



**A THREE BUILDING, CLASS A,  
329,918 SF INDUSTRIAL PARK**

THE COLONY, TX 75056



**LIVE OAK 121**  
LOGISTICS PARK



# Live Oak 121 Logistics Park

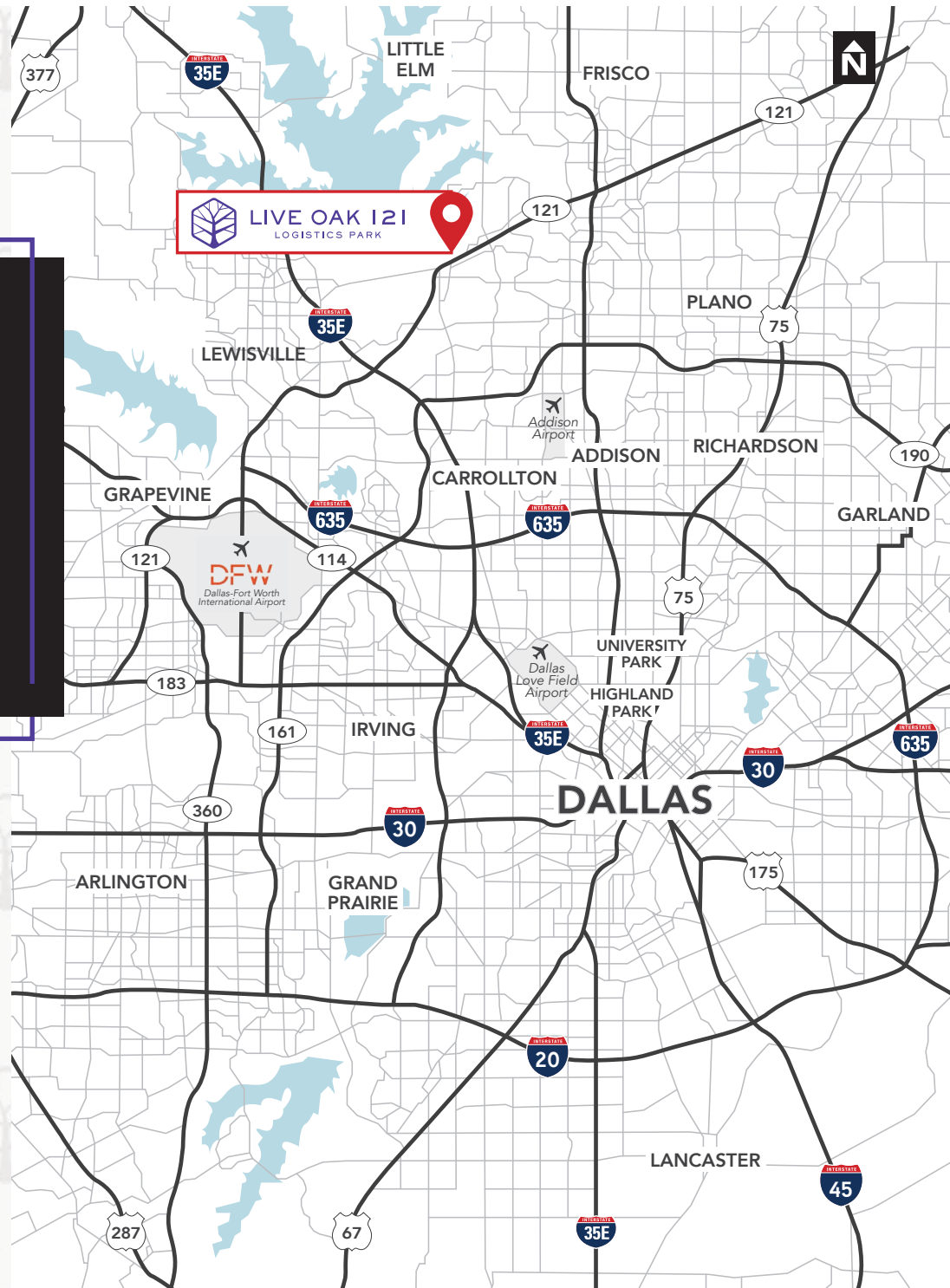
## THREE BUILDINGS TOTALING 329,918 SF

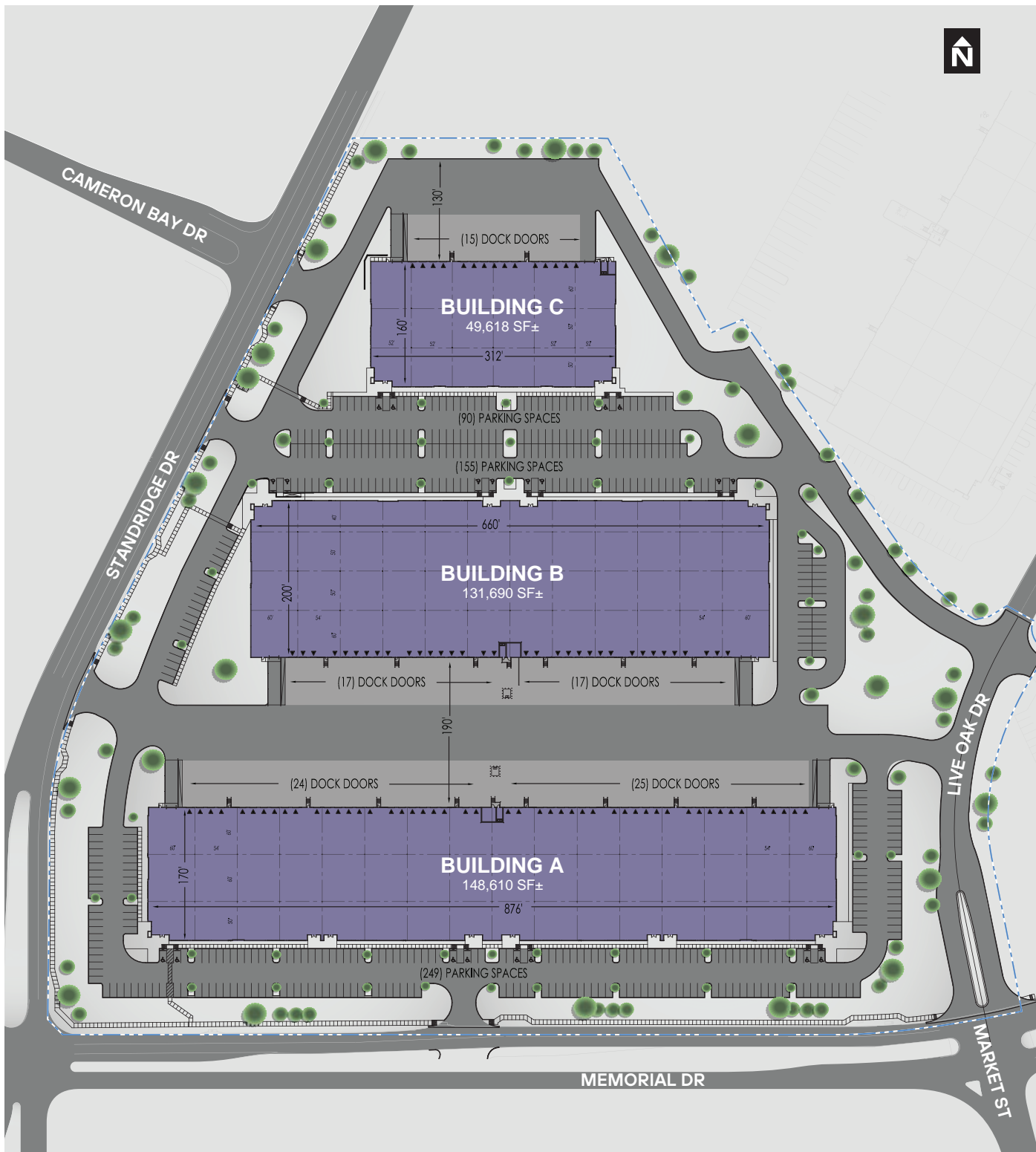
Live Oak 121 Logistics Park is located in The Colony, Texas at the northeast intersection of Standridge Drive and Memorial Drive, a highly sought-after location in the DFW metroplex. The 98-acre project is a three phased master-plan development with opportunities for build-to-suits in the designated future phase land.

Phase I will include three (3) building totaling 330,000 square feet of industrial warehouse space. The total development is positioned to offer over 1 million square feet.

## AREA OVERVIEW

Live Oak 121 is centrally located along the Sam Rayburn Tollway / Highway 121, ten miles east of I-35E, five miles west of the North Dallas Tollway and less than 20 miles from DFW International Airport. The high-growth 121 Corridor provides direct access to excellent school districts with affordable housing, restaurants, hotels, and shopping including the Nebraska Furniture Market and The Star in Frisco. Nearby Legacy Business Park has been an epicenter of major corporate relocations and home to longtime corporate residents. Toyota, Liberty Mutual, JP Morgan Chase, Frito-Lay, NTT Data and USAA to name a few. A broad base of employees can be found in The Colony and the neighboring communities of Plano, Frisco, and Lewisville.





### **BUILDING A**

- Total Size: 148,610 SF
- Divisible to: 18,576 SF
- Clear Height: 32'
- Building Depth: 170'
- Building Dimensions: 876'x170'
- Column Spacing: 54'x60'
- Staging Bays: 54'x60'
- Loading: (49) 9'x10' dock doors and (2) 12'x14' ramps
- Power: 2000Amp Tap Can
- Truck Court Depth: 190' Shared Truck Court
- ESFR sprinklers
- Car Parks: 249

### **BUILDING B**

- Total Size: 131,690 SF
- Divisible to: 32,922 SF
- Clear Height: 32'
- Building Depth: 200'
- Building Dimensions: 660'x200'
- Column Spacing: 54'x50'
- Staging Bays: 54'x60'
- Loading: (34) 9'x10' dock doors and (2) 12'x14' ramps
- Power: 2000Amp Tap Can
- Truck Court Depth: 190' Shared Truck Court
- ESFR sprinklers
- Car Parks: 155

### **BUILDING C**

- Total Size: 49,618 SF
- Divisible to: 24,809 SF
- Clear Height: 28'
- Building Depth: 160'
- Building Dimensions: 312'x160'
- Column Spacing: 52'x50'
- Staging Bays: 52'x60'
- Loading: (16) 9'x10' dock doors and (1) 12'x14' ramp
- Power: 1200 Amps Tap Can
- Truck Court Depth: 130'
- ESFR sprinklers
- Car Parks: 90



**FOR MORE INFORMATION CONTACT**

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Warren Pkwy



Legacy Dr



Headquarters Dr

Memorial Dr

Spring Creek Pkwy



LEGACY BUSINESS PARK



Legacy Dr

LEGACY BUSINESS PARK

DALLAS NORTH TOLLWAY

Parkway Blvd

Tennyson Pkwy

Windhaven Pkwy

Plano Pkwy

