

BILLINGSLEY
COMPANY



MBP
MERCER BUSINESS PARK

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

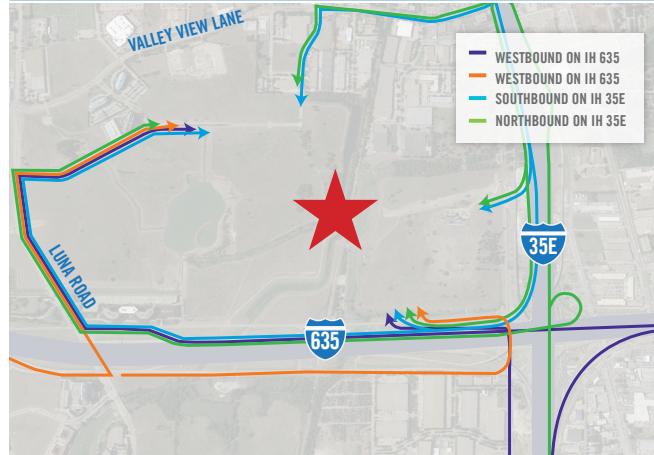
BUSINESS PARK FEATURES

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

ACCESS/ROUTES



BUILDING SPECIFICATIONS

260,000 SF TOTAL BUILDING

34,360 SF AVAILABLE

33.7' DECK HEIGHT

260' BUILDING DEPTH

50' X 50' BAY SIZE

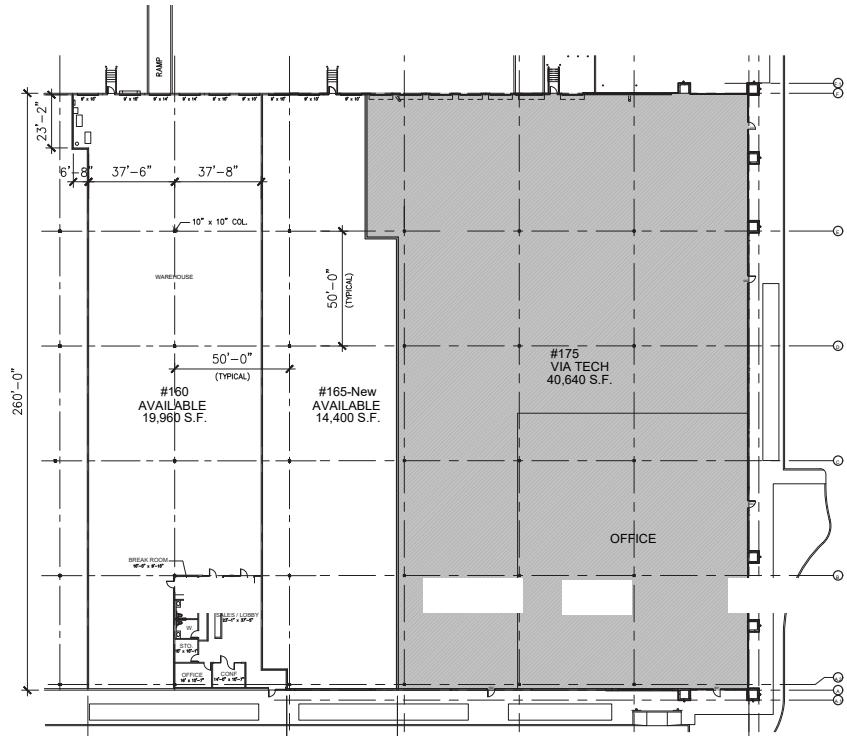
ESFR SPRINKLER

SUITE 160 - 19,960 SF

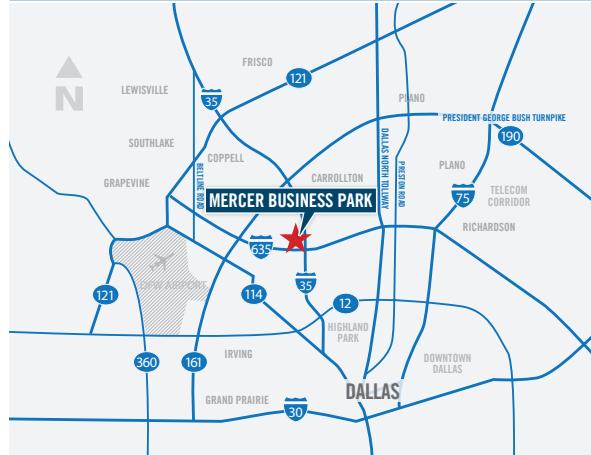
- OFFICE - 2,030 SF
- WAREHOUSE - 17,930 SF
- 6 DOCK DOORS (1 W/RAMP)

SUITE 165 - 14,400 SF

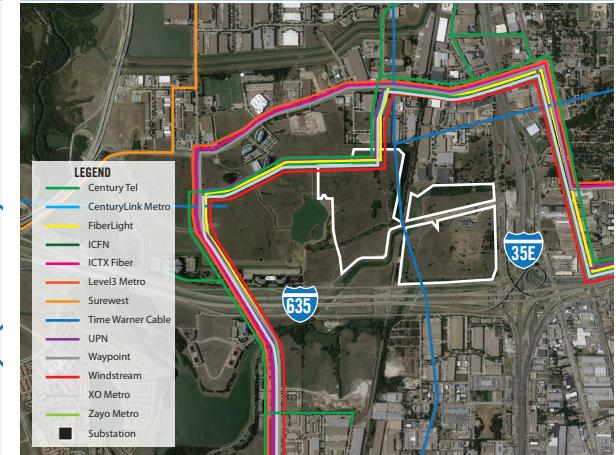
- 14,400 SF TOTAL
- 3 DOCK DOORS



LOCATION



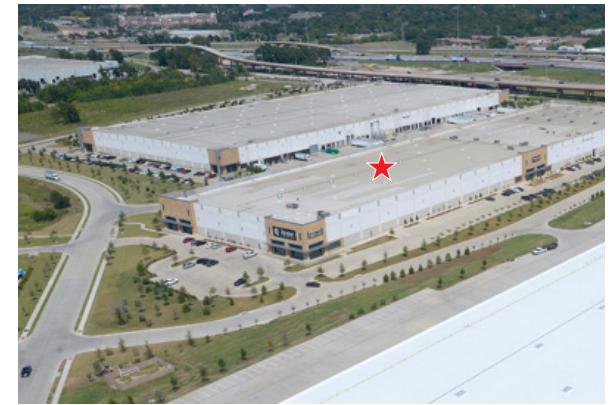
FIBER MAP



MASTER PLAN



PHOTOS





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