

**COMING
SOON**

**SE CORNER OF
CLARENCE DRIVE
AND DENA DRIVE**

FRISCO, TX

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Longbow
COMPANIES

37,664 SF

INDUSTRIAL BUILDING

**FOR SALE OR LEASE
WAREHOUSE, OFFICE,
SHOWROOM AND FLEX
SPACE**

**FRISCO
URBAN FLEX
CENTER**



METROPLEX LOCATION



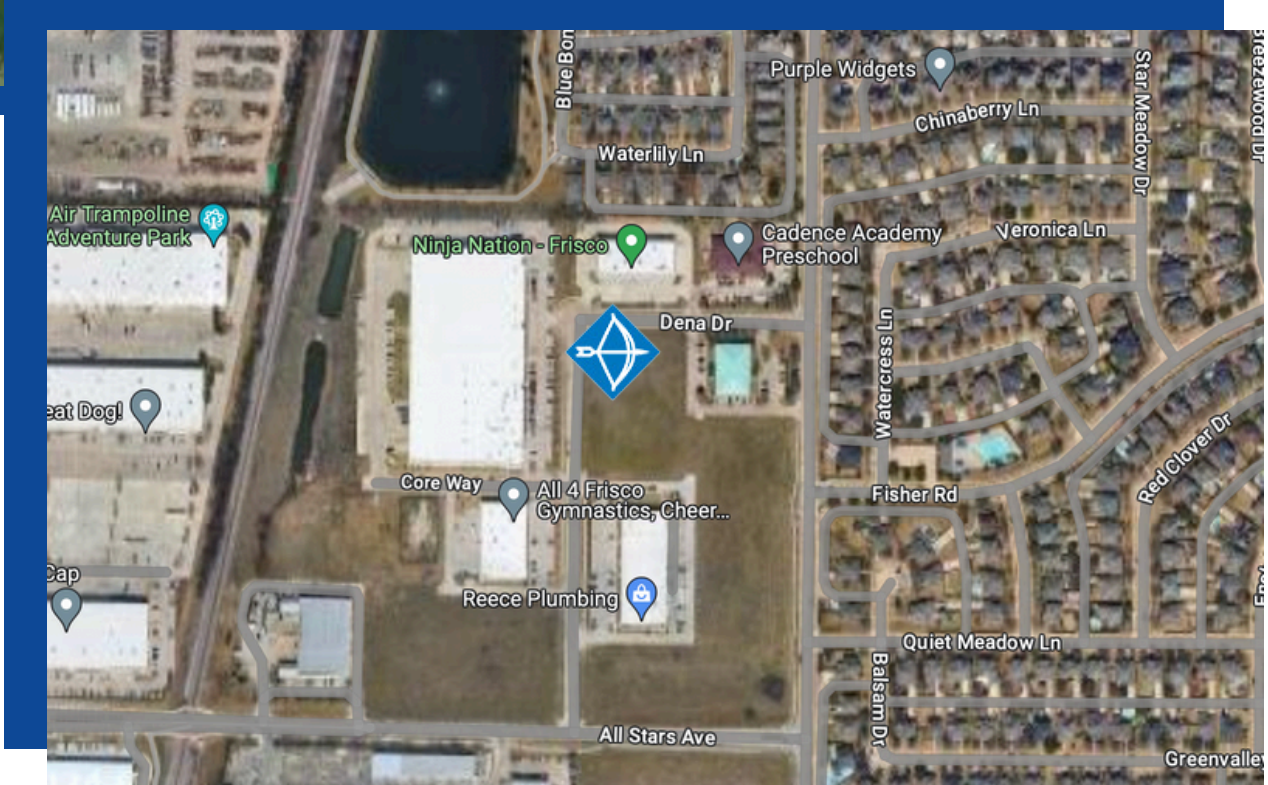
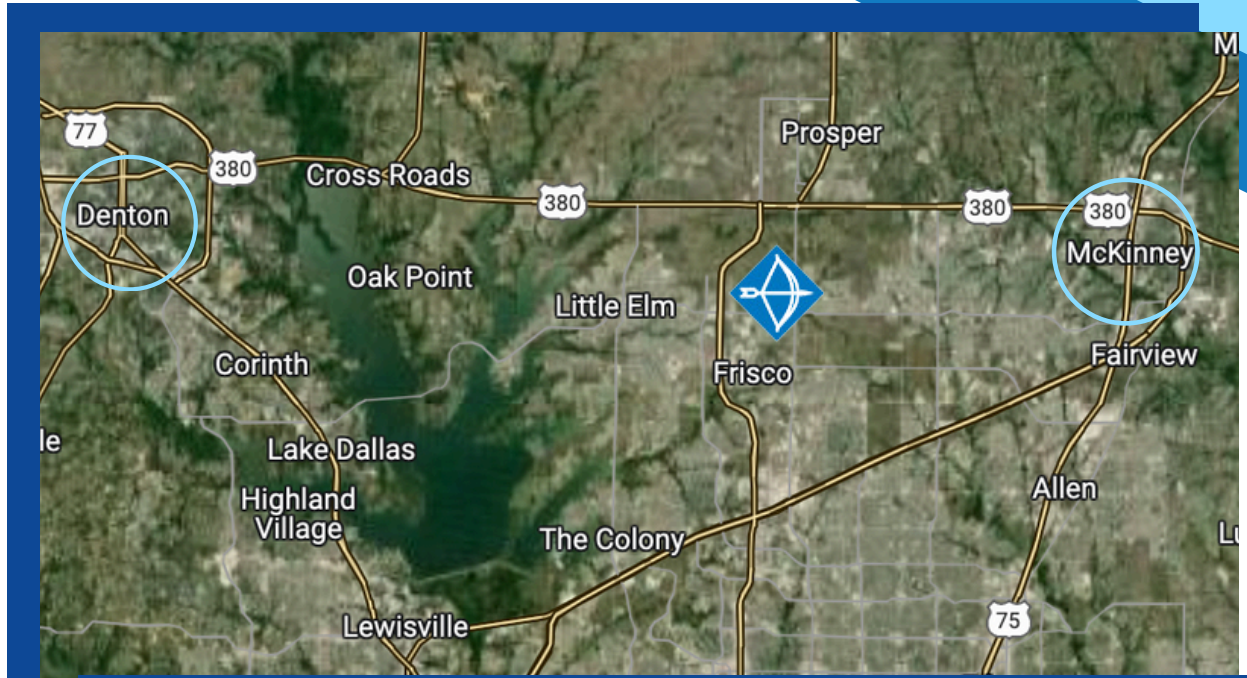
DALLAS LOVE FIELD
50 MIN DRIVE

DFW AIRPORT
31 MIN DRIVE



MCKINNEY
30 MIN DRIVE

DENTON
44 MIN DRIVE



SITE PLAN



BGE
BGE, INC
2595 DALLAS PARKWAY
SUITE 101
FRISCO, TX 75034

COBB BUSINESS PARK
FRISCO, Texas
06/14/2024



SITE PLAN



ZONING: C2

PARKING

80 PROVIDED

4 ADA

8 BICYCLE

FIRE SUPPRESSION: ESFR

GRADE LEVEL DOORS

6-12' W X 14' H (4 ADDITIONAL KNOCK OUT PANELS)

DEPTH: 120'

COLUMN SPACING: 60 X 56

BAYS: 6,000 SQ FT

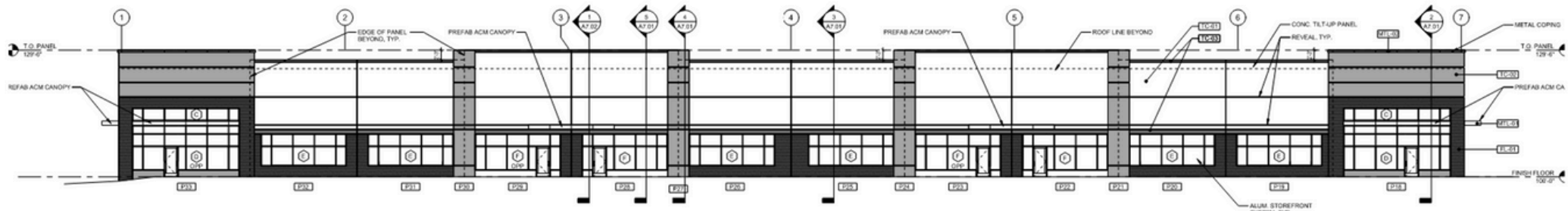
TRUCK COURT: 70'

TOTAL ACRES: 2.5387

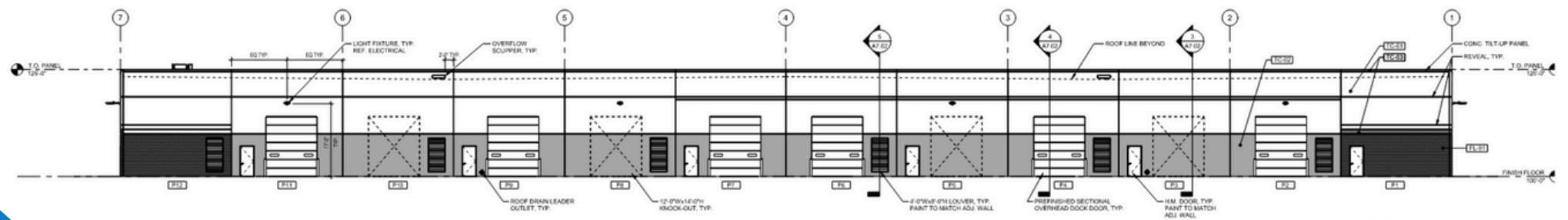


ELEVATIONS

EAST AND WEST



1 WEST ELEVATION
Scale 3/32" = 1'-0"



2 EAST ELEVATION
Scale 3/32" = 1'-0"

