

FOR LEASE

# DFW NORTH IV

1901 Lakeside Parkway  
Flower Mound, Texas 75028



## CONSTRUCTION TIMELINE



EST (ESTIMATED)



IN PROCESS



COMPLETE

COMPLETE

COMPLETE

COMPLETE

COMPLETE

IN PROCESS

Est. Q4 2019



Site Work

Slab Poured

Tilt Panels

Roof Install

Paint/Glass Entries

Project Complete

## BUILDING DETAILS

- 198,854 SF
- Available Q4 2019
- Divisible to 99,427 SF
- 32' clear height
- Building depth: 285'
- (42) 9' x 10' dock doors
- (2) 12' x 14' dock doors
- 180' truck court
- 38 trailer parks
- 170 car parks
- Rear load configuration
- Typical bay: 52' x 45'
- Staging bay: 60' deep
- ESFR sprinkler system
- Triple Freeport inventory tax exemption
- 50% Real & Personal tax abatement from Flower Mound
- Close proximity to DFW International Airport (4.5 miles)









## FOR INFORMATION CONTACT:

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# NOTABLE NEIGHBORING COMPANIES

- |   |   |   |  |   |   |
|---|---|---|--|---|---|
| 1.                   | 2.   | 3.   | 4.   | 5.   | 6.   |
| 7. <br>Mercedes-Benz | 8.   | 9.   | 10.  | 11.  | 12.  |
| 13.                  | 14.  | 15.  | 16.  | 17.  | 18.  |



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