

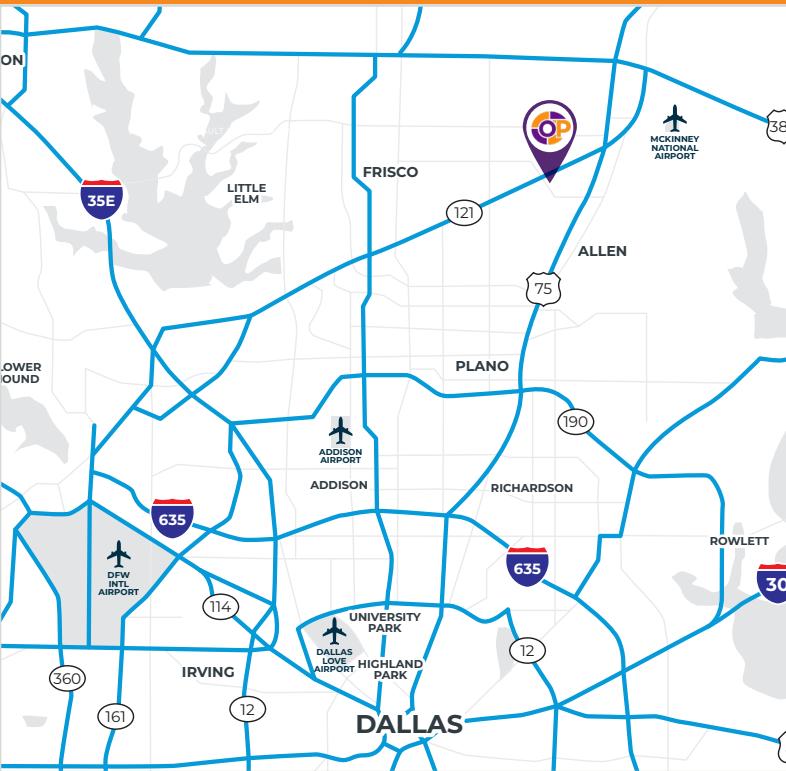


**FOR LEASE**  
**71,000 SF WAREHOUSE AVAILABLE**



## OMNILIFE PARK

1003 SH-121, ALLEN, TEXAS 75013



## PROJECT HIGHLIGHTS

- 71,000 SF Available
- Modern, High-Finish Industrial Warehouse
- Easy Access to Major Thoroughfares
- State Highway 121 Visibility
- Well Suited for Industrial & Commercial Uses
- Business Friendly Municipality
- Substantial Car Parking

FOR MORE INFORMATION:

**ADAM GRAHAM, SIOR, CCIM**  
Principal  
214.335.3320  
agraham@lee-associates.com

**ALEX WILSON**  
Principal  
443.370.3427  
alexw@lee-associates.com

**TOMAS WILSON**  
Associate  
857.297.7000  
twilson@lee-associates.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

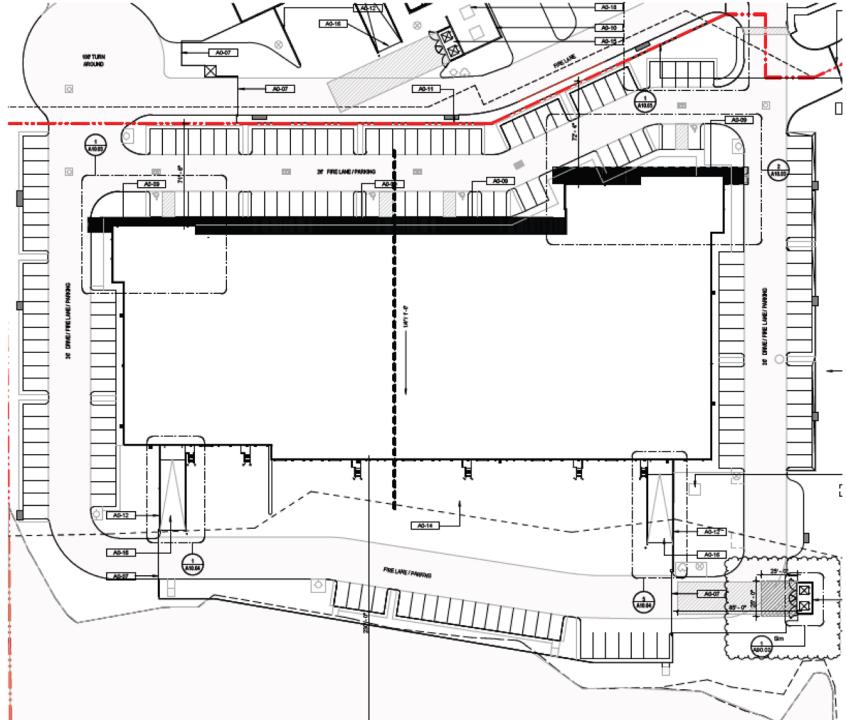
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# BUILDING SPECIFICATIONS



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Building Size	71,000 SF
Minimum Divisible	15,600 SF
Zoning	PD-149 (Corridor Commercial)
Office Area	6,000 SF or Build-to-Suit
Building Dimensions	416'W x 160'D
Staging Bay	60'
Clear Height	32'
Loading	Twelve (12) Dock High Doors
Ramps	Two (2) Ramped Doors
Truck Court	95' to 140' (Ability to Secure)
Car Parks	178



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# PROJECT PHOTOS



FOR MORE INFORMATION:

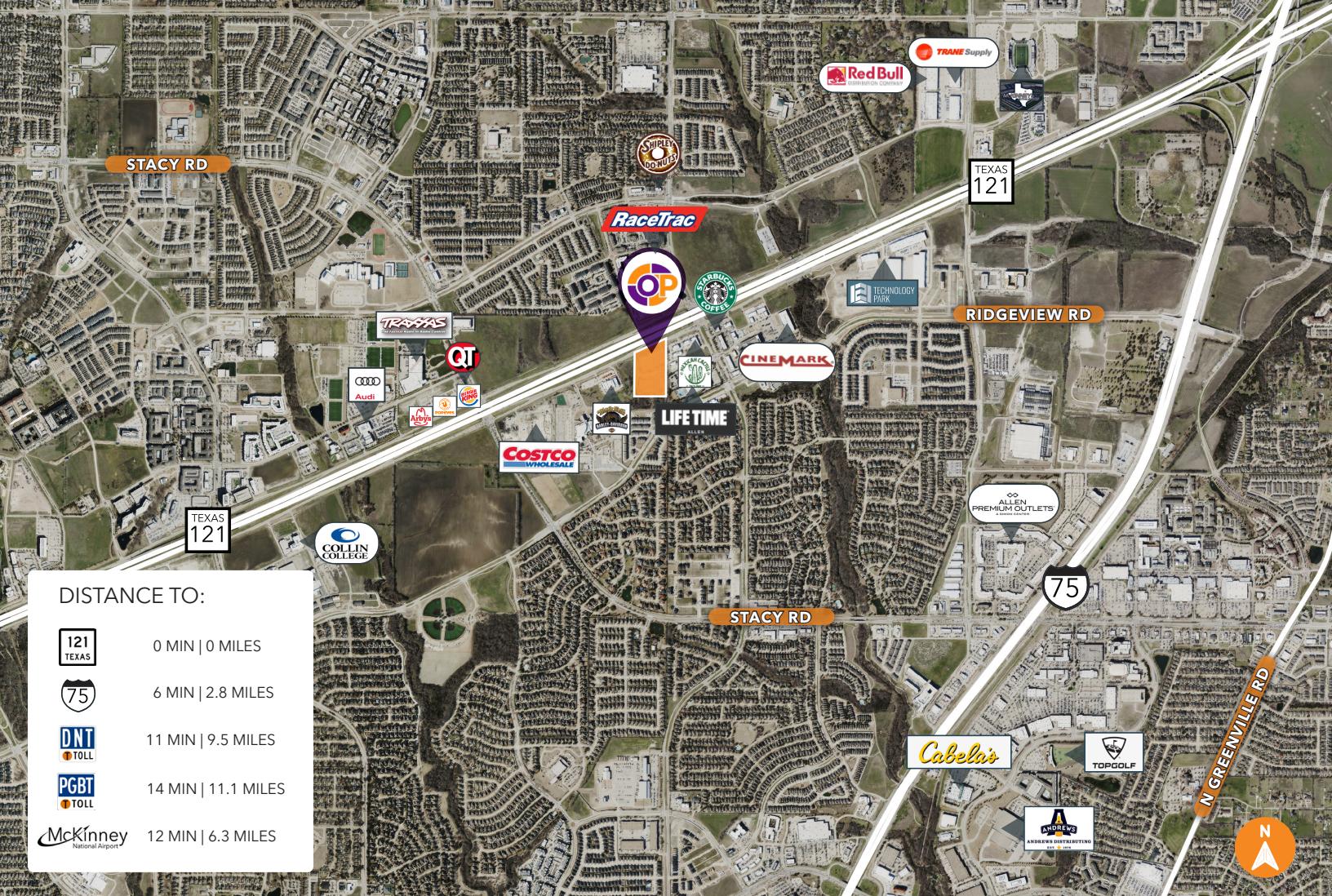
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## LABOR HIGHLIGHTS

White-Collar  
Workers  
(10 mile radius)

648,015

Population:  
888,008

Blue-Collar  
Workers  
(10 mile radius)

259,294

Average  
Household Income:  
\$137,256

## AREA HIGHLIGHTS

- Allen ranked #1 as the Best City to move to in Texas
- Allen ranks as one of the Safest Cities in Texas
- Allen is ranked in the top 4% among Best Small Cities in the Nation
- Surrounded by one of North DFW's most active retail and dining corridors

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