

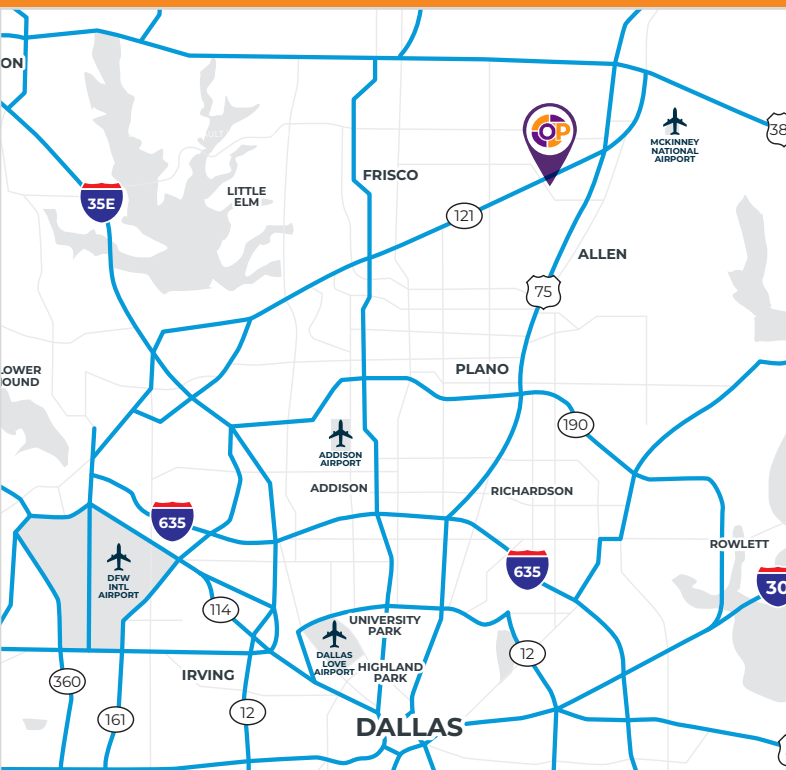


FOR LEASE
70,414 SF WAREHOUSE AVAILABLE



OMNILIFE PARK

1003 SH-121, ALLEN, TEXAS 75013



PROJECT HIGHLIGHTS

- 70,414 SF Available
- Modern, High-Finish Industrial Warehouse
- Easy Access to Major Thoroughfares
- State Highway 121 Visibility
- Well Suited for Industrial & Commercial Uses
- Business Friendly Municipality
- Substantial Car Parking

FOR MORE INFORMATION:

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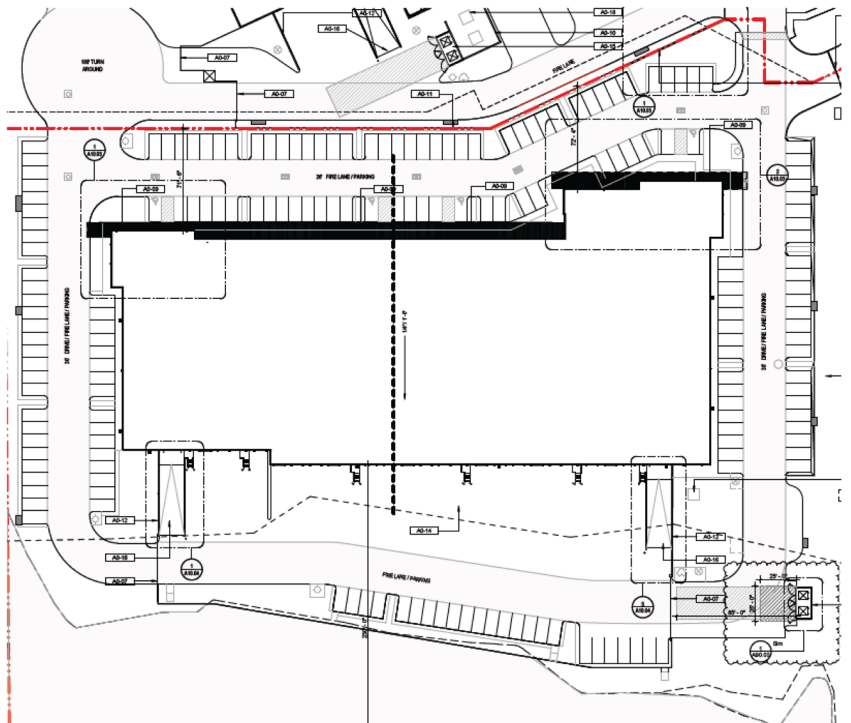
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BUILDING SPECIFICATIONS



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Building Size	70,414 SF
Minimum Divisible	15,600 SF
Zoning	PD-149 (Corridor Commercial)
Office Area	6,000 SF or Build-to-Suit
Building Dimensions	416'W x 160'D
Staging Bay	60'
Clear Height	32'
Loading	Twelve (12) Dock High Doors
Ramps	Two (2) Ramped Doors
Truck Court	95' to 140' (Ability to Secure)
Car Parks	178



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LEE & ASSOCIATES
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PROJECT PHOTOS



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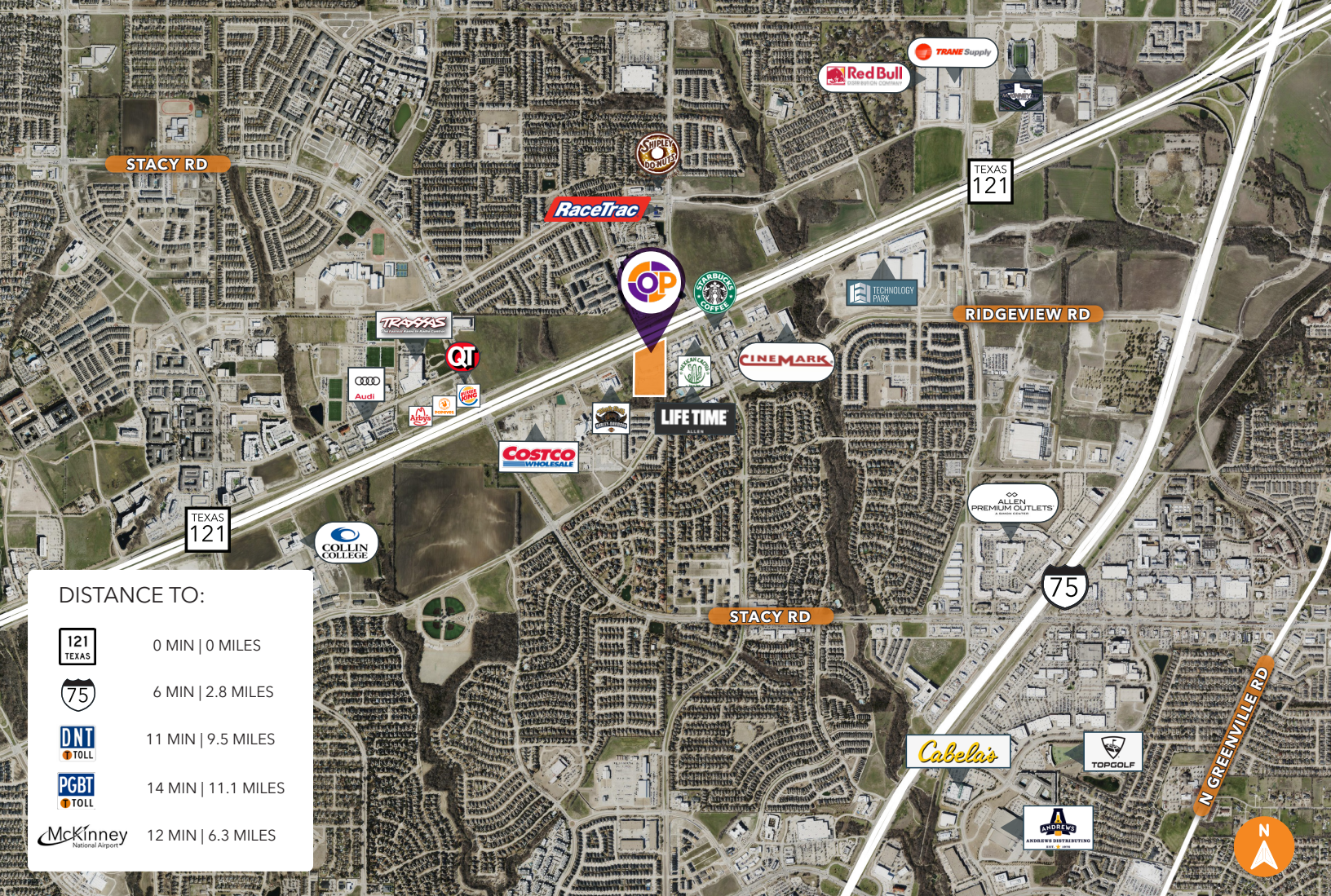
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LABOR HIGHLIGHTS

White-Collar
Workers

(10 mile radius)

648,015

Population:
888,008

Blue-Collar
Workers

(10 mile radius)

259,294

Average
Household Income:
\$137,256

AREA HIGHLIGHTS

- Allen ranked #1 as the Best City to move to in Texas
- Allen ranks as one of the Safest Cities in Texas
- Allen is ranked in the top 4% among Best Small Cities in the Nation
- Surrounded by one of North DFW's most active retail and dining corridors

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