

BILLINGSLEY COMPANY



34,360 SF DISTRIBUTION CENTER - 11935 N STEMONS FREEWAY
NORTHWEST CORNER OF IH 635 AND IH 35E - DALLAS, TEXAS

BUSINESS PARK FEATURES

- 225-acre master planned development
- Several build to suit options for office campuses and distributions 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

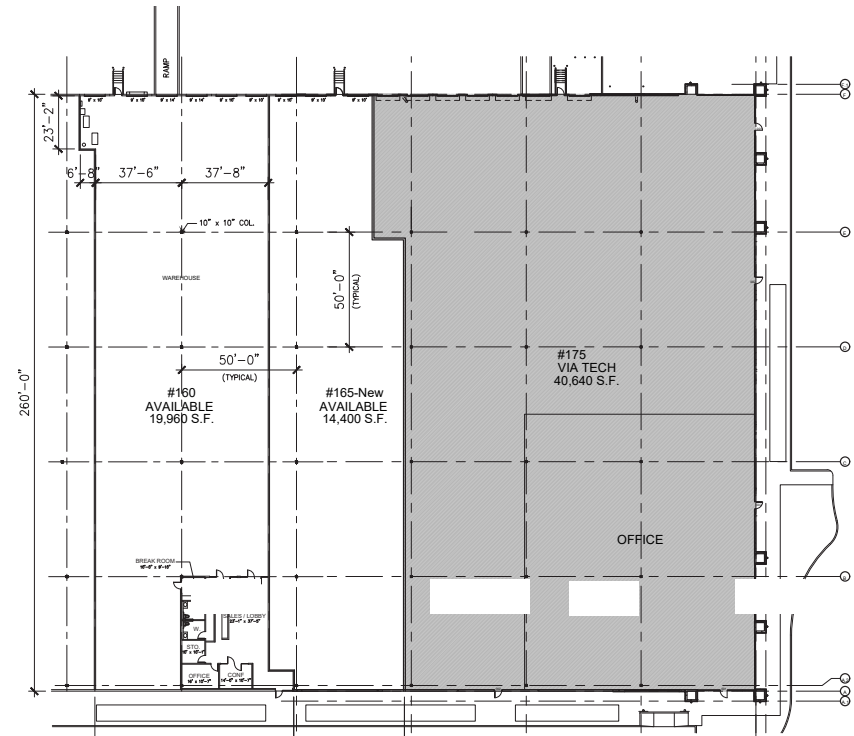
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on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

BUILDING SPECIFICATIONS

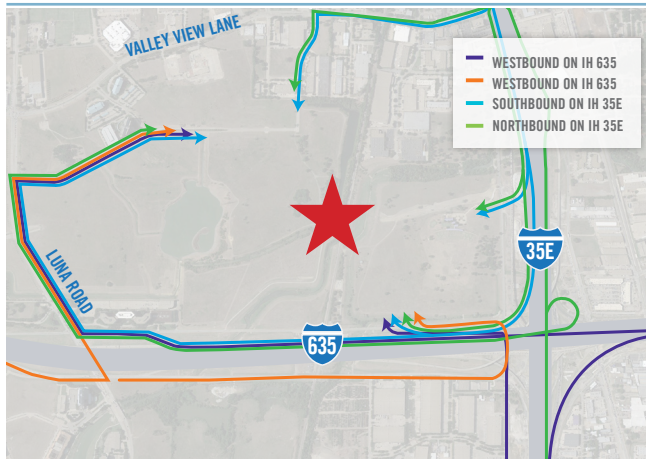
260,000 SF TOTAL BUILDING
 34,360 SF AVAILABLE
 33.7' DECK HEIGHT
 260' BUILDING DEPTH
 50' X 50' BAY SIZE
 ESFR SPRINKLER

SUITE 160 - 19,960 SF
 - OFFICE - 2,030 SF
 - WAREHOUSE - 17,930 SF
 - 6 DOCK DOORS (1 W/RAMP)

SUITE 165 - 14,400 SF
 - 14,400 SF TOTAL
 - 3 DOCK DOORS



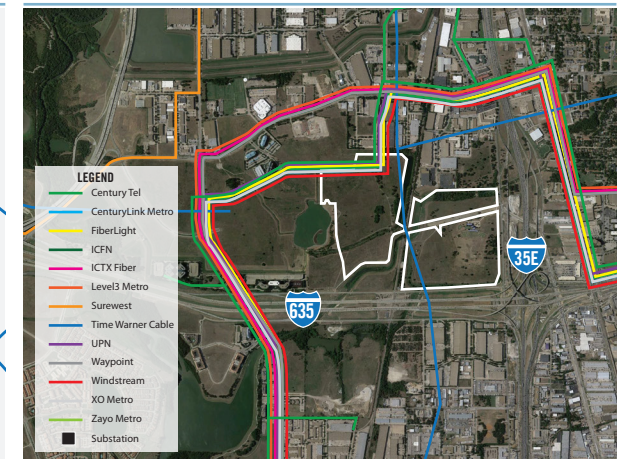
ACCESS/ROUTES



LOCATION



FIBER MAP



MASTER PLAN



PHOTOS





Mercer Business Park



Billingsley Distribution Center - Austin Ranch



Billingsley Distribution Center - Austin Ranch



Billingsley Distribution Center - Mercer Business Park

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We Create Life-Enhancing Communities

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