

# 1100 Klein Road, Plano

FOR SALE | CALL BROKER FOR PRICING

1100 Klein Rd  
Plano, TX 75074

**SUITE 100-200**



**Total Area:** 104,104 SF

**Clear Height:** 24 feet

**Columns:** 48' x 45'

Duplex configuration or can be converted to single tenant  
ESFR sprinkler system  
Light Industrial Zoning  
(grandfathered zoning rights within RT District)

## Suite 100

**Area:** 43,546 SF

**Office:** 43,546 SF (can be demised)

**Loading:** 4 dock-high doors / side load

**Power:** 1,600 amps, 480v

**Comments:** 100% HVAC

## Suite 200

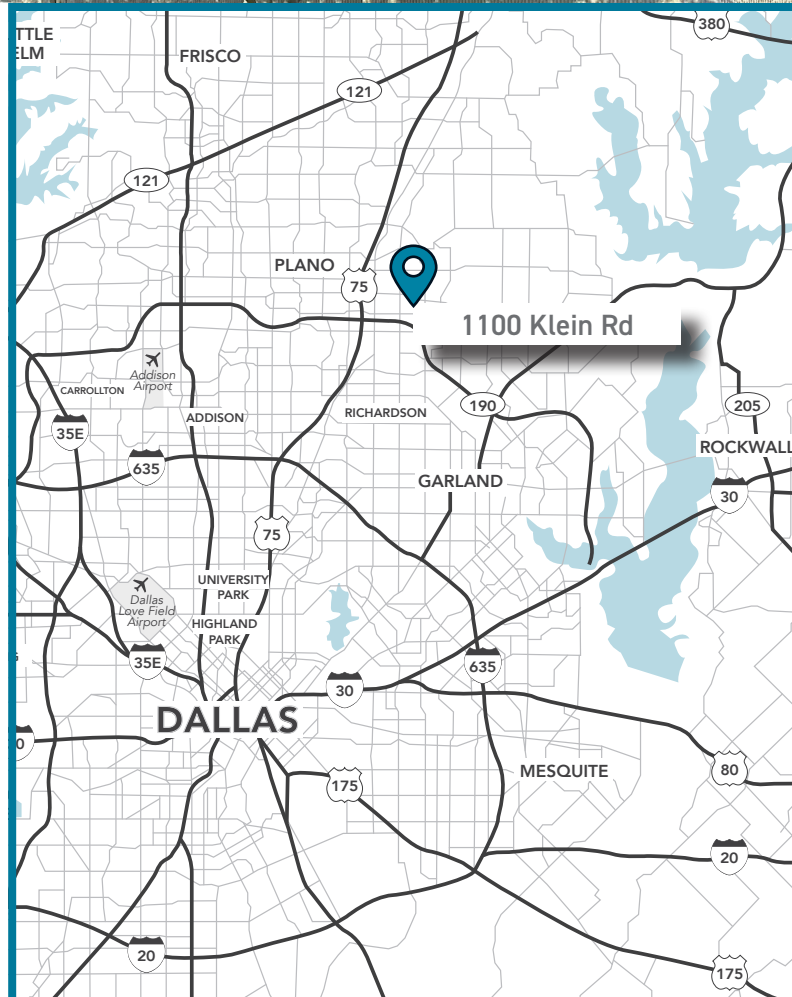
**Area:** 60,558 SF

**Office:** 9,273 SF

**Loading:** 4 dock-high doors

**Power:** 1,600 amps, 480v

**Comments:** Former food grade facility with  
floor drains; 100% HVAC



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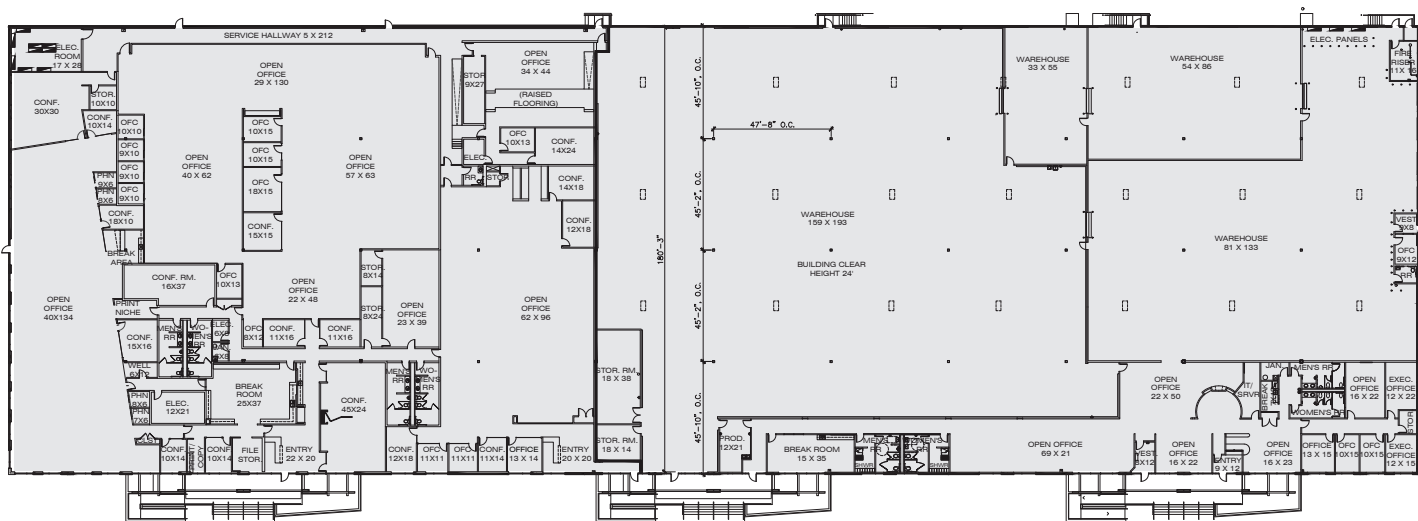
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**STREAM**

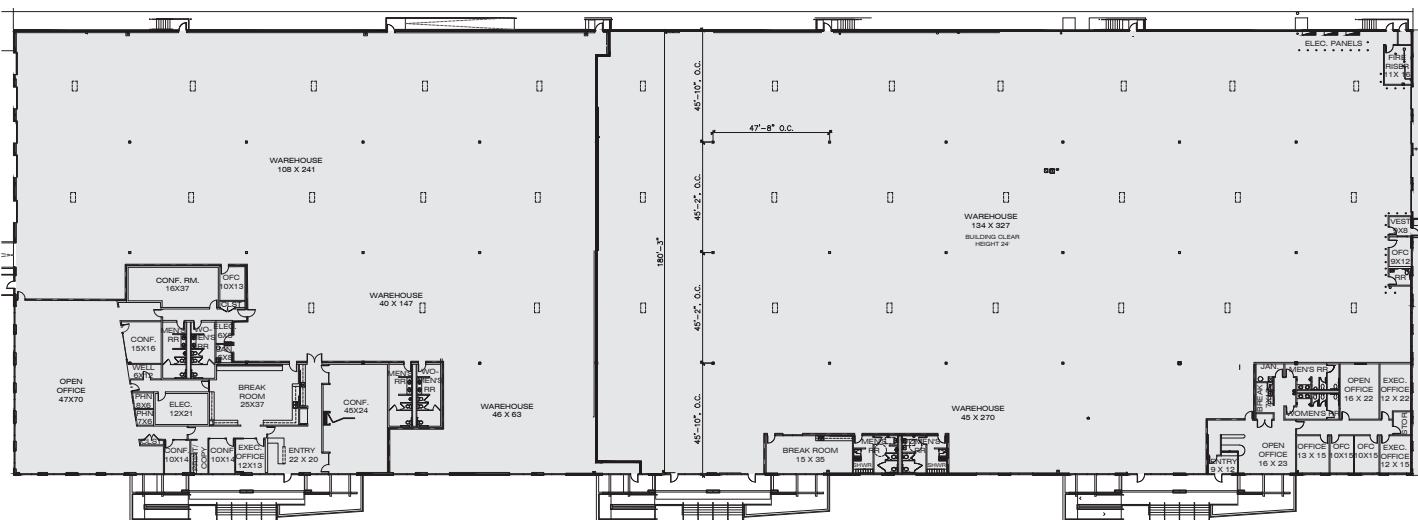
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## AS-BUILT FLOORPLAN



## PROPOSED DEMO PLAN



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