

FOR SALE!

**260 W Exchange Parkway
Building A
50,864 SF**



Building for Sale or Lease

Newly Delivered

NEC of Exchange Parkway & US-75 Allen, TX

Building Photos



260 W Exchange Parkway Building A

Property Features

- 50,864 SF including 44,069 SF + 6,795 SF of mezzanine office/showroom
- Delivered in shell condition, Fully Sprinklered
- 28-foot clear height
- 3 dock doors
- 1 oversized ramp door
- 1 grade-level door
- 400 amps power
- Ample parking to accommodate up to 60% Office use
- 2.3/1,000 SF Parking Ratio (118 total spaces)
- Offers prominent signage along US-75
- More than 225,000 vehicles pass the site everyday
- Triple Freeport inventory exemption available



Retail and Dining Options Nearby



Driving Distances

City of Dallas Downtown	27 Miles
Legacy (DNT & 121)	12 Miles
Dallas Love Field	30 Miles
DFW International Airport	30 Miles

Fast Facts Within a 5-Minute Drive...

Population:	47,159 Residents
Median Age:	35 Years Old
Total Businesses:	2,429
Median Household Income:	\$110k
Per Capita Income:	\$57,824
Education:	32% College Grads
Unemployment Rate:	2.7%

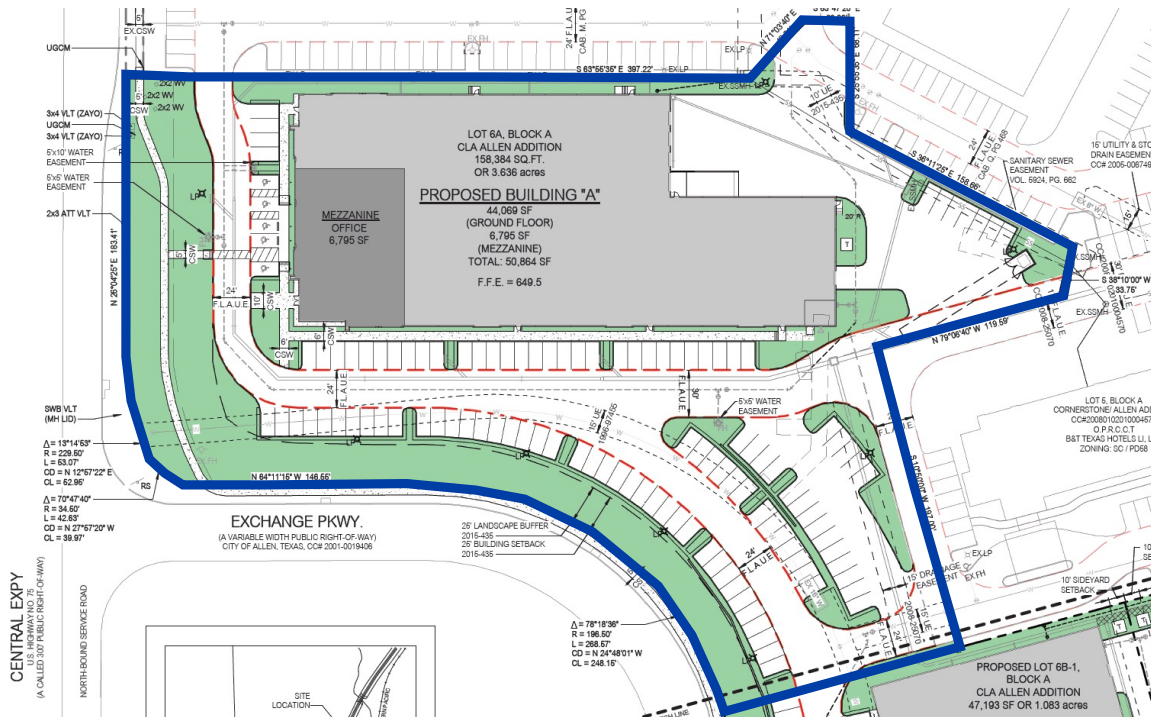
260 W Exchange Parkway, Building A

Allen, Texas

Aerial



Site Plan



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