

FOR LEASE | INDUSTRIAL OUTDOOR STORAGE

± 35,900 SF on ± 4.00 AC

PLANNED IMPROVEMENTS

- Exterior Upgrades
- New Exterior Paint
- New Warehouse LED Lighting
- Resurfacing Yard
- Removal of Storage Buildings



6000 SPLIT TRAIL RD
PLANO, TX 75074



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PROPERTY INFORMATION

Acres **± 4.00**

Total Building SF **± 35,900**

Office **3,930 SF**

Warehouse **31,970 SF**

16 Grade-Level Doors

- 8' W x 8'H to
19' W x 16' H

Clear Height **21'**

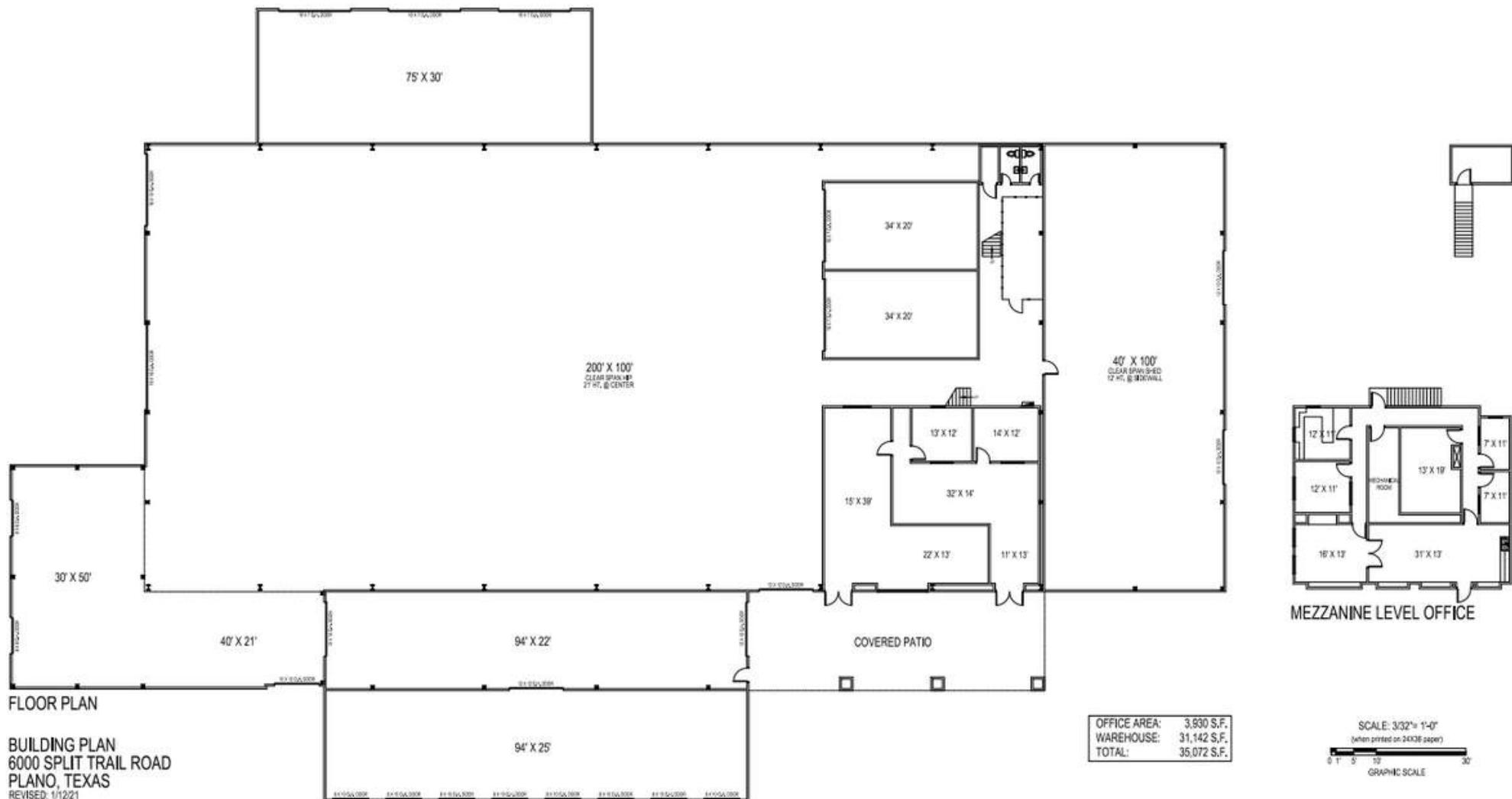
Features

- Automatic Gate
- Outside Storage
- Heavy Power
- Clear Span Building

Zoning **Commercial Corridor**



FLOOR PLAN



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Little Elm

Corinth

PROXIMITY

DFW Airport		25 Miles
Downtown Dallas		22 Miles
Love Field Airport		22 Miles
McKinney		12 Miles
Plano		2.6 Miles
US-75		0.4 Miles
PGBT		3.8 Miles

