

175' TRUCK COURT

49,920 SF AVAILABLE

196 PARKING SPACES

INDUSTRIAL WAREHOUSE FLEX

1300 N Central Expy, Allen, TX 75013

**FULL HVAC CONDITIONED
WAREHOUSE**

49,920 SF FLEX SPACE AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- Approx. 10,000 SF Office
- Dock-High Loading
- 100% Sprinkled Wet System
- 20 ft Clear Height
- 100% HVAC in Warehouse
- Parking: 4/1000 SF (196 spaces)
- Highway 75 Frontage



Owned & Managed By:

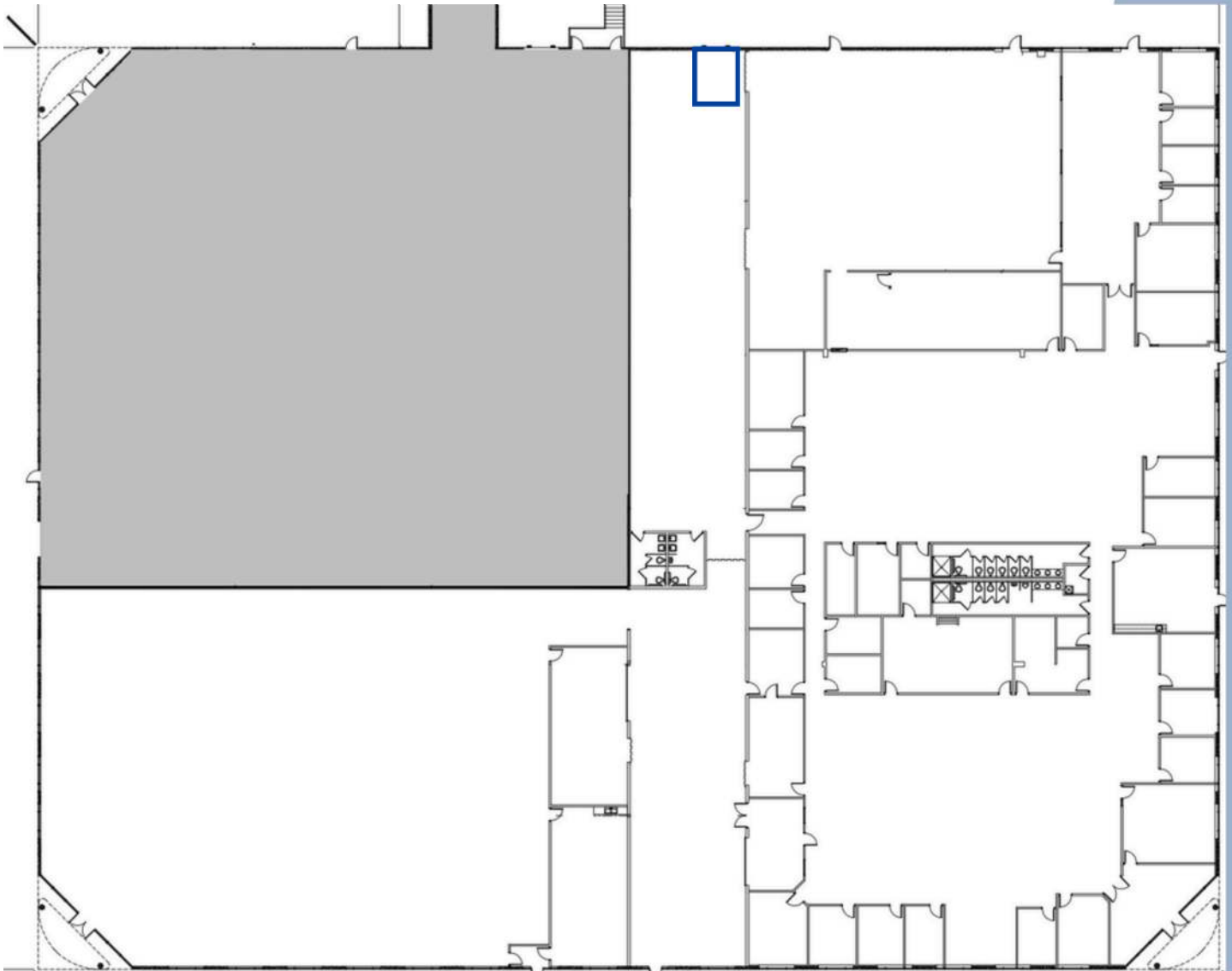
BLUE RIDGE[®]
INDUSTRIAL

Nate Leifeld
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1300 N CENTRAL EXPY, ALLEN, TX 75013
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CURRENT FLOOR PLAN

One (1) Dock-High Door



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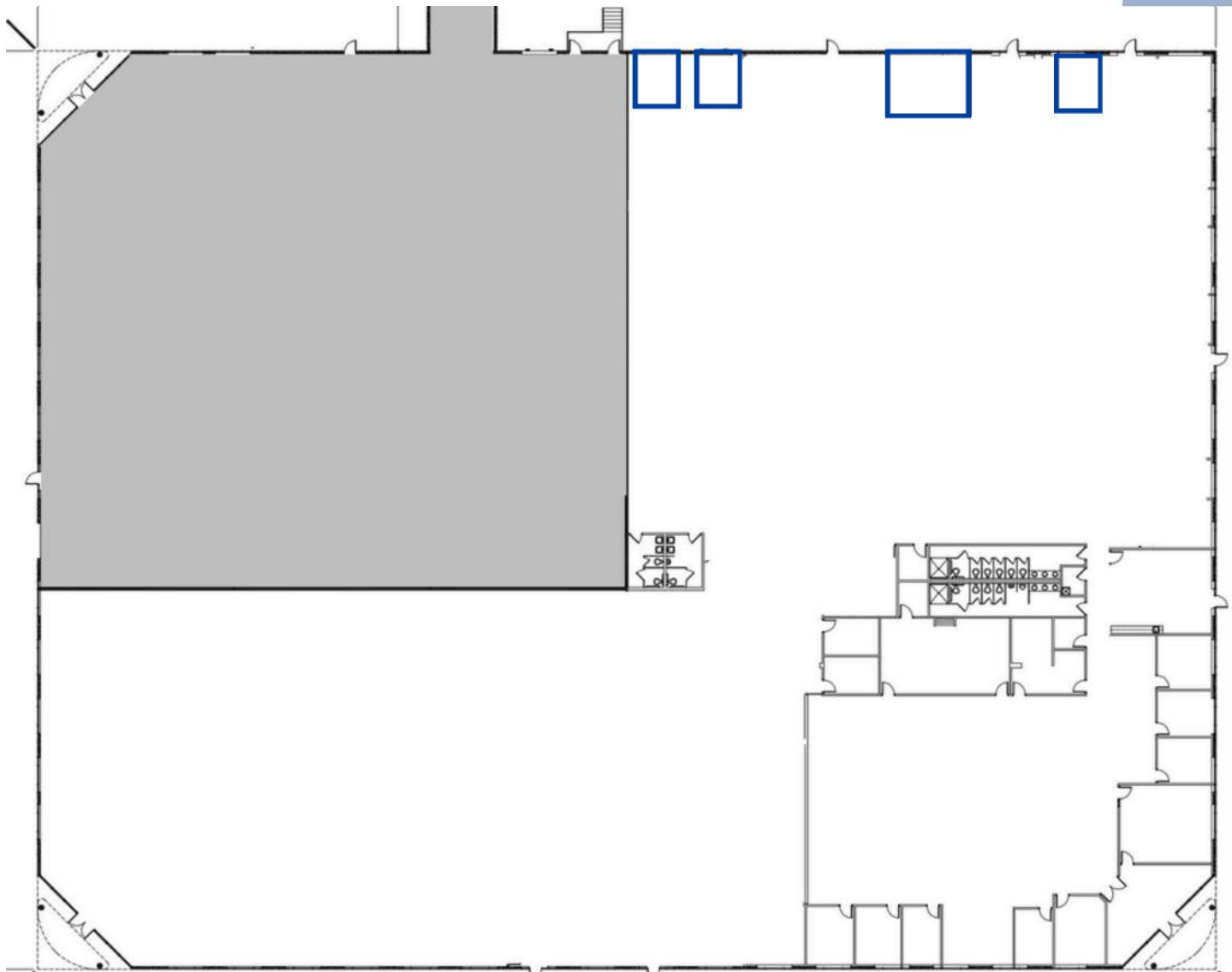


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CONCEPTUAL FLOOR PLAN

Three (3) Dock-High Doors and One (1) Grade-Level Door

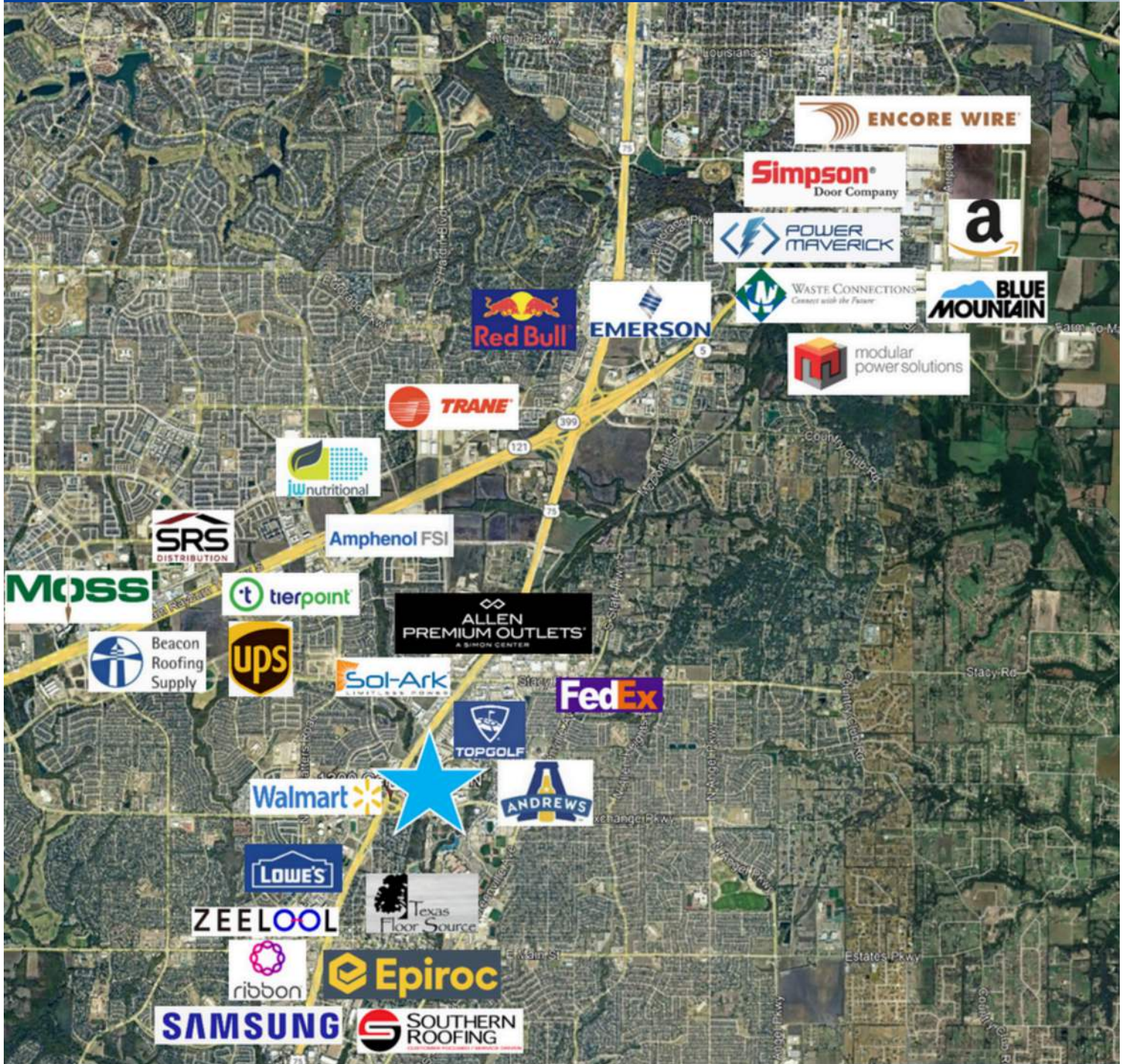


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LOCATION AND AREA



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