

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

SPLIT TRAIL ROAD

6000 SPLIT TRAIL RD
PLANO, TX 75074



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PROPERTY INFORMATION

Acres ± 4.00

Total Building SF $\pm 35,900$

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'

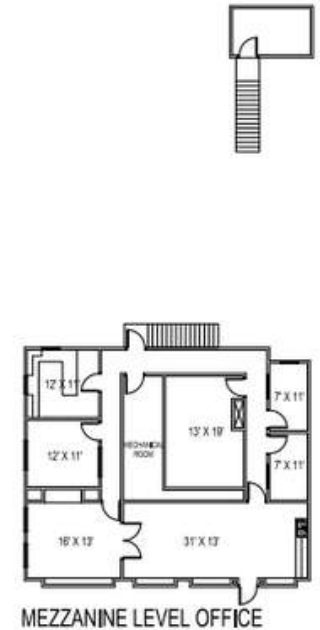
Features

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

Zoning Commercial Corridor



FLOOR PLAN



OFFICE AREA:	3,930 S.F.
WAREHOUSE:	31,142 S.F.
TOTAL:	35,072 S.F.



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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

