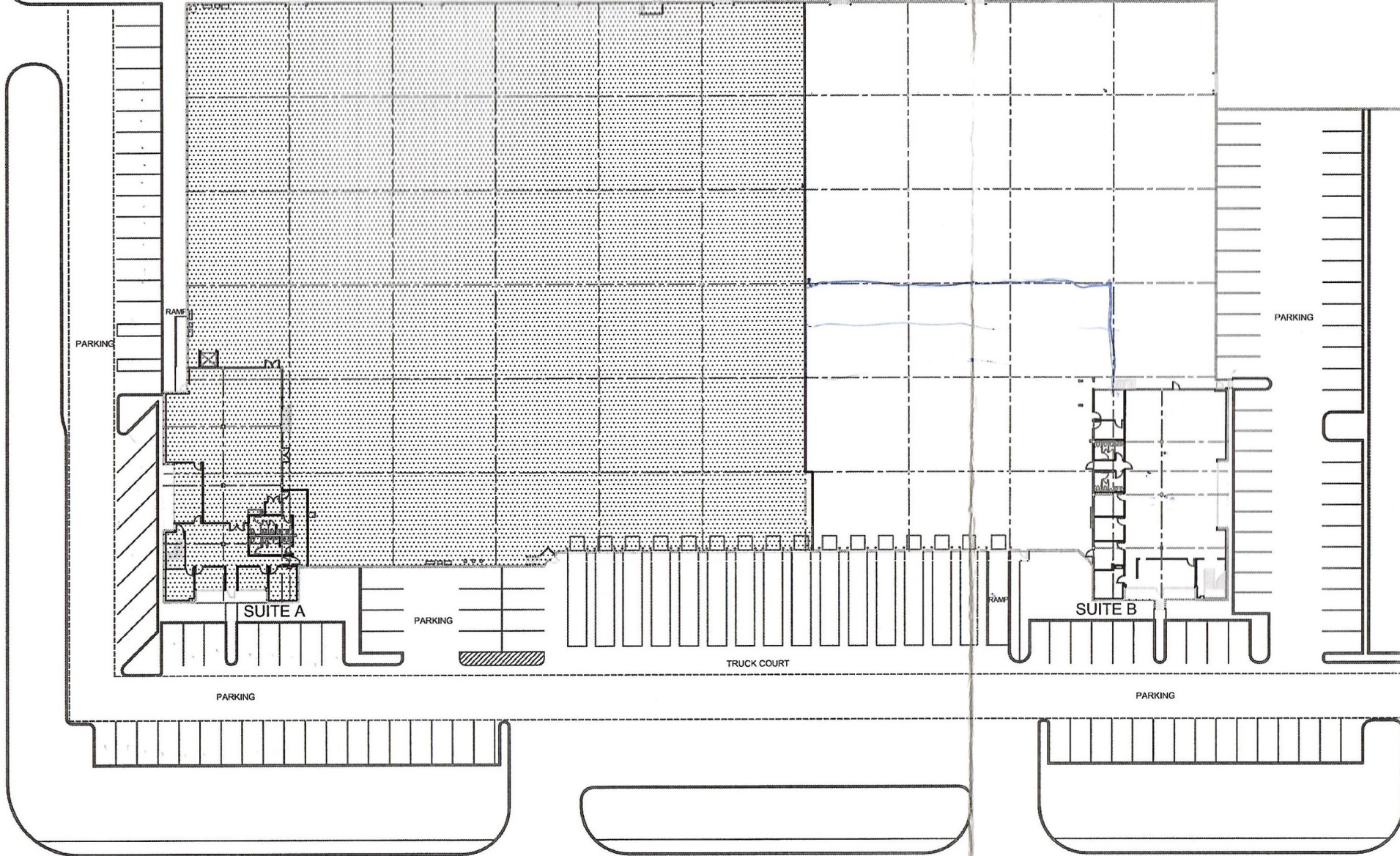
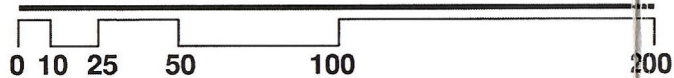


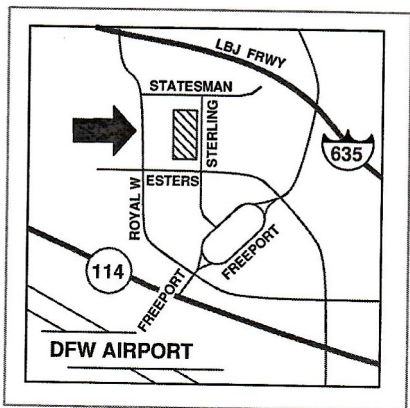
ESTERS



SITE PLAN



STERLING



NORTH

LOCATION MAP

**9001 Sterling Street
Suite A
Irving Texas**

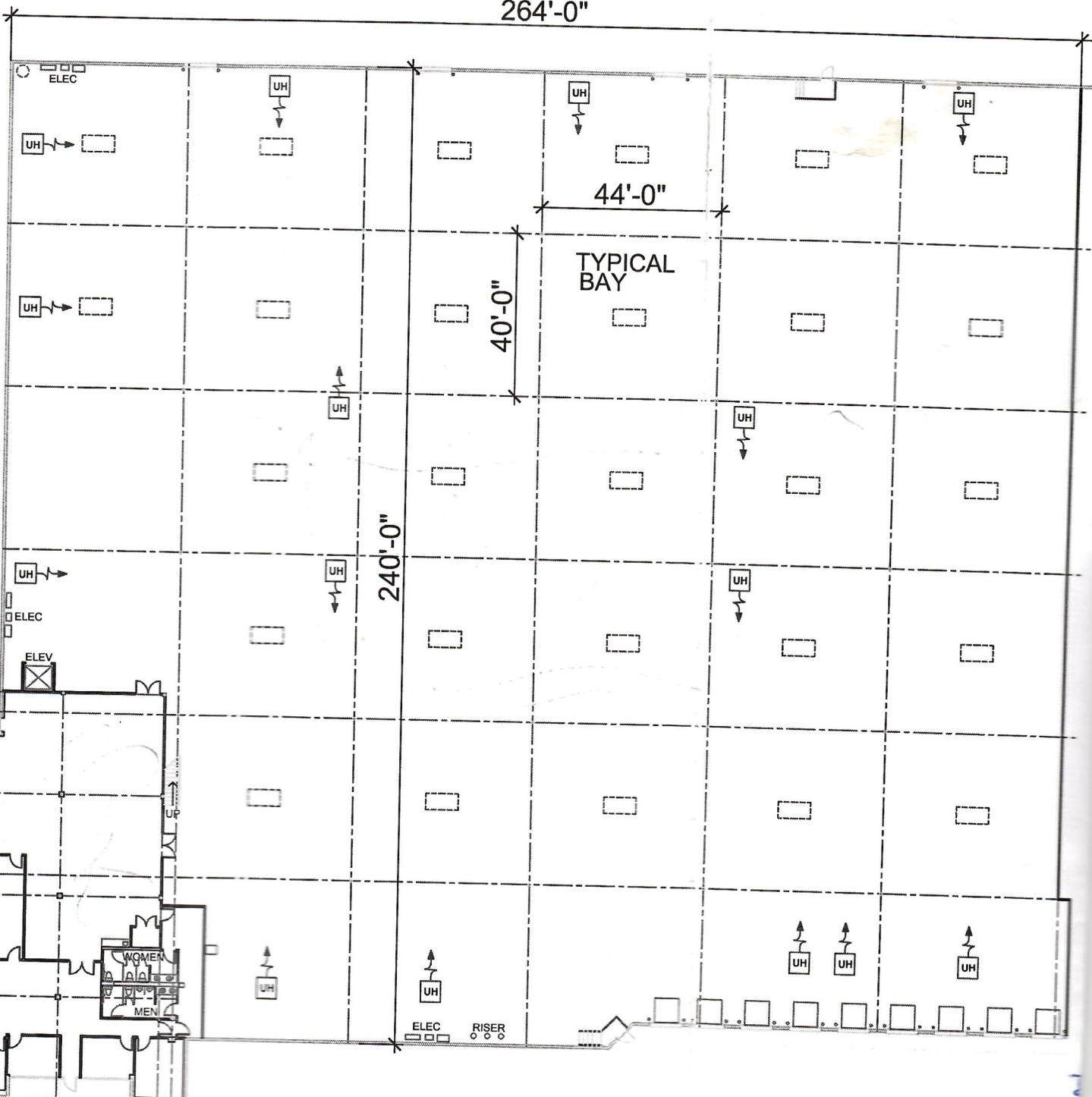
SF Summary

OFFICE	5,199 SQ. FT.
MEZZANINE	5,087 SQ. FT.
SUBTOTAL	10,286 SQ. FT.
WAREHOUSE	59,291 SQ. FT.
TOTAL	69,577 SQ. FT.

Building Features

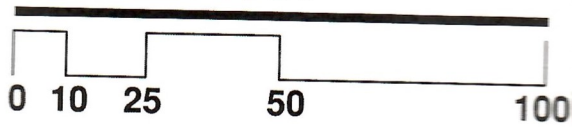
100% FIRE SPRINKLERED
EASY ACCESS TO MAJOR THOROUGHFARES
(9) DOCK HIGH LOADING DOORS WITH LEVELERS
24' CLEAR HEIGHT
RAIL ACCESS

264'-0"



SUITE A

FLOOR PLAN



NORTH