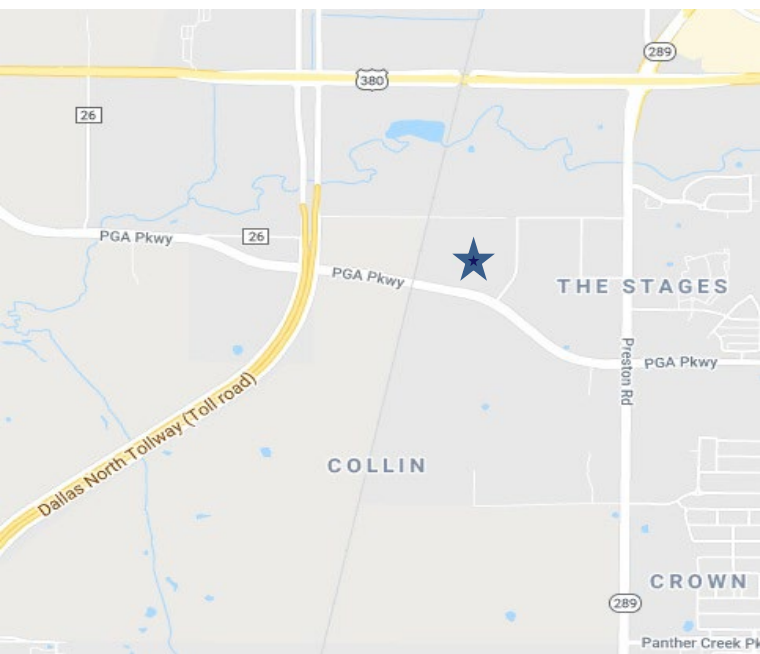


STAR BUSINESS PARK – BUILDING 1B



A MIXED-USE DEVELOPMENT OF BLUE STAR LAND
8101 CORPORATE WAY, FRISCO, TEXAS 75033

OFFICE
WAREHOUSING,
LIGHT
ASSEMBLY
AND FULFILLMENT USES



PROPERTY HIGHLIGHTS

- New construction
- From 51,003 SF (divisible to 25,500 SF)
- Office Finish to Suit
- 28' clear height
- 120' Truck Court
- 137 car parks available
- 24 Dock Doors
- 2 Ramps
- R25 insulation at roof deck
- ESFR sprinkler system
- Floor slab thickness = 6", 4000 PSI
- Truck court thickness = 7", 3600 PSI
- Hiking and biking trails
- Strategically located with immediate access to the North Dallas Tollway, Highway 380 and Preston Rd
- The Park is a Foreign Trade Zone

CONTACTS

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MICHAEL PEINADO Senior Vice President
mpeinado@lpc.com | 214.740.3356

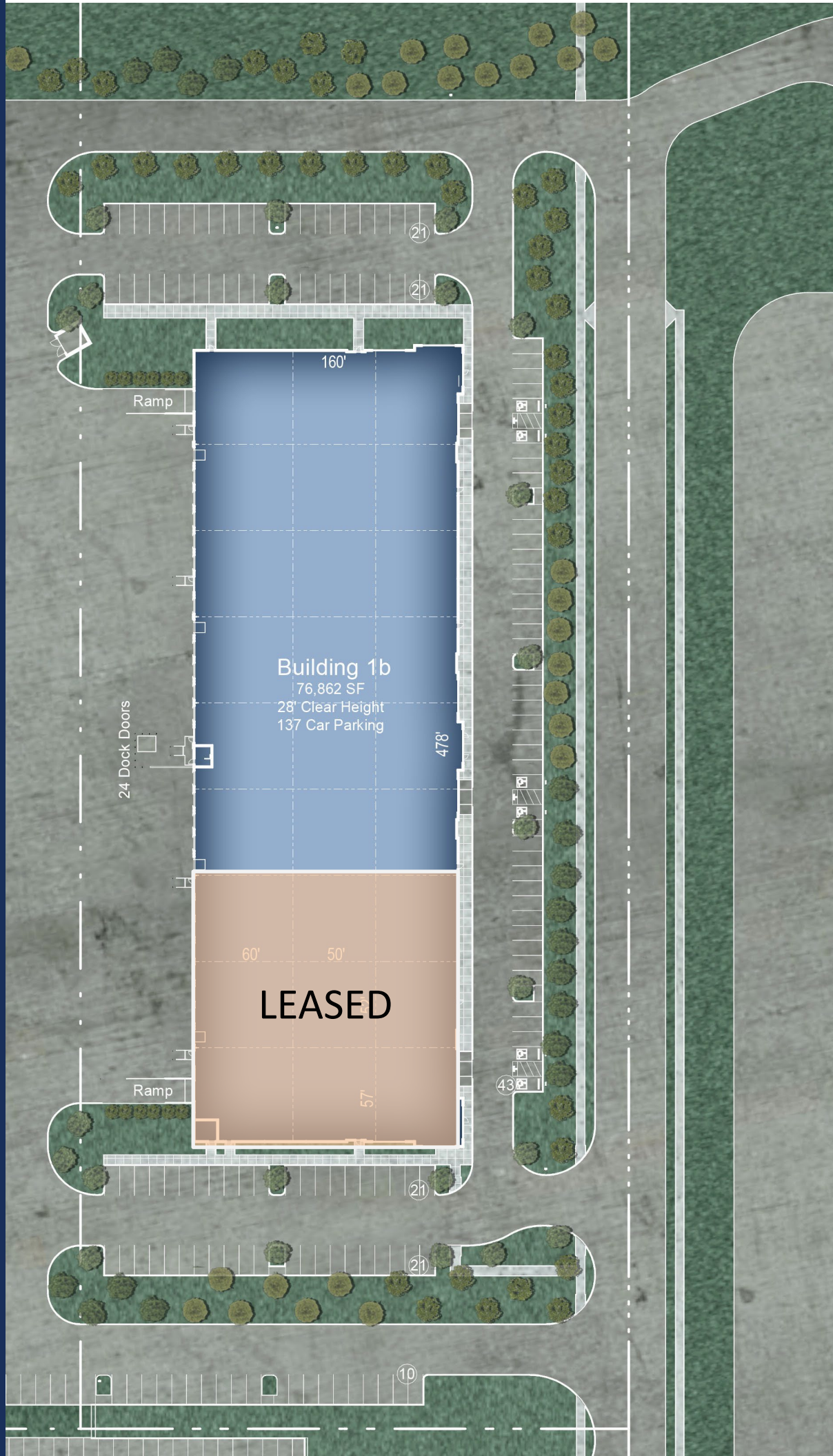
GIL STROUBE Vice President
gstroube@lpc.com | 214.740.3427



STAR BUSINESS PARK - BLDG 1B



A MIXED-USE
DEVELOPMENT
OF BLUE STAR
LAND

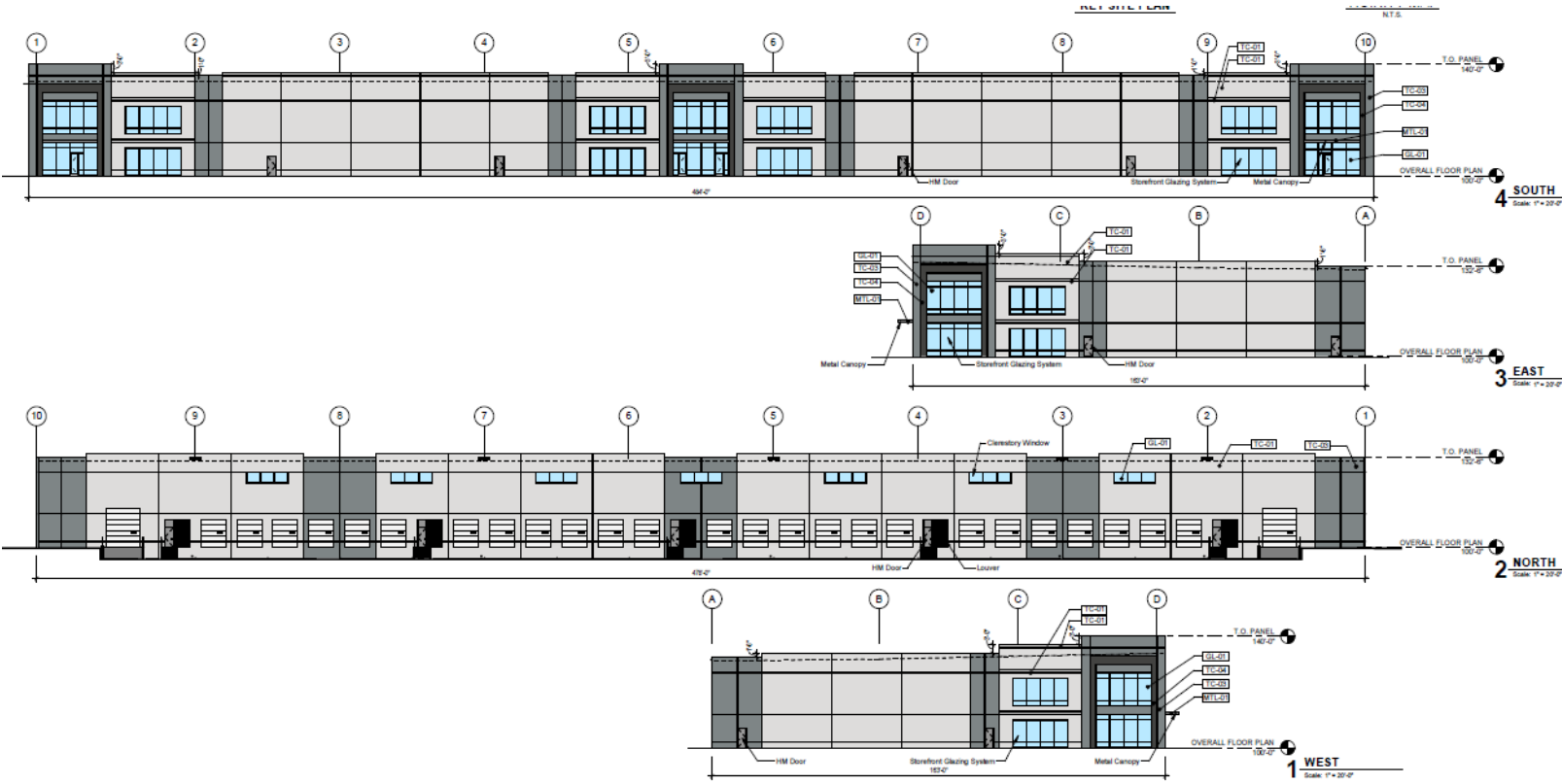


LINCOLN
PROPERTY
COMPANY

STAR BUSINESS PARK – BLDG 1B



A MIXED-USE DEVELOPMENT OF BLUE STAR LAND
8101 CORPORATE WAY, FRISCO, TEXAS 75033



STAR BUSINESS PARK – BLDG 1B

STAR
BUSINESS PARK

A MIXED-USE DEVELOPMENT OF BLUE STAR LAND
8101 CORPORATE WAY, FRISCO, TEXAS 75033



STAR BUSINESS PARK

- Frisco continues to be one of the fastest growing cities in the U.S.
- Voted #1 Best Place to Live in America - Money Magazine 2018
- Since 2000, Frisco has experienced 350% population growth
- Excellent schools and medical nearby
- Utilities:
 - Electric – Oncor
 - Gas – CoServ
 - Fiber – Grande
 - Water – City of Frisco