

ALLEN FLEX CENTER

925 S. GREENVILLE AVE, ALLEN, TX 75002

**FIVE INDUSTRIAL
BUILDINGS FOR
SALE AND LEASE**

TOTAL SIZE: 106,008 SF

Reid Caldwell

Partner
(214) 457-8198
reid@longbowcompanies.com

Brandon Allen

CFO
(985) 956-6756
brandon@longbowcompanies.com

Clayton Hughes

Senior Associate
(972) 890-2104
clayton@longbowcompanies.com



METROPLEX LOCATION



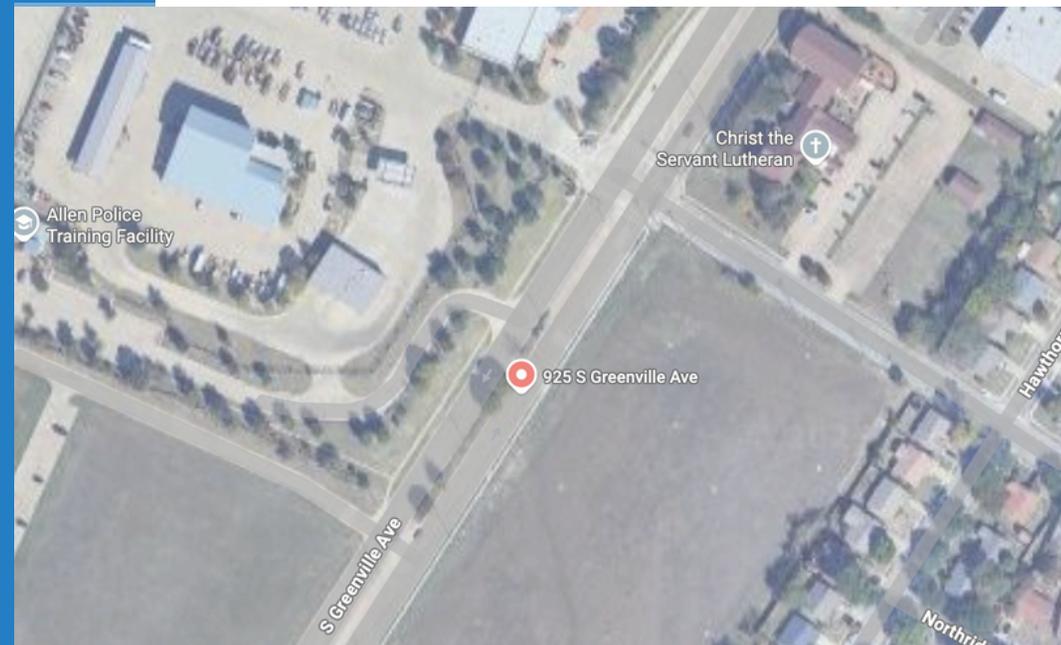
MCKINNEY AIRPORT
18 MIN DRIVE

DFW AIRPORT
29 MIN DRIVE



MCKINNEY
12 MIN DRIVE

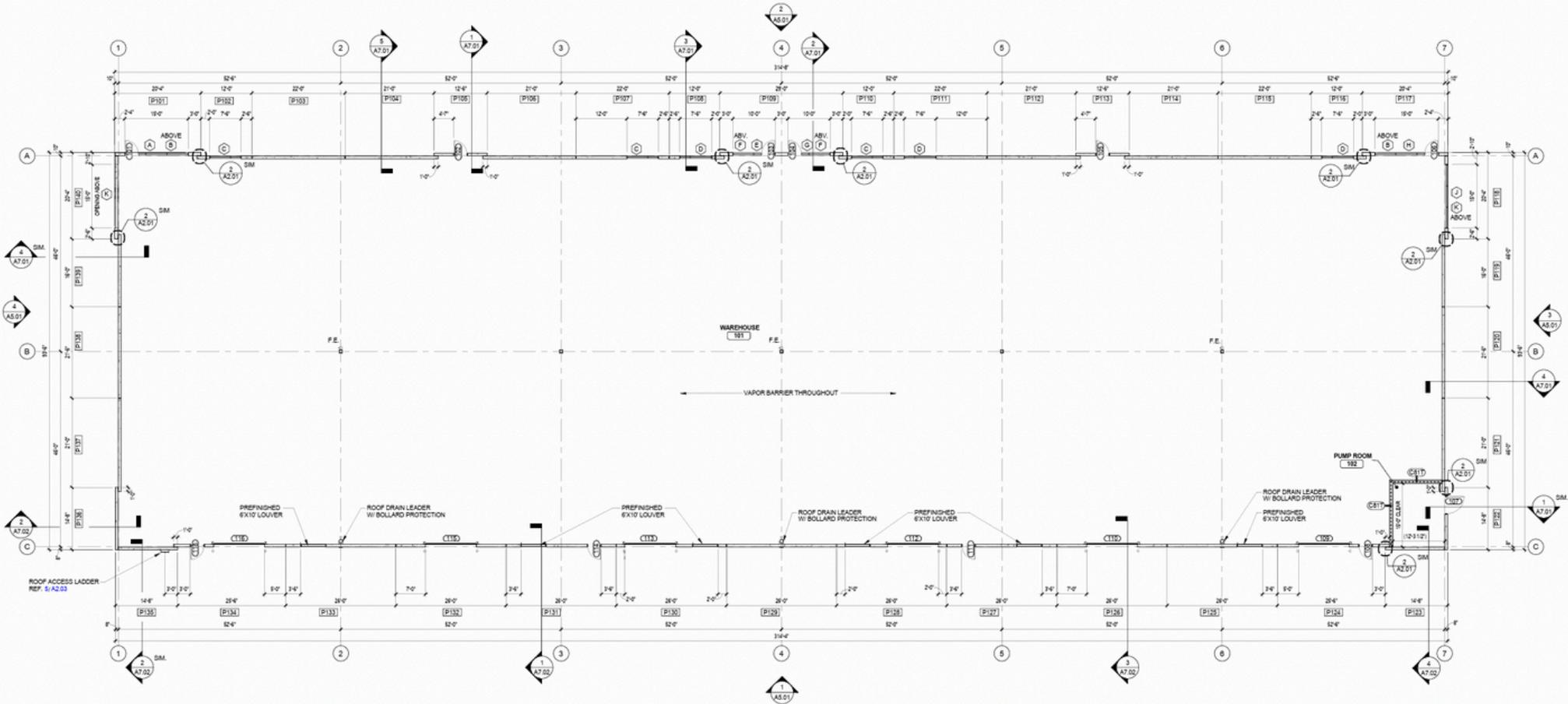
PLANO
10 MIN DRIVE



SITE PLAN

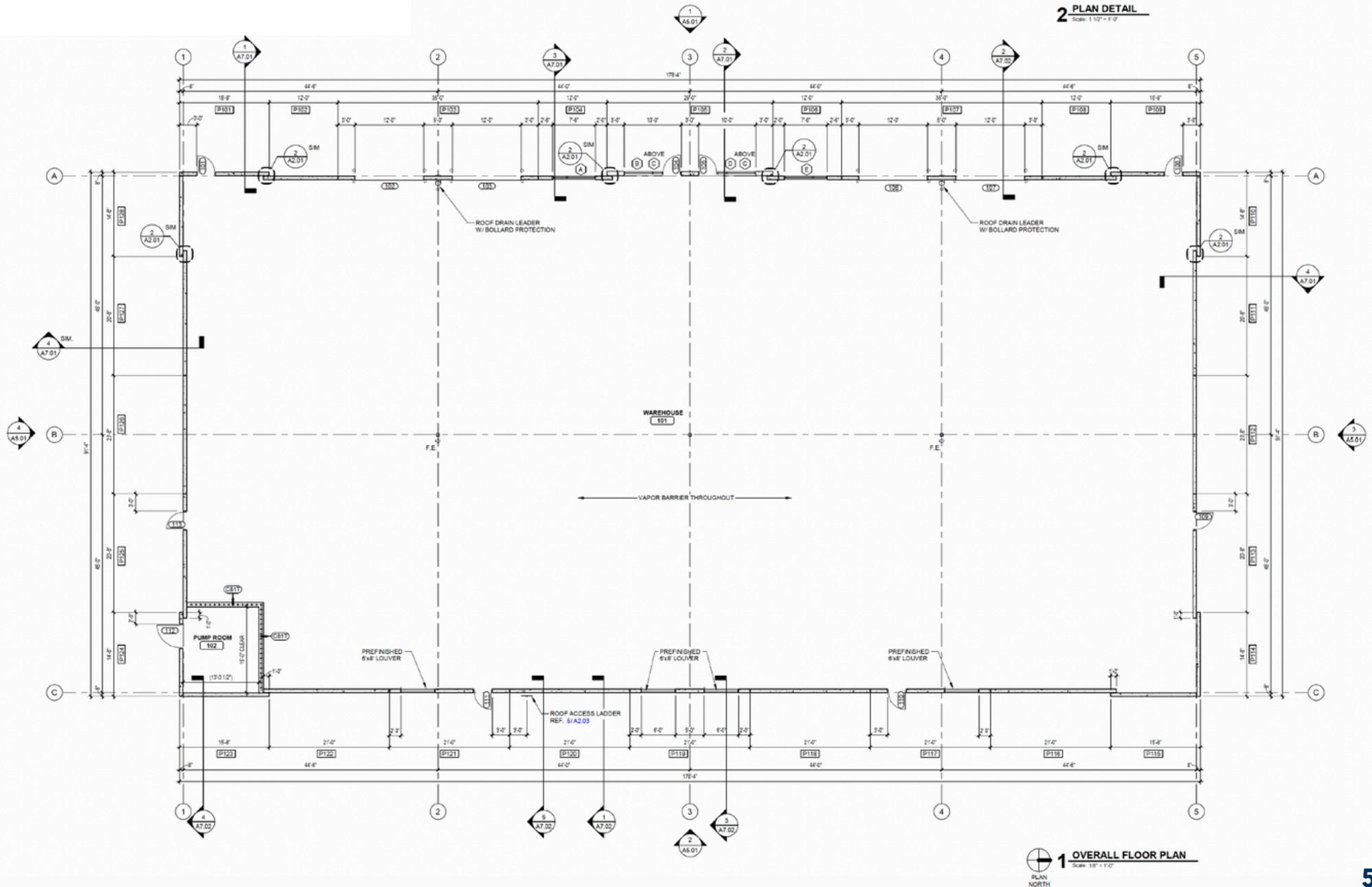


BUILDINGS A&B FLOOR PLAN



1 OVERALL FLOOR PLAN
Scale: 3/32" = 1'-0"
PLAN NORTH

BUILDINGS C, D & E FLOOR PLAN



PROPERTY DETAIL OVERVIEW

PROPERTY FEATURES

- New Construction Delivery Date Q2-2026
- 1 shared Dock for business Park
- Tilt-wall construction
- 1-mile east of North Central Expressway
- Parking – 133 spaces
- Zoning allows for most retail, office showroom and light industrial uses
- Each building is separately platted

Buildings A & B (front)

- 28,941 SF each, 24' Clear Height.
- 480 volt 3 Phase 1200 AMPS
- Column spacing– 52 x 46

Buildings C, D & E (back)

- 16,042 SF each, 18' Clear Height.
- 480 volt 3 Phase 800 AMPS
- Column spacing– 44 x 45

EXTERIOR RENDERINGS

