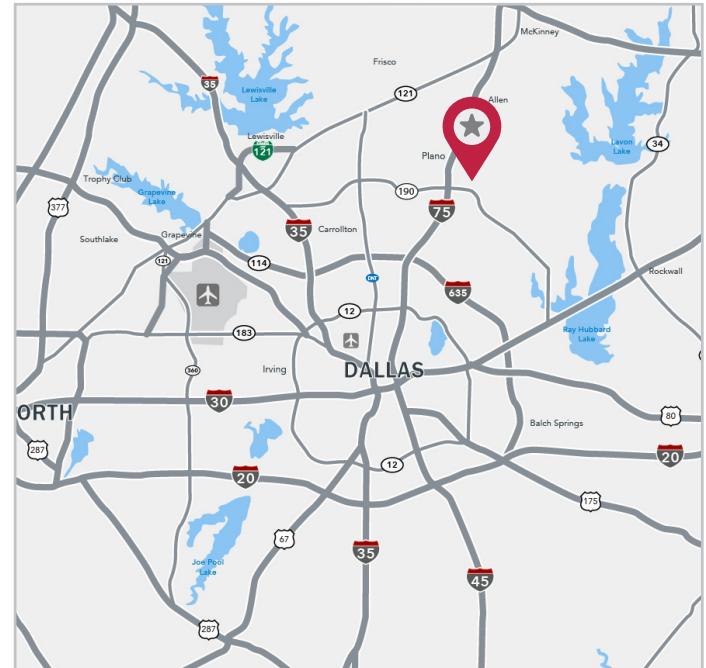
Parking Ratio: Approximately 2.50/1,000 SF (expandable)

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:

BRETT LEWIS, SIOR
972.934.4018
blewis@lee-associates.com

TAYLOR STELL
214.558.1969
tstell@lee-associates.com

GEORGE TANGHONGS
972.934.4008
george@lee-associates.com

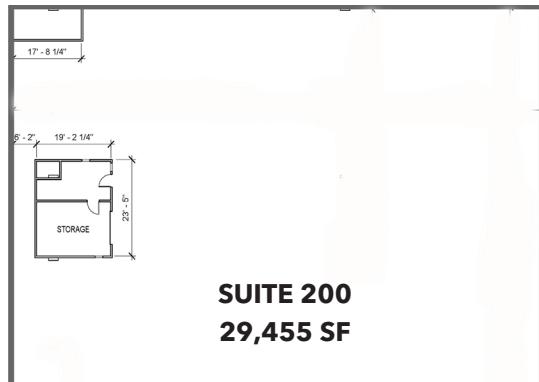
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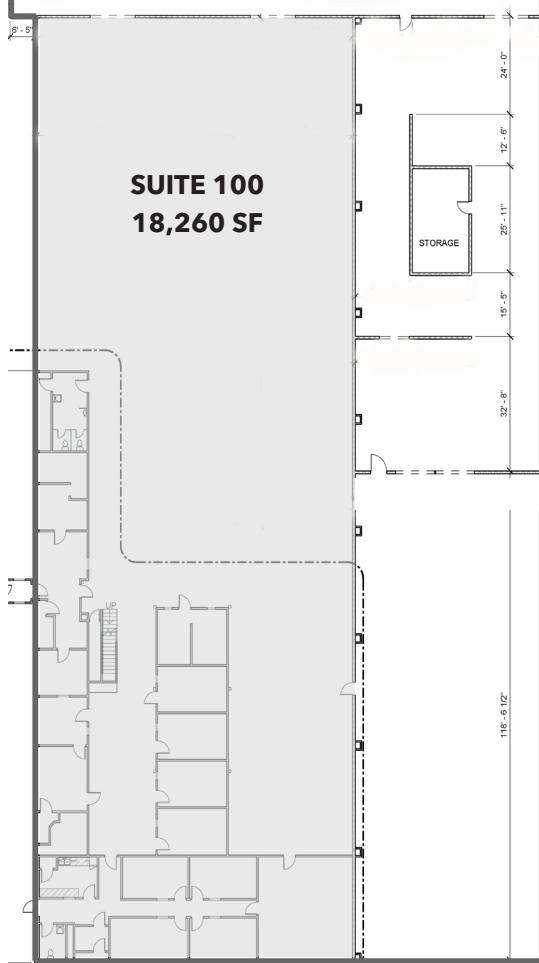
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SUITE 100/200

- 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.



SUITE 200
29,455 SF



SUITE 100
18,260 SF



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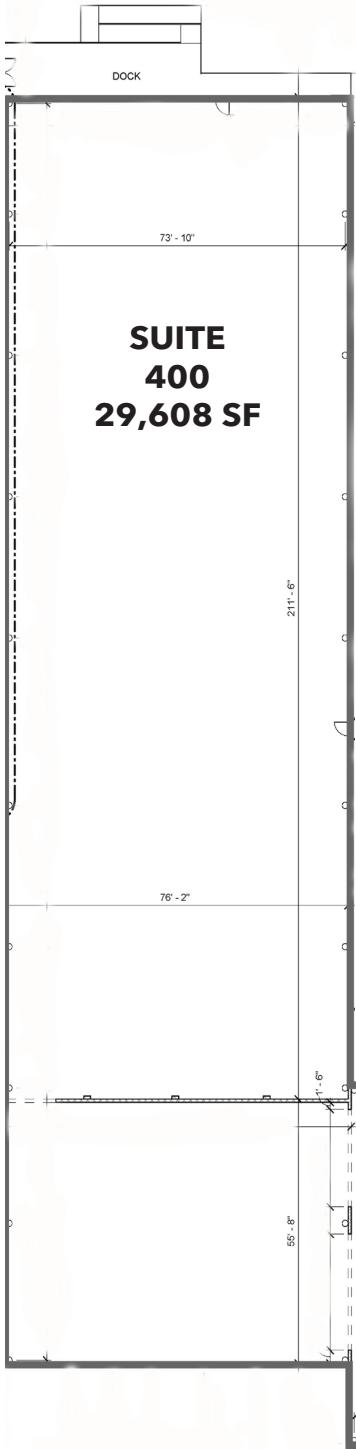
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SUITE 400



- 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



Rendering Picture

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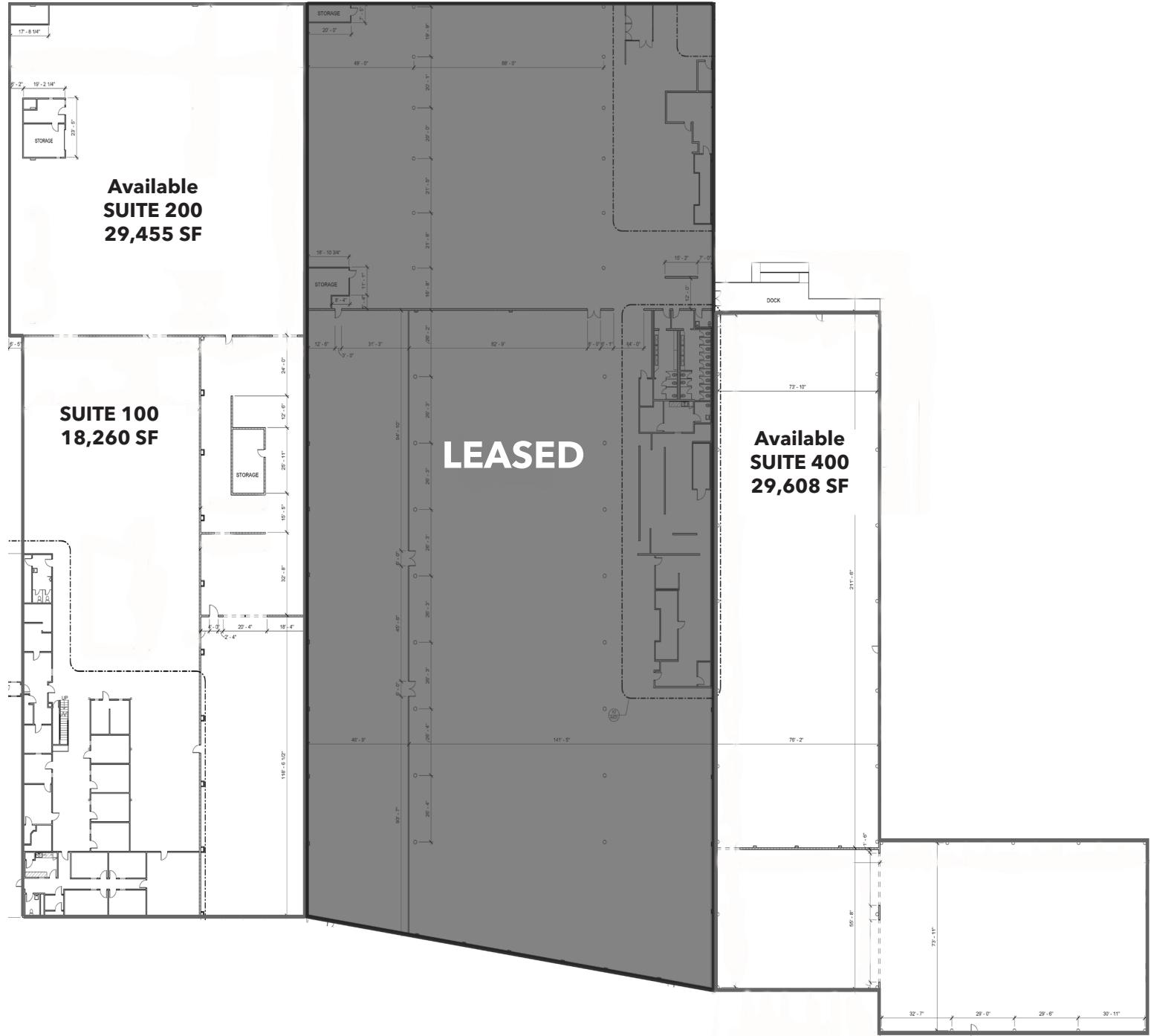
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SITE PLAN

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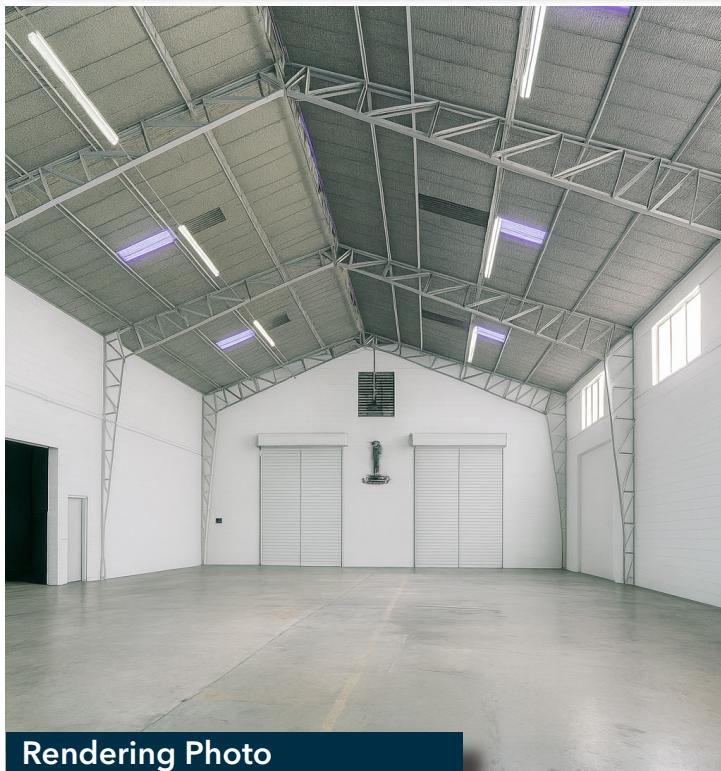
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AERIAL

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Rendering Photo



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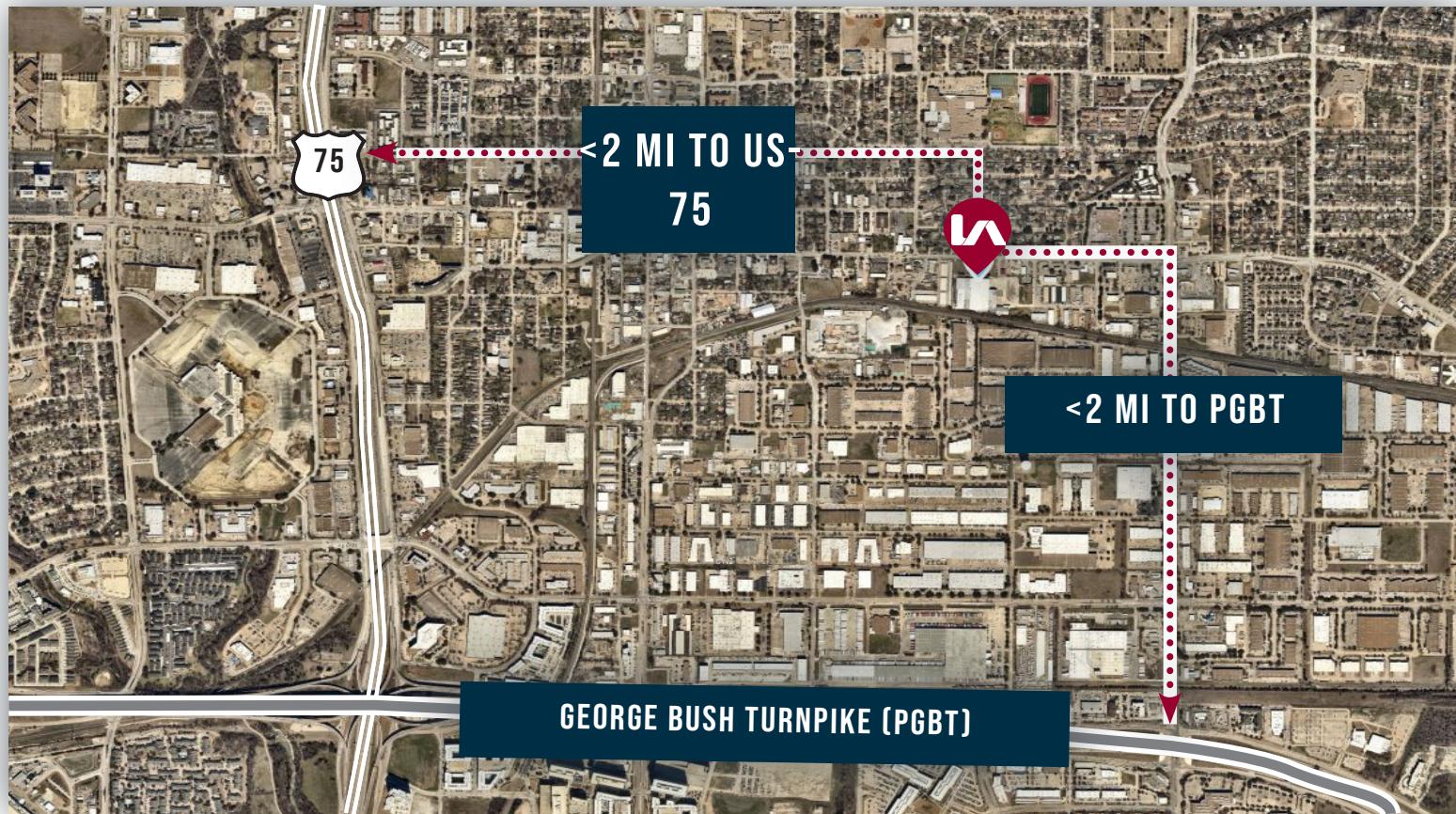
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