

FRISCO
TRADE CENTER

LEASED BY:

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OWNED & DEVELOPED BY:

Dalfen INDUSTRIAL

THE PROJECT

FRISCO TRADE CENTER

Frisco Trade Center is a premier three building Class A industrial development totaling 581,256 square feet strategically located in the highly coveted Frisco, Texas submarket. Attributes of the project include:

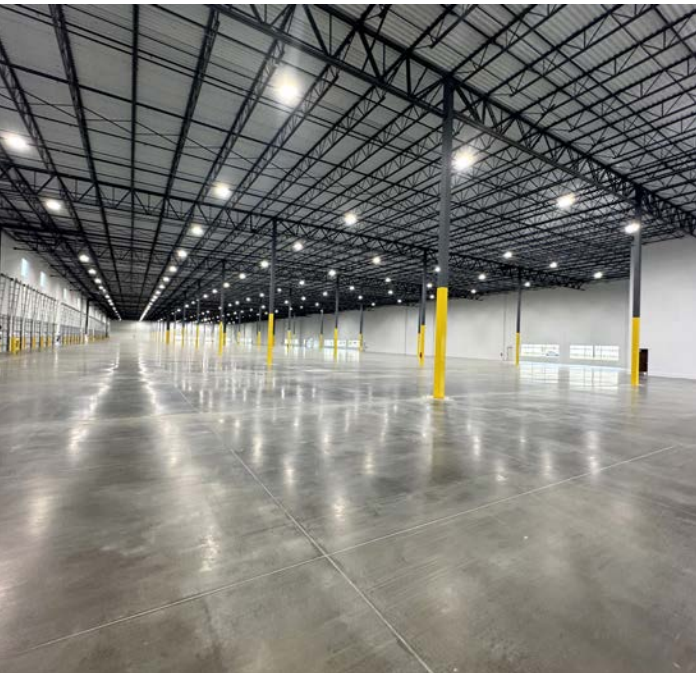
- **32’ to 36’ clear heights**
- Divisible to as small as **24,185 SF**
- **Abundant number of car parks and trailer parks** (trailer parking can be converted to additional car parks)
- Rear load building configurations
- **Securable truck courts**
- **Surrounded by** a dynamic corporate landscape and a wealth of nearby **retail and amenities**
- **Strong labor pool** and consumer base
- ±203,000 households within a 10-mile radius
- **Excellent visibility**
- Monument signage available
- Triple Freeport Tax Exemption
- Traffic Count: **Over 55,000 cars per day**
- Seamless access to Highway 380 and the Dallas North Tollway
- Walking and biking trail at the south end of the property
- Heavy Power Potential - Can upgrade service to 10MW relatively quickly with the ability to add even more

ADDRESS	FM 423 & Rockhill Pkwy. Frisco, TX 75068
TOTAL PROJECT SIZE	581,256 SF
BUILDING 1	262,354 SF - Available (Divisible to 57,690 SF)
BUILDING 2	159,451 SF - Available (Divisible to 24,185 SF)
BUILDING 3	159,451SF - Leased



FRISCO
TRADE CENTER









SITE PLAN

TOTAL PROJECT SIZE | 581,256 SF

BUILDING 1 - 16091 FM 423 | FRISCO, TX 75068

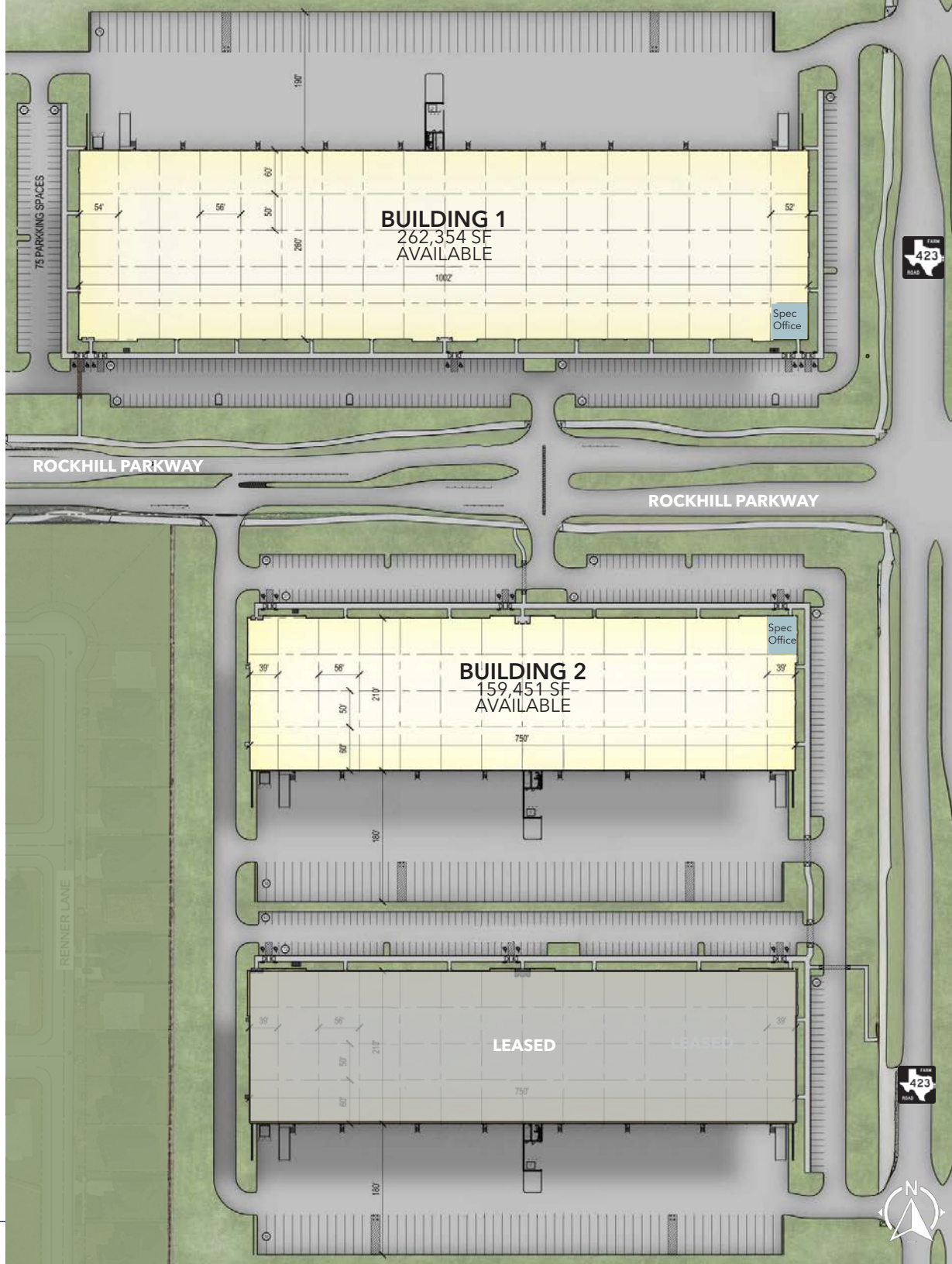
BUILDING SIZE	262,354 SF
AVAILABLE	262,354 SF
DIVISIBLE TO	57,690 SF
SPEC OFFICE	2,631 SF
CLEAR HEIGHT	36'
SPRINKLER	ESFR
BUILDING DIMENSIONS	260' x 1002'
CONFIGURATION	Rear Load

BUILDING 2 - 15891 FM 423 | FRISCO, TX 75068

BUILDING SIZE	159,451 SF
AVAILABLE	159,451 SF
DIVISIBLE TO	24,185 SF
OFFICE	2,589 SF
CLEAR HEIGHT	32'
SPRINKLER	ESFR
BUILDING DIMENSIONS	210' x 750'
CONFIGURATION	Rear Load

BUILDING 3 - 15691 FM 423 | FRISCO, TX 75068

BUILDING SIZE	159,451 SF
AVAILABLE	0 SF - Leased
SPEC OFFICE	2,992 SF
CLEAR HEIGHT	32'
SPRINKLER	ESFR
BUILDING DIMENSIONS	210' x 750'
CONFIGURATION	Rear Load



FRISCO TRADE CENTER

BUILDING 1

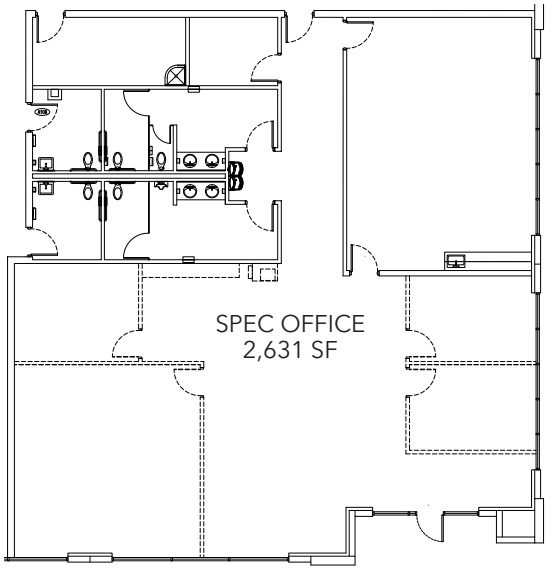
16091 FM 423 | FRISCO, TX 75068

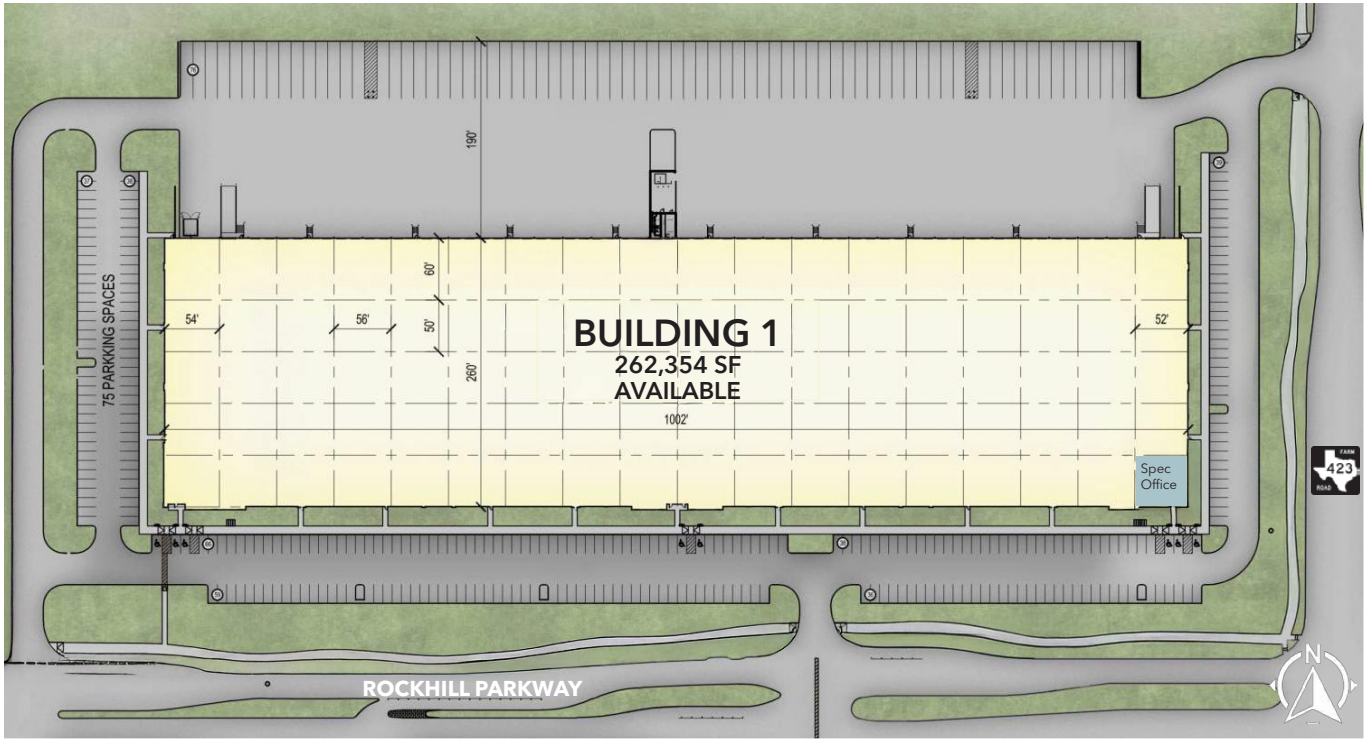
FRISCO TRADE CENTER

BUILDING HIGHLIGHTS

- 262,354 SF Available
- Divisible to 57,690 SF
- 2,631 SF Spec Office
- 36’ Clear Height
- 260’ Building Depth
- 56’ x 50’ Column Spacing
- 60’ Speed Bays
- ESFR Sprinkler
- 52 Dock Doors
- 2 Drive-In Doors
- 190’ Truck Court
- 313 Auto Parks (expandable)
- 76 Trailer Parks
- 277/480v; 3 Phase; 500 KVA
- Can upgrade to 10MW quickly with ability to add even more
- Rear Load Configuration
- Ability to Fully Secure Truck Court
- Located at the NW Corner of FM 423 & Rockhill Pkwy







FRISCO TRADE CENTER

BUILDING 2

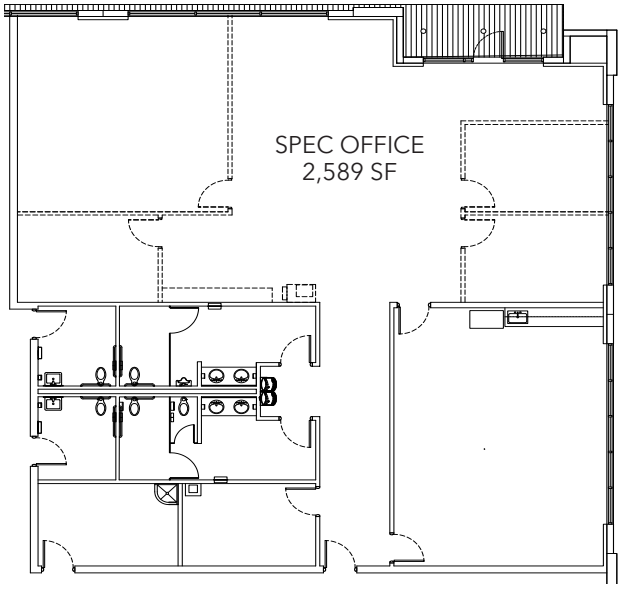
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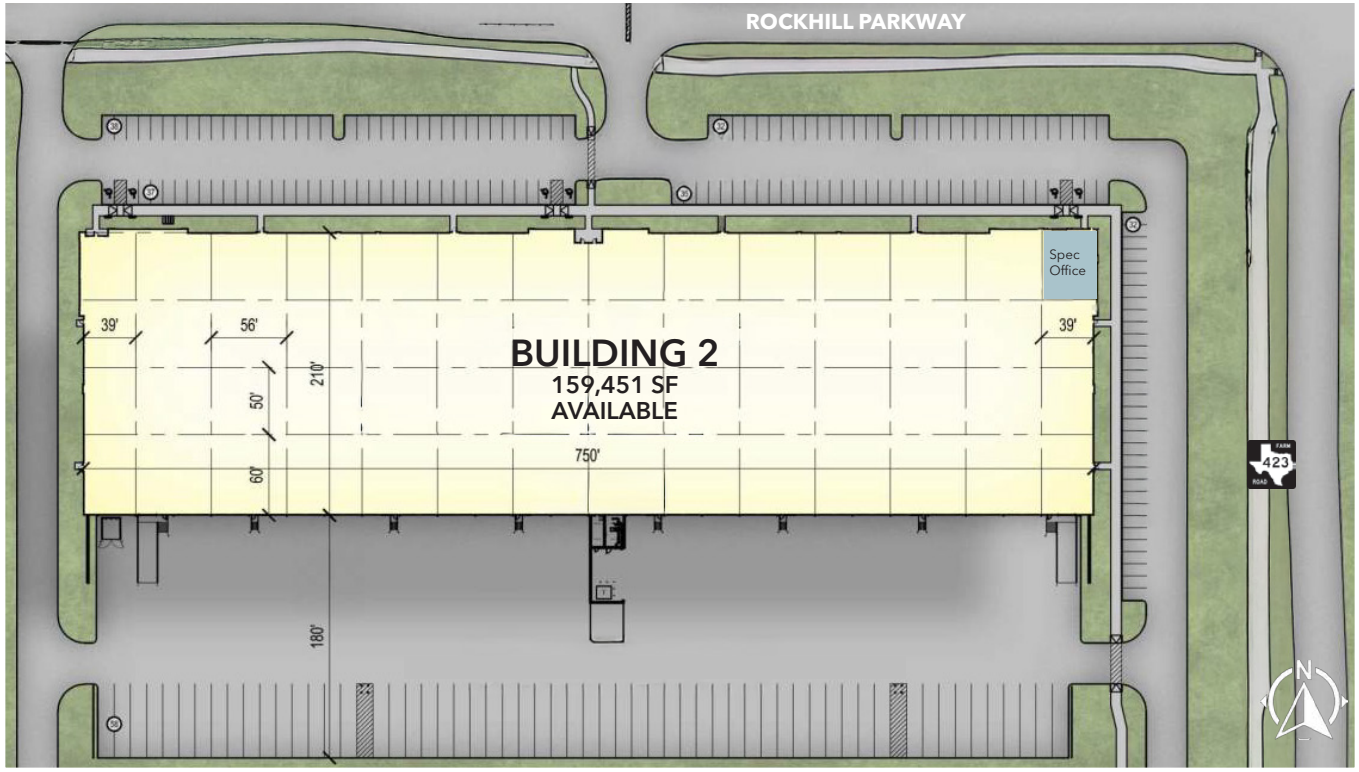
FRISCO TRADE CENTER

BUILDING HIGHLIGHTS

- 159,451 SF Available
- Divisible to 24,185 SF
- 2,589 SF Spec Office
- 32′ Clear Height
- 210′ Building Depth
- 56′ x 50′ Column Spacing
- 60′ Speed Bays
- ESFR Sprinkler
- 38 Dock Doors
- 2 Drive-In Door
- 180′ Truck Court
- 180 Auto Parks
- 58 Trailer Parks
- Building Power: 277/480v; 3 Phase; 500 KVA
- Can upgrade to 10MW quickly with ability to add even more
- Rear Load Configuration
- Ability to Fully Secure Truck Court
- Located at the SW Corner of FM 423 & Rockhill Pkwy





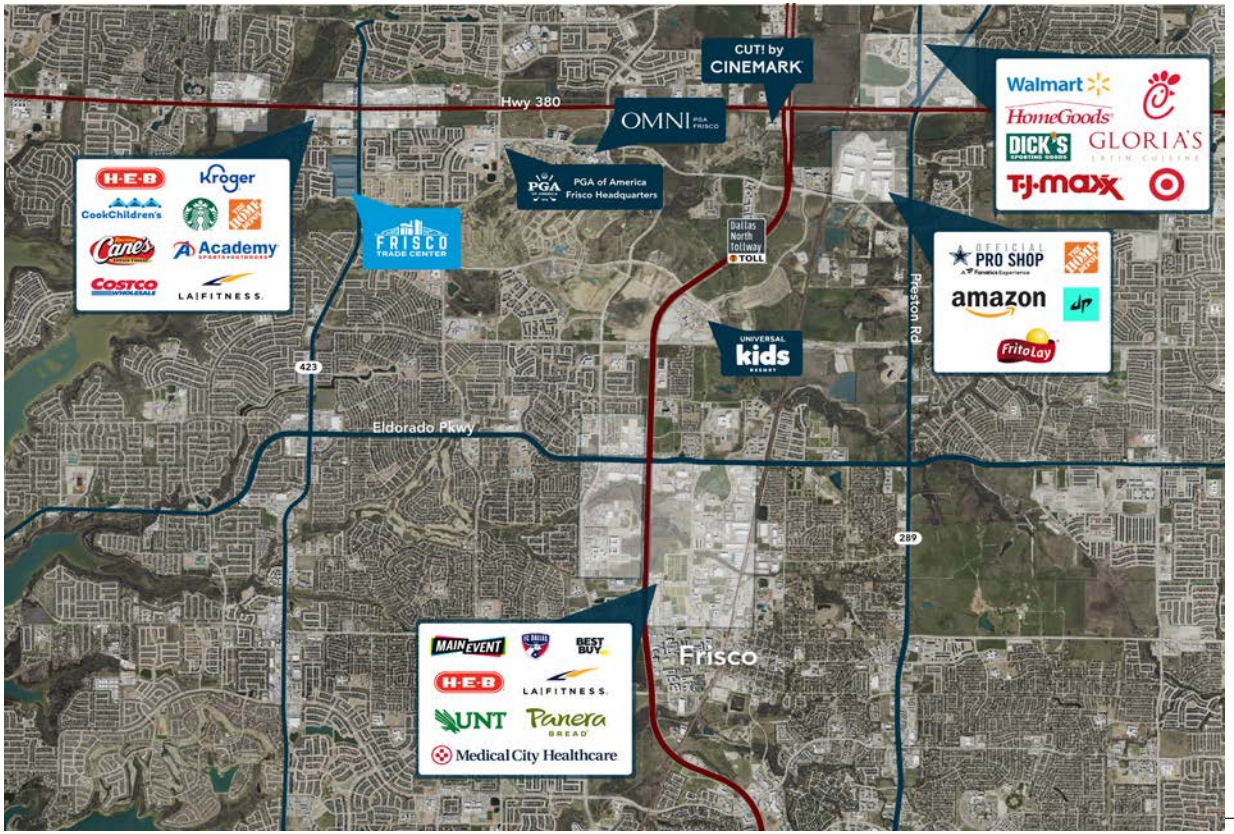



FRISCO
TRADE CENTER
15891
ONLY

AMENITY MAPS





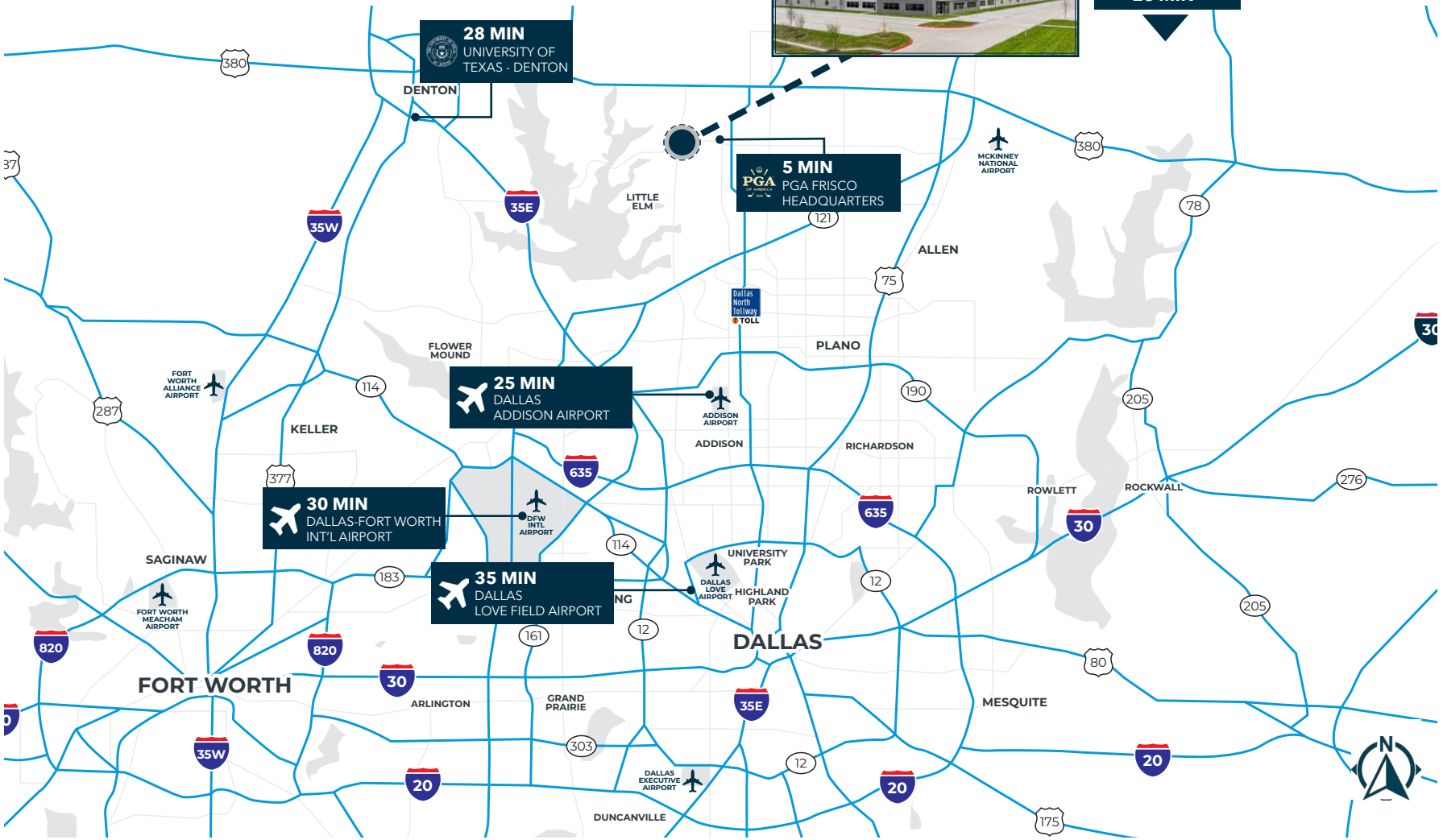




LOCATION MAP

FRISCO TRADE CENTER





Drive Times:

- Highway 380 — **0.5 MI | 1 MIN**
- Dallas North Tollway — **3.5 MI | 6 MIN**
- Highway 121 — **10 MI | 15 MIN**
- Interstate 35 — **13 MI | 20 MIN**
- Highway 75 — **14.5 MI | 25 MIN**
- George Bush Turnpike — **16 MI | 18 MIN**
- DFW International Airport — **25 MI | 30 MIN**
- Downtown Dallas — **34 MI | 35 MIN**

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FOR LEASING INFORMATION, CONTACT:

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BUILDING 3

15691 FM 423 | FRISCO, TX 75068

BUILDING HIGHLIGHTS

- 32′ Clear Height
- 210′ Building Depth
- 56′ x 50′ Column Spacing
- 60′ Speed Bays
- ESFR Sprinkler
- 180′ Truck Court
- Building Power: 277/480v; 3 Phase; 500 KVA
- Located at the SW Corner of FM 423 & Rockhill Pkwy

