

An aerial photograph of a large industrial facility, likely a warehouse or distribution center, consisting of several long, single-story buildings with light-colored roofs. A central paved parking lot is flanked by the buildings and lined with young trees. Numerous cars and trucks are parked throughout the lot and in adjacent areas. The surrounding landscape includes other industrial buildings, parking lots, and some greenery. A large, semi-transparent blue box with the text "FOR LEASE" in white, bold, sans-serif capital letters is positioned in the upper left corner of the image.

TOTAL AVAILABLE SF 14,444 SF

SUITE 124 1,800 SF

SUITE 228 1,800 SF

SUITE 200 5,132 SF

SUITE 210 5,712 SF

YEAR BUILT 1974

CLEAR HEIGHT 16'

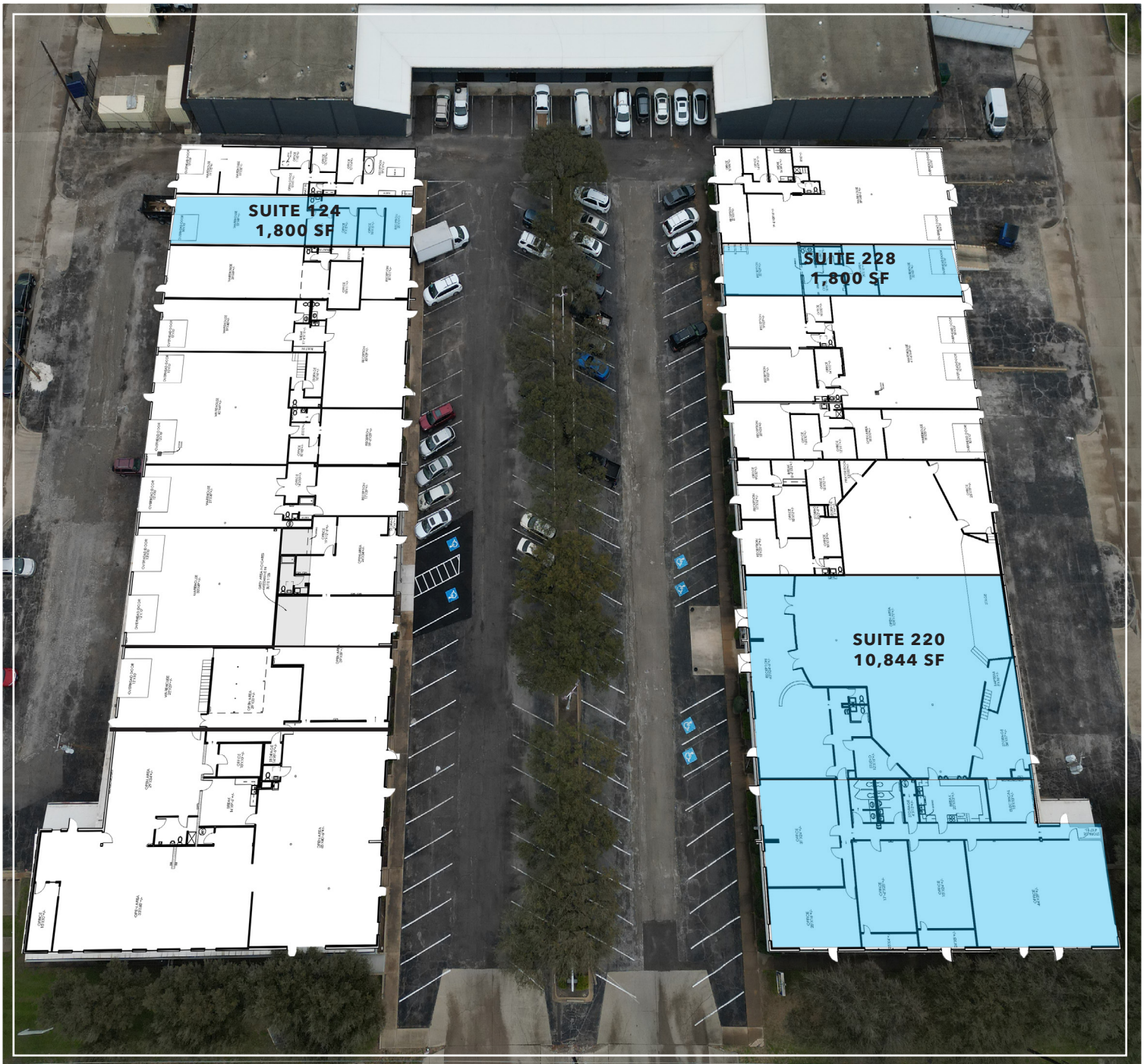
COMMENTS

- Rear load
- New Ownership
- Available immediately
- ±108 car parks



Taylor Stell
tstell@lee-associates.com
D 214.558.1969

Brett Lewis
blewis@lee-associates.com
D 972.934.4018



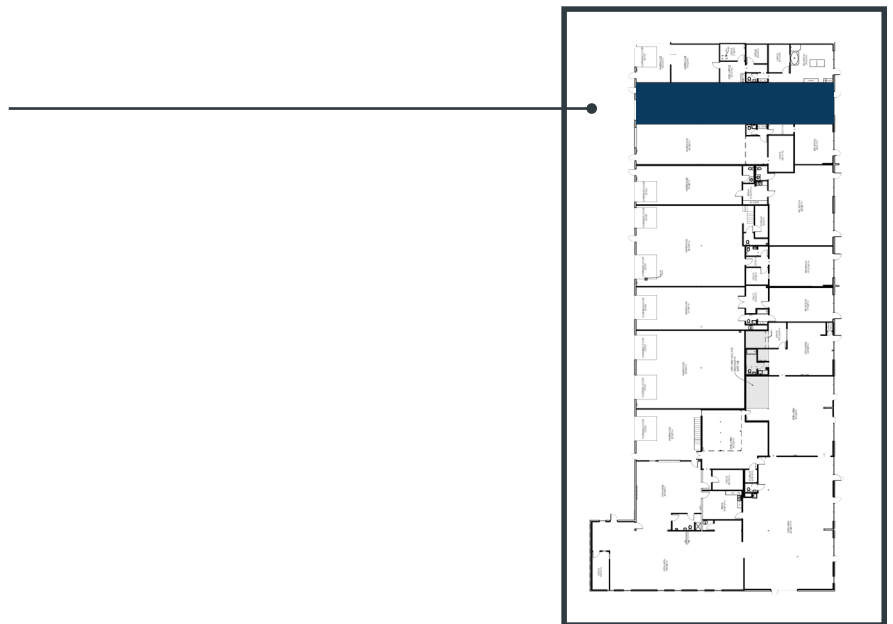
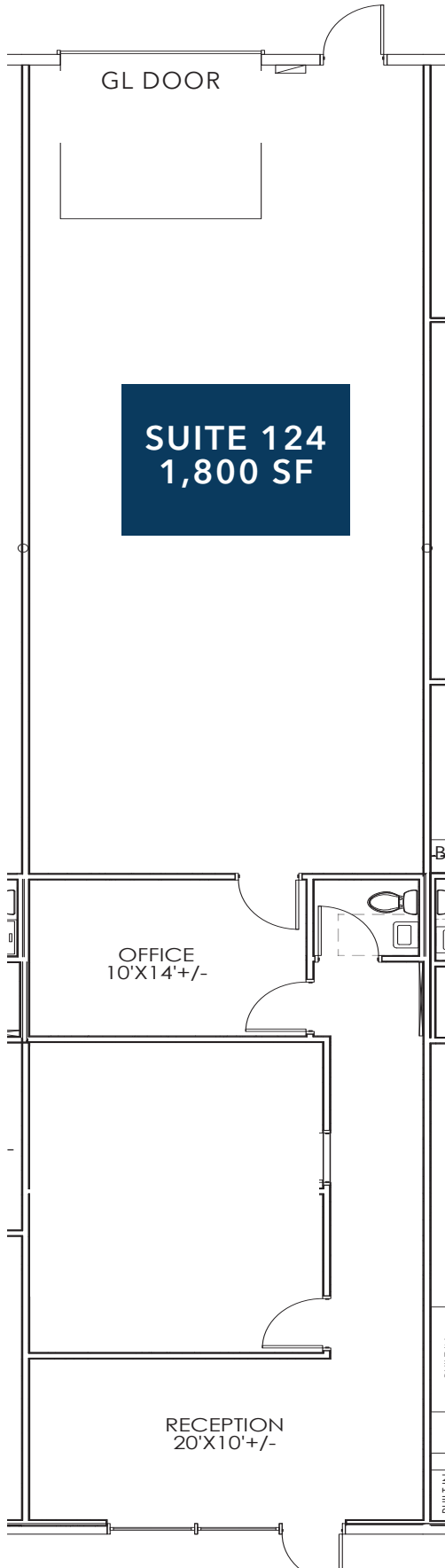
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LEASING CONTACTS

Taylor Stell
 tstell@lee-associates.com
 D 214.558.1969

Brett Lewis
 blewis@lee-associates.com
 D 972.934.4018

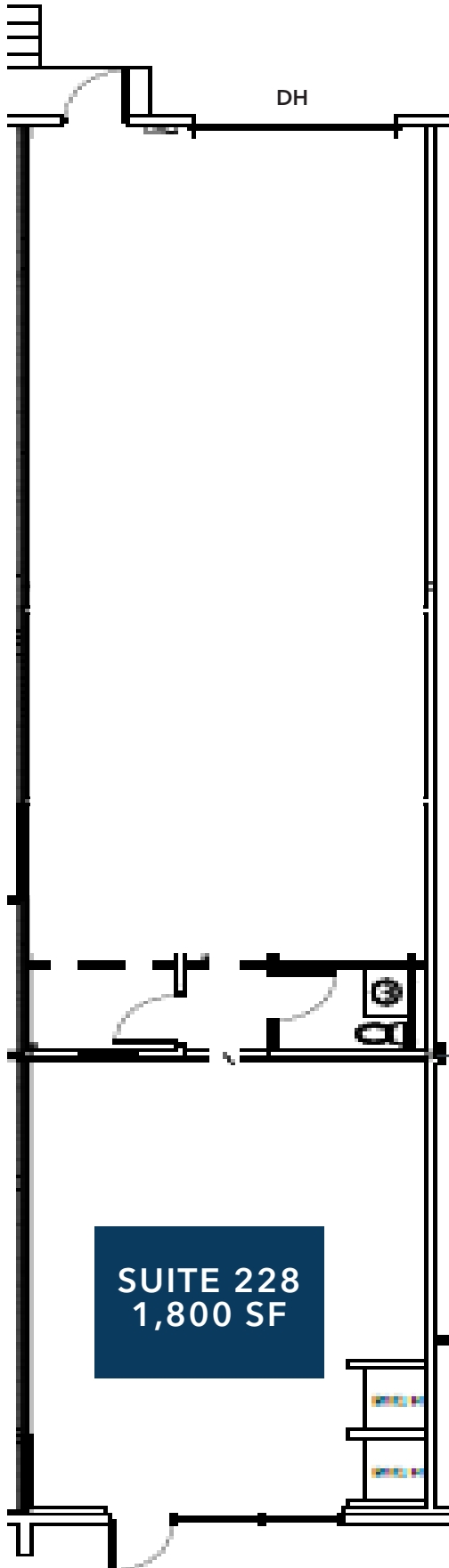
- **Suite 124**
- 1,800 SF
- 800 SF office
- Recently renovated
- New paint and LVT flooring
- New office HVAC
- 1 GL (10' W x 10' H)
- Available immediately



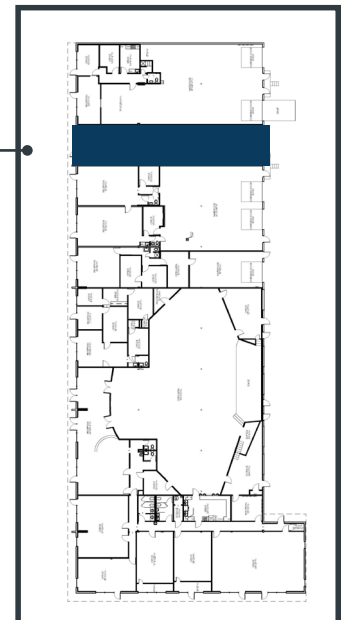
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D 972.934.4018



- **Suite 228**
- 1,800 SF
- 400 SF Office
- Recently Renovated
- New Office HVAC
- New Paint and LVT flooring
- 1 DH (10' W x 10' H)
- Available December 1, 2025



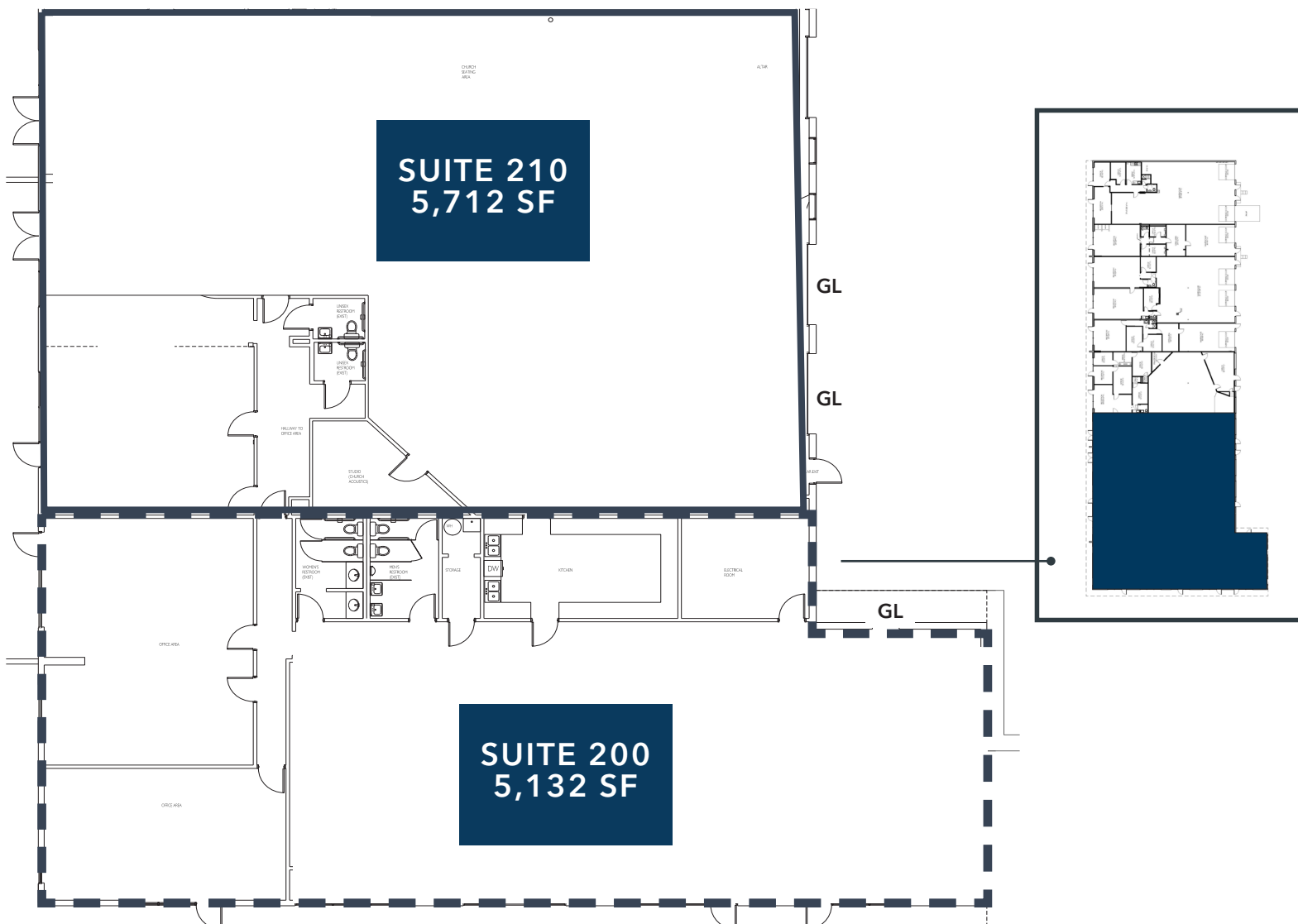
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- **Suite 200**
- 5,132 SF
- 1 GL (10' W x 10' H)
- Currently being renovated
- Plano Rd frontage
- **Suite 210**
- 5,712 SF
- 2 GL (10' W x 10' H)
- Currently being renovated
- Marquee sign

POTENTIAL FLOOR PLAN



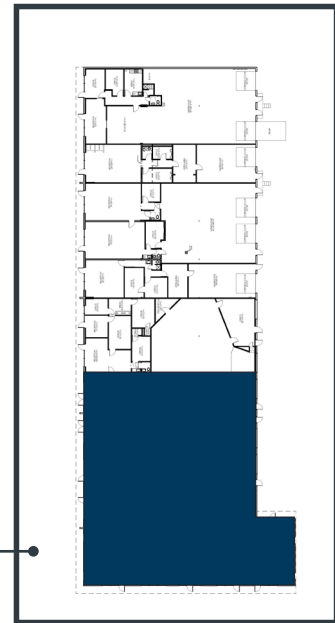
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- **Suite 210**
- 10,844 SF
- Ability to lease one or multiple suites
- 2 GL (10' W x 10' H) (ability to add more)
- Currently being renovated
- Plano Rd frontage

CURRENT FLOOR PLAN



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D 972.934.4018