



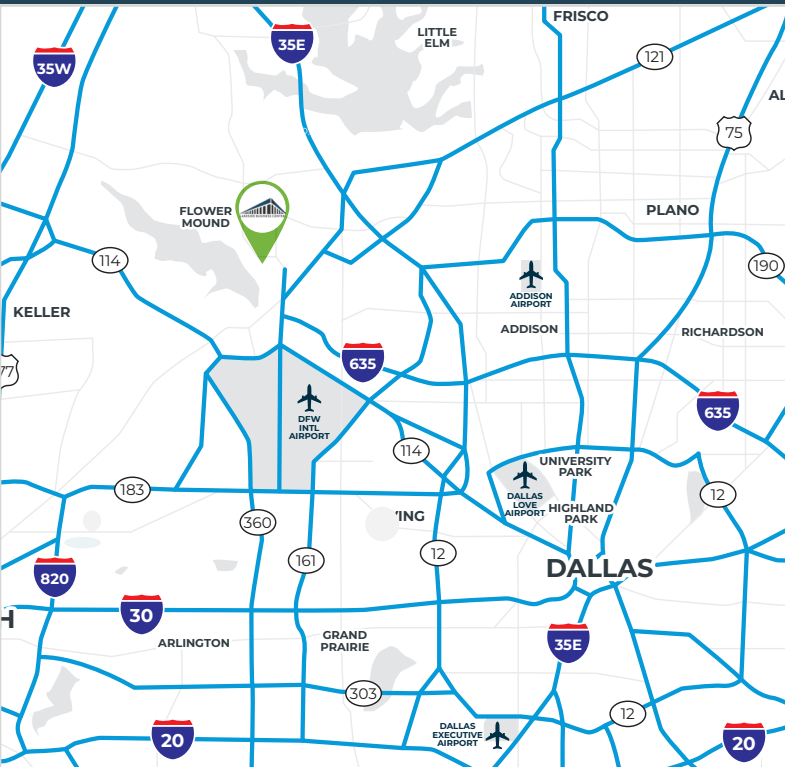
# FOR SALE OR LEASE

59,504 SF AVAILABLE



## LAKESIDE BUSINESS CENTER

600 GERAULT ROAD | FLOWER MOUND, TX



## PROJECT HIGHLIGHTS

- Move In Ready
- New Class A, Rear Load Asset
- Located on Prominent Corner in a Master Planned Business Park
- Easy Access to Major Thoroughfare
- Close Proximity to DFW International Airport
- Triple Freeport Tax Exemption
- White-Boxed Warehouse

FOR SALE OR LEASING INFORMATION:



Adam Graham, SIOR, CCIM  
agraham@lee-associates.com  
C: 214.335.3320

Alex Wilson  
alexw@lee-associates.com  
C: 443.370.3427

Tomas Wilson  
twilson@lee-associates.com  
C: 857.297.7000

JOINT VENTURE OF:



# LAKESIDE BUSINESS CENTER



## 600 GERAULT ROAD

Building Size	59,504 SF
Office	1,883 SF
Clear Height	32'
Dock Doors	8 (9' x 10')
Ramps	2 (12' x 14)
Truck Court	200' Shared
Column Spacing	50' x 52'
Car Parks	33
Slab Thickness	6"
Sprinkler	ESFR
Power	2500 Amps (Expandable)



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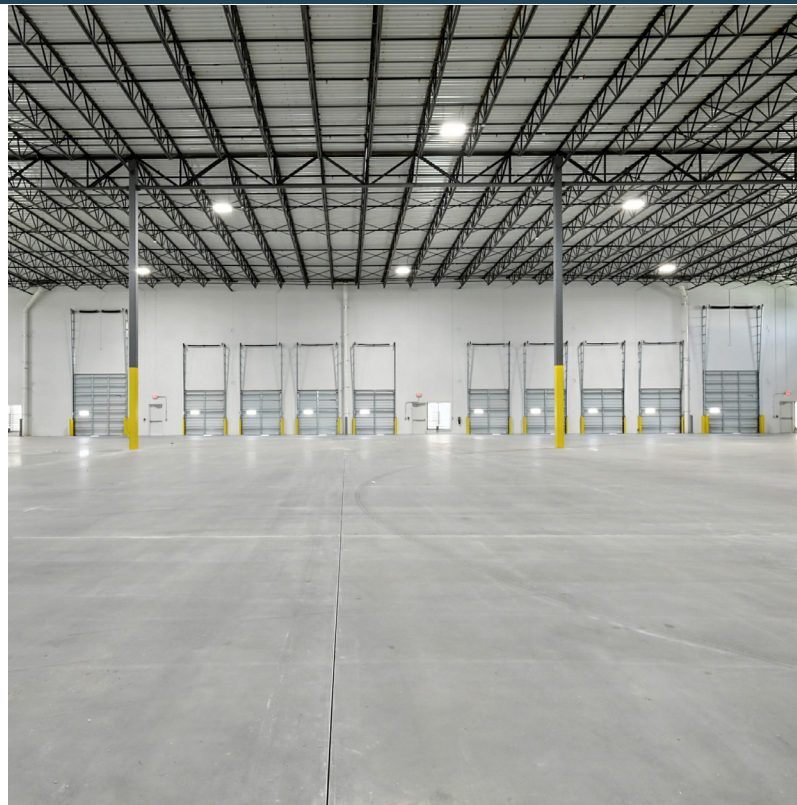
Alex Wilson  
 alexw@lee-associates.com  
 C: 443.370.3427

Tomas Wilson  
 twilson@lee-associates.com  
 C: 857.297.7000

JOINT VENTURE OF:



# PROJECT PHOTOS



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**DISTANCE TO:**

-  3 MIN | 2.2 MILES
-  4 MIN | 3.5 MILES
-  5 MIN | 4.7 MILES
-  8 MIN | 6.3 MILES
-  7 MIN | 6 MILES

## LABOR HIGHLIGHTS

White-Collar  
Workers  
(10 mile radius)

35,617

Population:  
75,960

Blue-Collar  
Workers  
(10 mile radius)

3,927

Average  
Household Income:  
\$154,471

## AREA HIGHLIGHTS

- Flower Mound Ranks #1 in Best Places to Live in the Southwest
- Flower Mound ranked 32nd in Fastest Growing Cities overall and 10th in Terms of Small-City Growth.
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Flower Mound is #13 Safest City in the Country.

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