



**11925 N. STEMMONS FRWY, SUITE #150 - 30,492 SF AVAILABLE  
NORTHWEST CORNER OF IH 635 AND IH 35E**

## BUSINESS PARK FEATURES

- 225-acre master planned development
- Several build to suit options for office campuses and distribution centers
- Overlooking a 57-acre lake
- Spacious greens and waterways
- Committed to energy conservation, sustainability and long-term value
- Architectural design guidelines for quality and aesthetics
- Unbeatable access to IH 35E, IH 635, and SH 190
- Close proximity to downtown Dallas and D/FW's two major airports
- Adjacent to business areas such as The Galleria and Las Colinas

## DATA AND FIBER AVAILABILITY

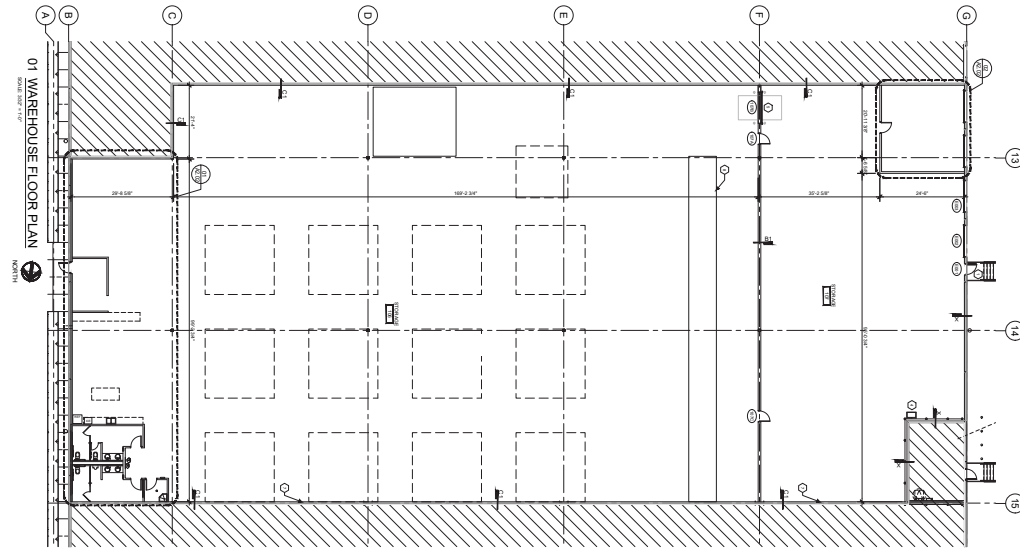
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on the Texas Oncor grid

## BUILDING SPECIFICATIONS

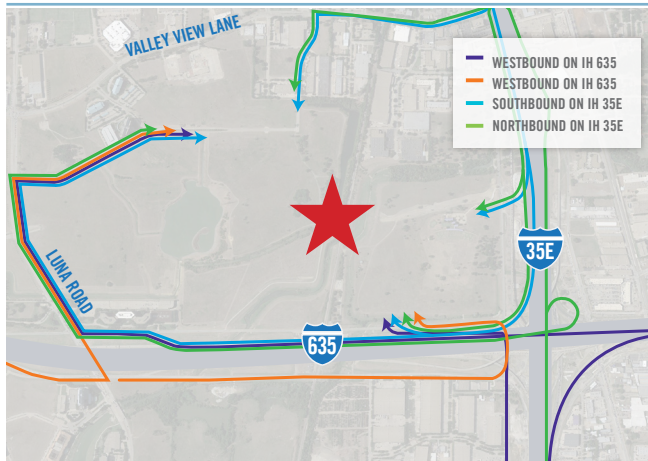
30,492 SF TOTAL  
1,445 SF OFFICE  
29,047 SF WAREHOUSE

230' BUILDING DEPTH  
50' X 56' BAY SIZE  
4 DOCK DOORS

AIR CONDITIONED  
32' CLEAR HEIGHT  
ESFR SPRINKLER & PROF LANDSCAPED



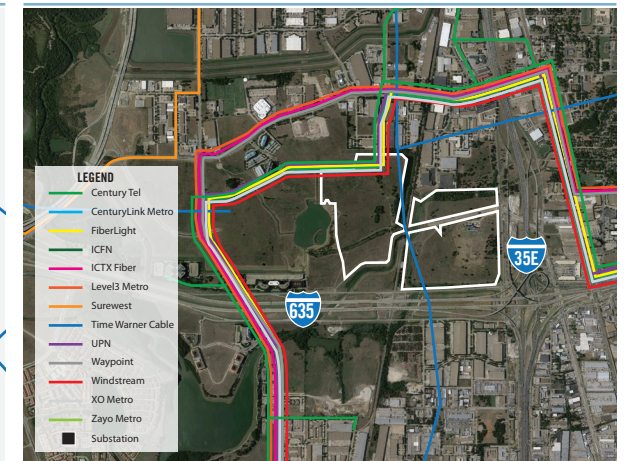
## ACCESS/ROUTES



## LOCATION



## FIBER MAP



# MASTER PLAN



# AERIAL PHOTOGRAPHY





Lake at Mercer Business Park



Billingsley Distribution Center Development



Billingsley Distribution Center Development



Billingsley Distribution Center Development

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