

RED RIVER BUSINESS PARK

A 3-BUILDING INDUSTRIAL DEVELOPMENT TOTALING 238,946 SF

900 Arthurs Ln. Lewisville, TX 75067

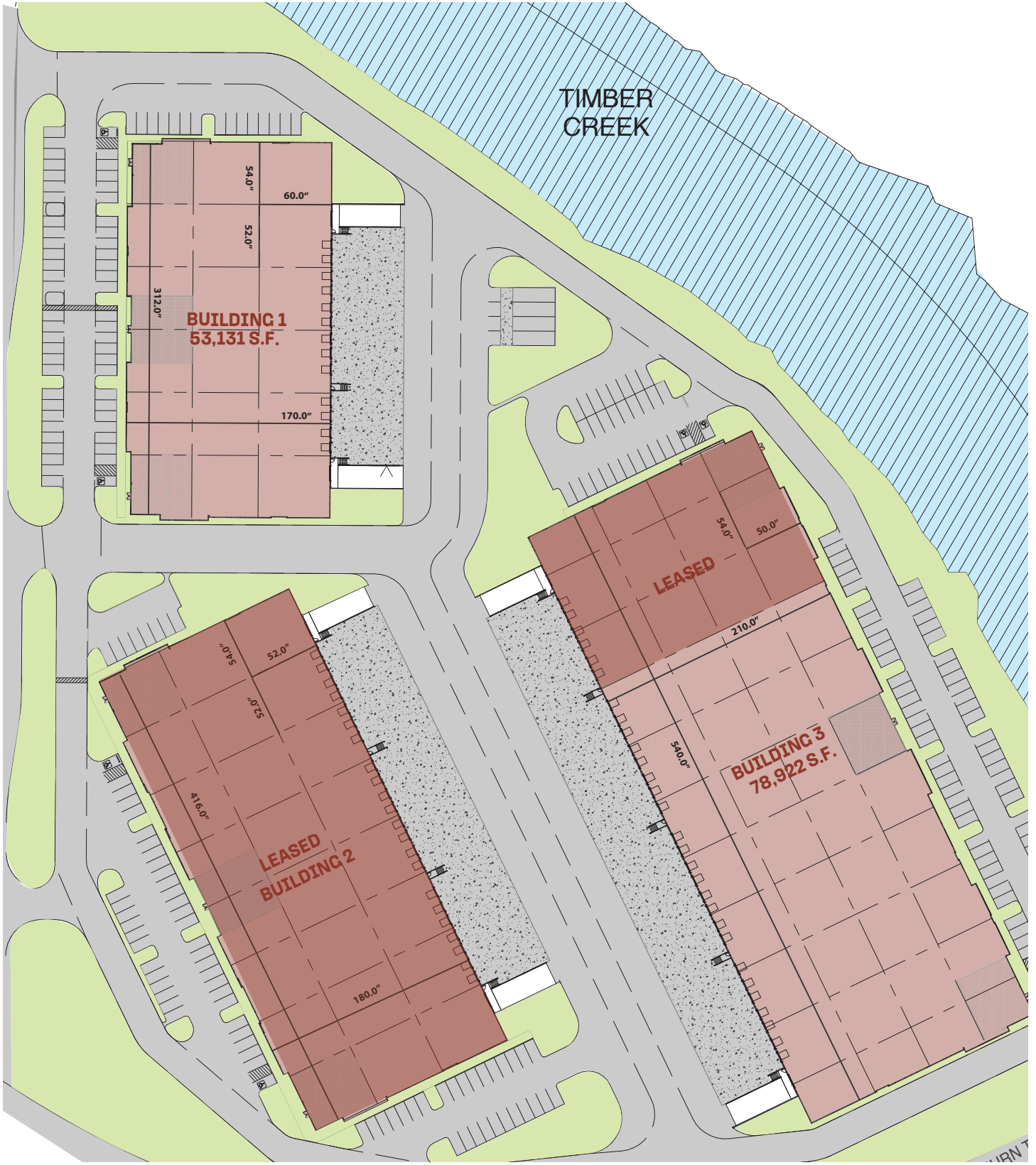


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Site Layout



Building Details

BUILDING 1

Available SF	53,131 SF
Divisible to	26,584 SF
Office	Build-to-Suit
Building Depth	170'
Typical Column Spacing	52' Wide x 55' Deep 60' Speed Bay
Clear Height	28'
Loading	13 - 9' x 10' Dock High 2 Ramps
Sprinklered	ESFR
Auto Parking	71
Truck Court Depth	130'

BUILDING 2 LEASED

Total SF	74,258 SF
Office	Build-to-Suit
Building Depth	180'
Typical Column Spacing	52' Wide x 60' Deep
Clear Height	28'
Loading	22 - 9' x 10' Dock High 2 Ramps
Sprinklered	ESFR
Auto Parking	76
Truck Court Depth	196' Shared

BUILDING 3

Available SF	78,922 SF
Divisible to	33,769 SF
Office	Build-to-Suit
Building Depth	210'
Typical Column Spacing	54' Wide x 50' Deep 60' Speed Bay
Clear Height	32'
Loading	22 - 9' x 10' Dock High 1 Ramp
Sprinklered	ESFR
Auto Parking	101
Truck Court Depth	196' Shared





Location Highlights



Immediate access to I35E
& Sam Rayburn Tollway

250k

Daily exposure to over
250,000 passing vehicles

10 mi.

to Dallas/Fort Worth
International Airport

19.2 mi.

to Dallas Love Field Airport

23 mi.

to Dallas CBD

11 mi.

to Dallas North Tollway



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