

FOR LEASE - 28,732 SF
ALLEN STATION BUSINESS PARK
361 E. EXCHANGE PARKWAY, ALLEN, TX



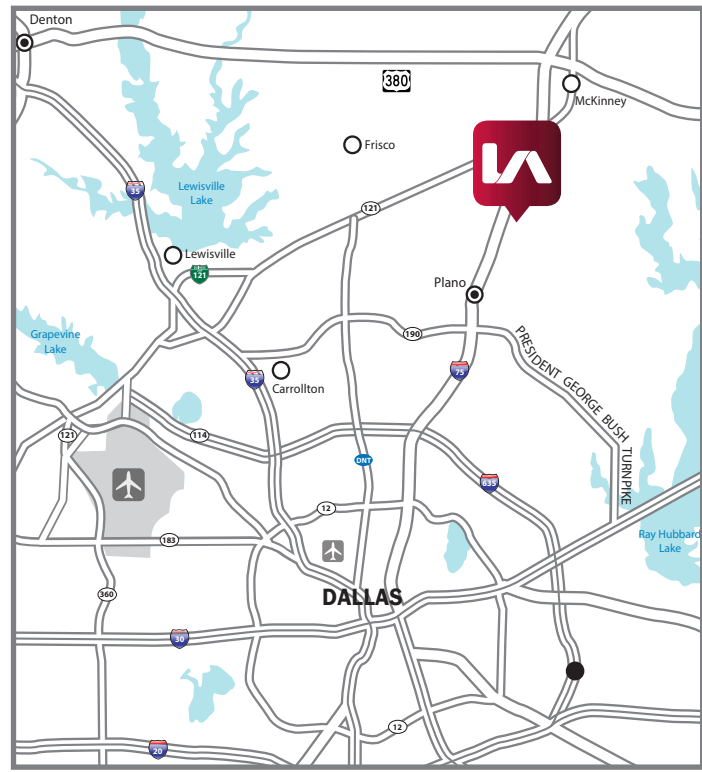
LOCATION

| | |
|-----------|---------------------------|
| COUNTY | Collin County |
| MARKET | Northeast Dallas |
| SUBMARKET | Allen/McKinney Industrial |

LISTING HIGHLIGHTS

| | |
|----------------|------------------------------------|
| AVAILABLE SF | 28,732 SF |
| OFFICE SF | 7,900 SF |
| WAREHOUSE SF | 20,832 SF |
| CLEAR HEIGHT | 24' |
| LOADING | 2 Dock high doors (can add 2 more) |
| SPRINKLERED | ESFR |
| ZONING | LI-1 (Light Industrial) |
| COLUMN SPACING | 50' x 50' |
| PARKING RATIO | 2.56/1,000 SF |
| POWER | 1,600 amps |

- COMMENTS**
- Flexible office plan.
 - Easy access to I-75, Hwy 121, George Bush 190.
 - Close proximity to nearby restaurants, retail, and jogging trails.
 - New ownership and management.



Owned & Managed by:
EASTGROUP
 PROPERTIES

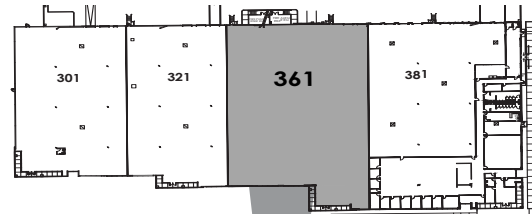
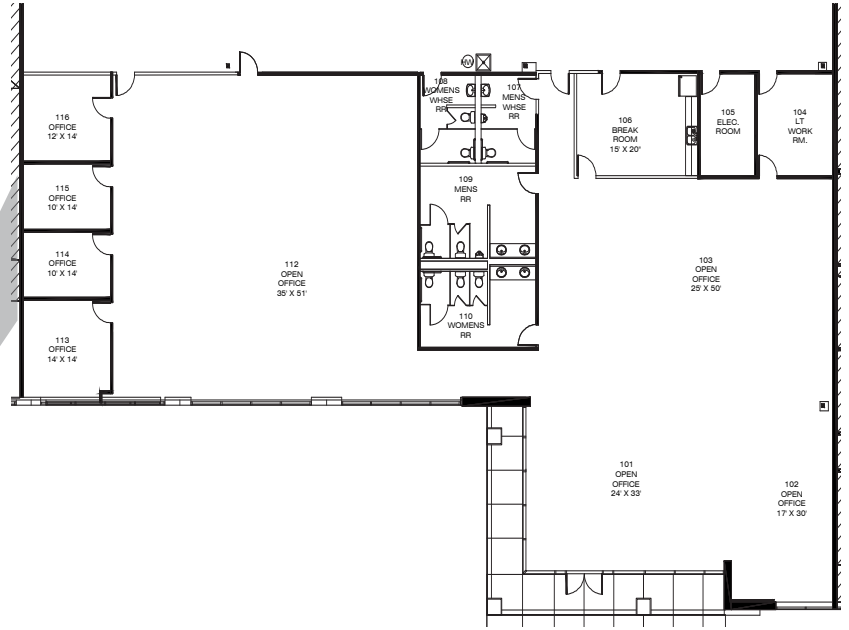
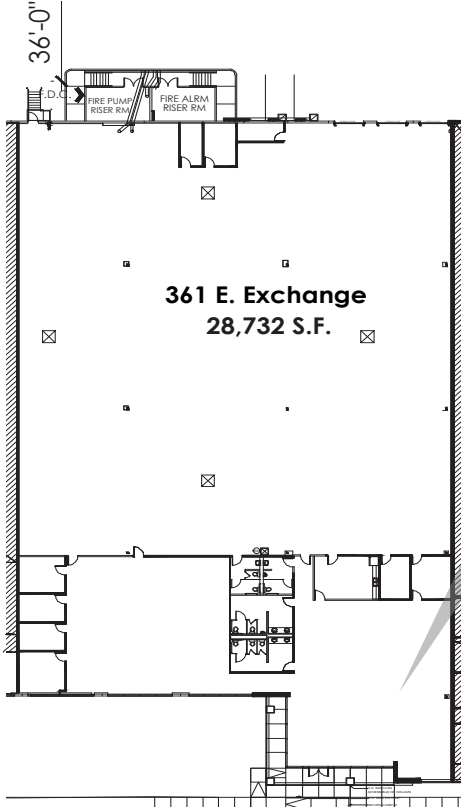
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ALLEN STATION BUSINESS PARK
361 E. EXCHANGE PARKWAY, ALLEN, TX

7,900 SF Office



Leased by:
LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES

Owned & Managed by:
EASTGROUP
 PROPERTIES

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