



## BUSINESS PARK FEATURES

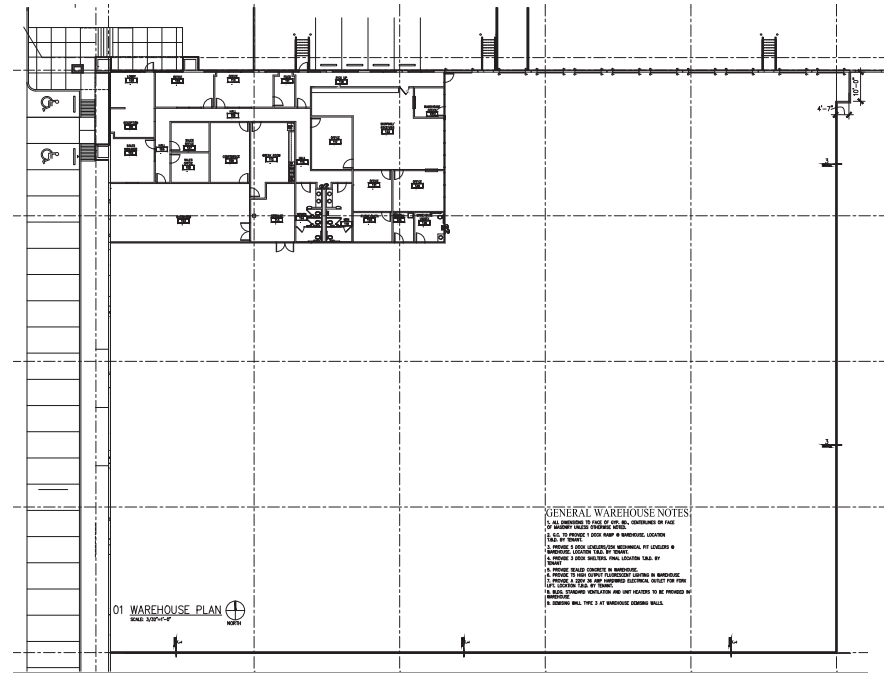
- 225-acre master planned development
- Several build to suit options for office campuses and distribution centers
- Overlooking a 57-acre lake
- Spacious greens and waterways
- Committed to energy conservation, sustainability and long-term value
- Architectural design guidelines for quality and aesthetics
- Unbeatable access to IH 35E, IH 635, and SH 190
- Close proximity to downtown Dallas and D/FW's two major airports
- Adjacent to business areas such as The Galleria and Las Colinas

## DATA AND FIBER AVAILABILITY

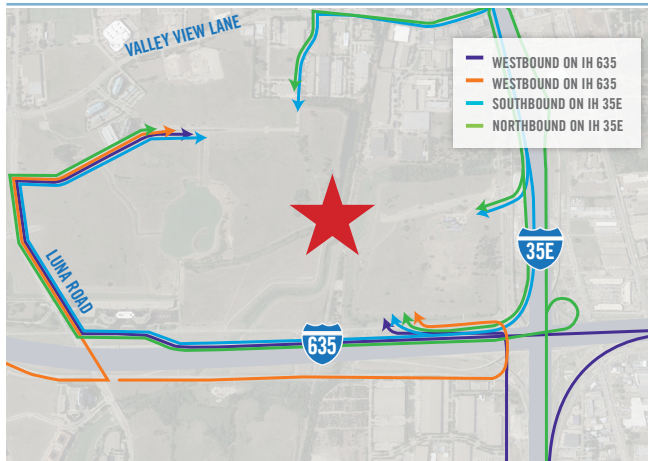
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on the Texas Oncor grid

## BUILDING SPECIFICATIONS

50,068 SF TOTAL  
 43,166 SF WAREHOUSE  
 6,902 SF OFFICE  
 400' BUILDING DEPTH  
 50' X 50' BAY SIZE  
 10 DOCK DOORS  
 1 DOCK LOADING RAMP  
 32' CLEAR HEIGHT  
 ESFR SPRINKLER  
 AMPLE PARKING  
 PROFESSIONALLY LANDSCAPED



## ACCESS/ROUTES



## LOCATION



## FIBER MAP



# BUILDING ELEVATION & FLOOR PLAN



1 **OVERALL SOUTH ELEVATION**  
1" = 40'-0"

410'

460'

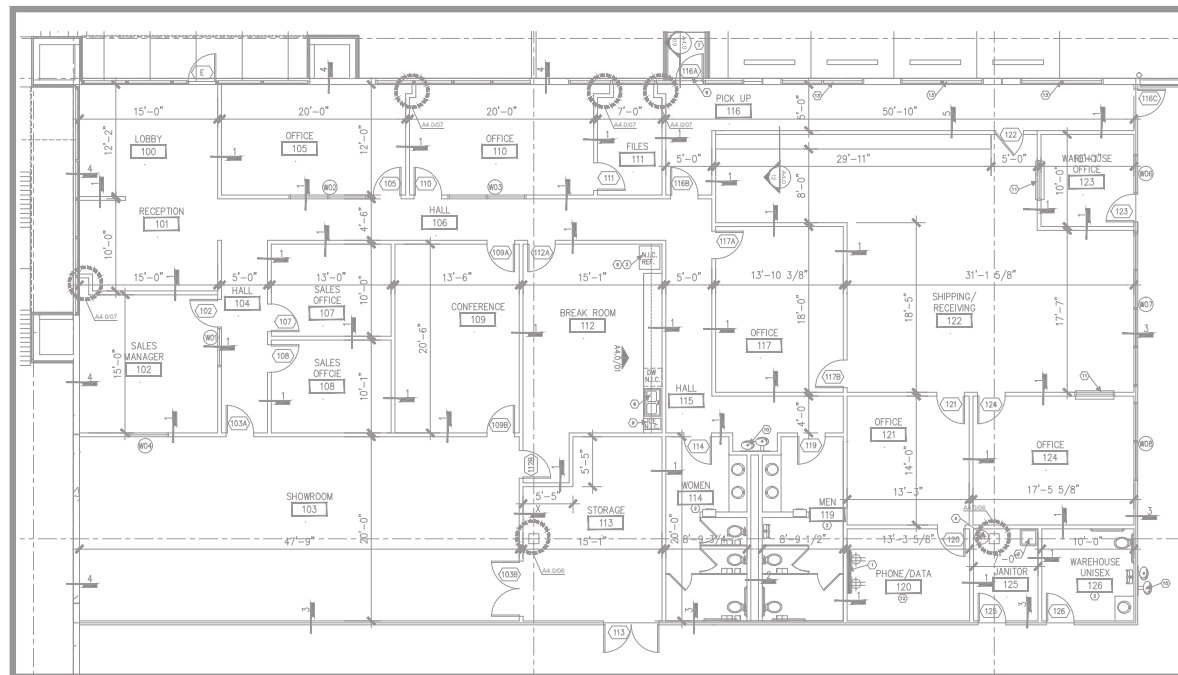
2 **PARTIAL SOUTH FLOOR PLAN**  
1" = 40'-0"

500'



3 **PARTIAL SOUTH ELEVATION**  
1/16" = 1'-0"

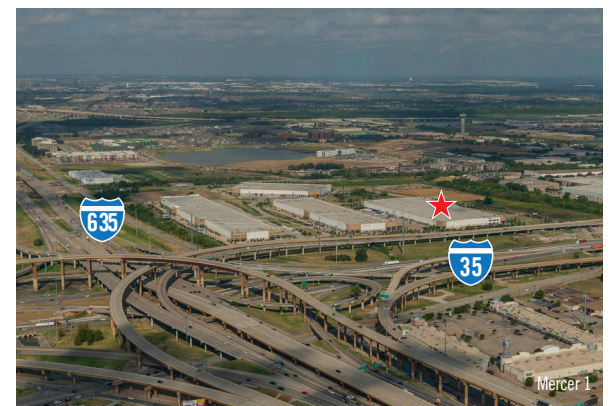
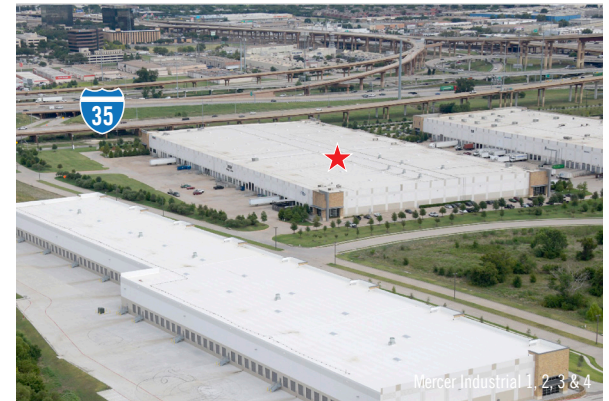
## OFFICE FLOORPLAN



# MASTER PLAN



# AERIAL PHOTOGRAPHY





Lake at Mercer Business Park



Billingsley Distribution Center Development



Billingsley Distribution Center Development



Billingsley Distribution Center Development

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