

AVAILABLE

FREEZER & DRY WAREHOUSE SPACE AVAILABLE

3553 PLANO PARKWAY

The Colony, TX 75056



FOOD GRADE SPACE

- Up to 100 pallet positions of freezer and/or 20,000 SF of dry warehouse
- Facility is owner-occupied with some excess capacity in the freezer and dry warehouse



CONTACT

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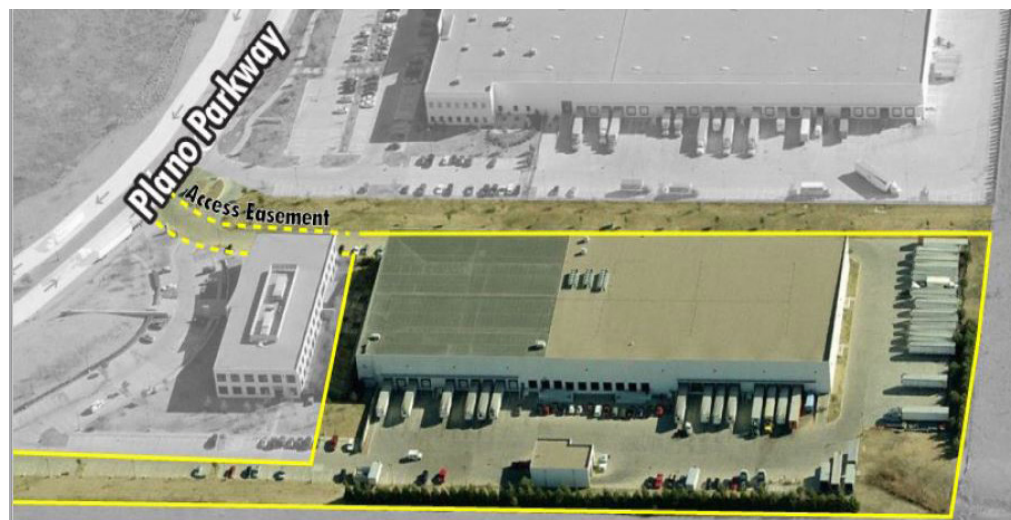
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ADDITIONAL DETAILS

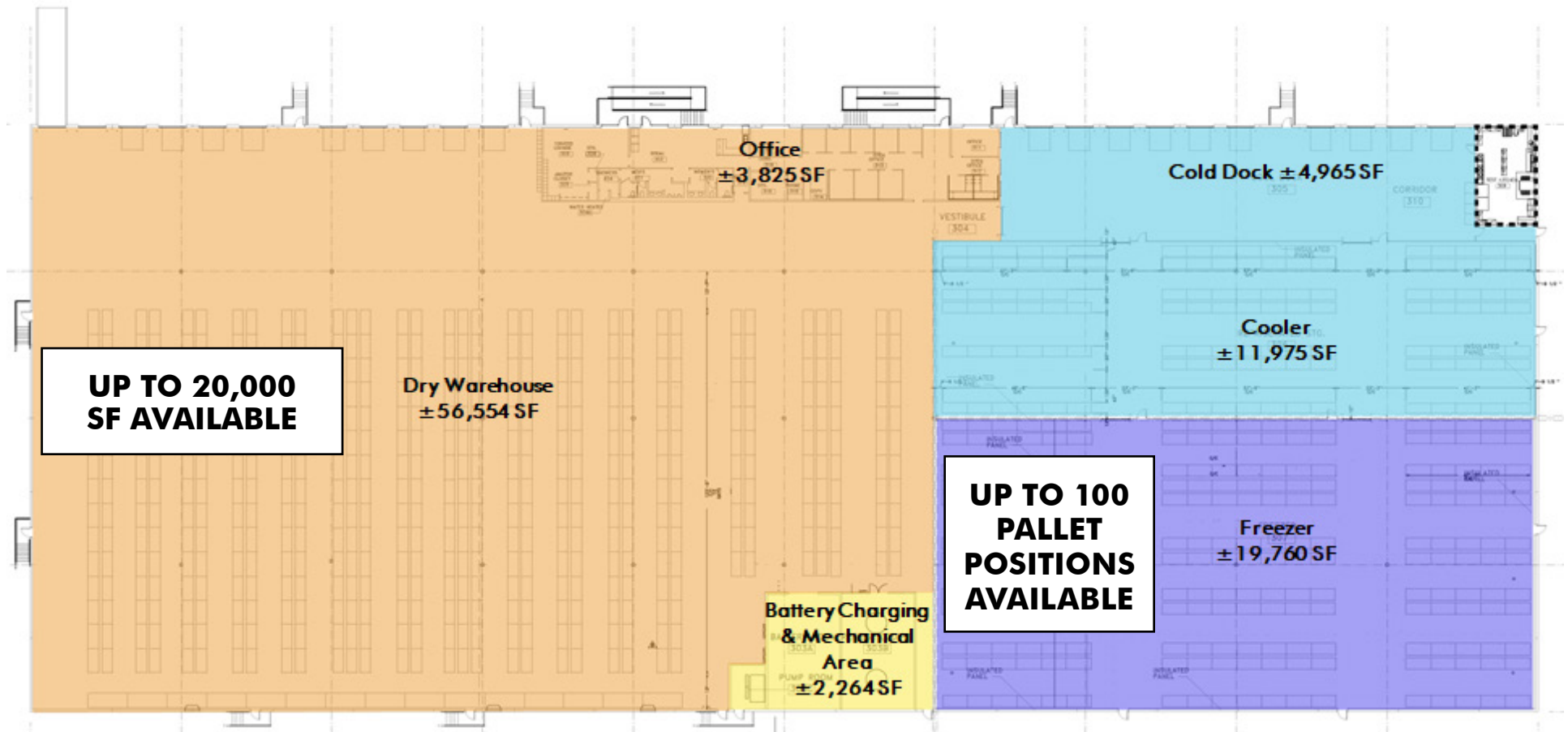
Clear Height:	32'
Column Spacing:	50' x 50'
Loading:	Dock high with dock packages and vertical levelers
Trailer Parking:	Ample - to be negotiated
Car Parking:	Ample - to be negotiated; 102K SF building has 128 spaces available
Truck Court Depth:	±125'
Construction:	2001
Building Facade:	Concrete tilt-wall



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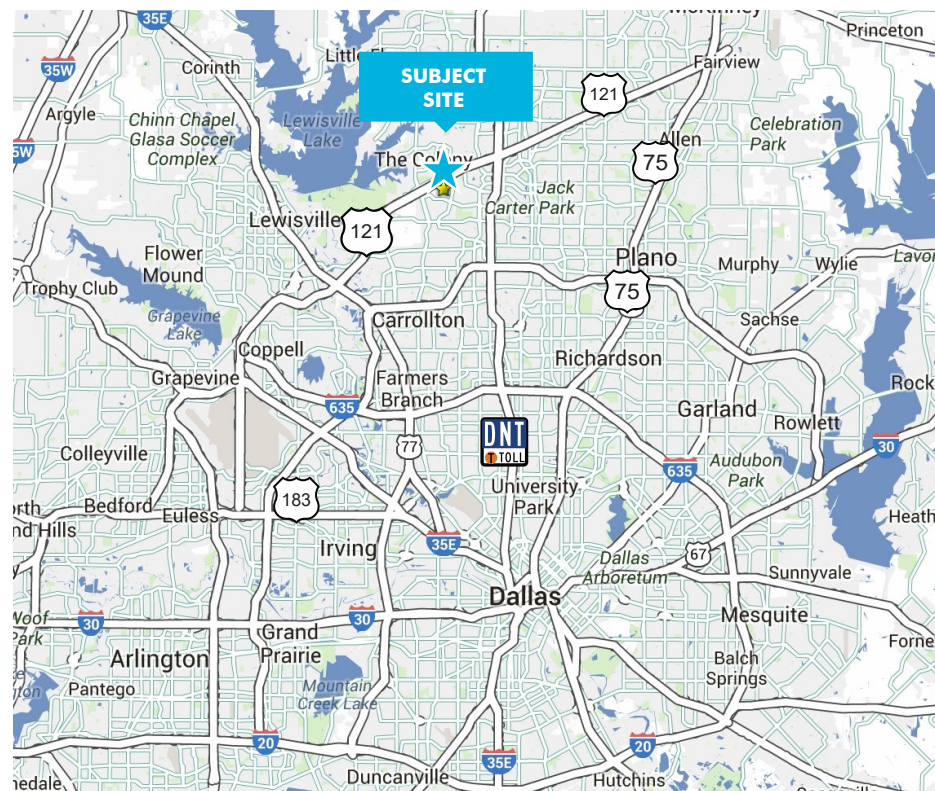
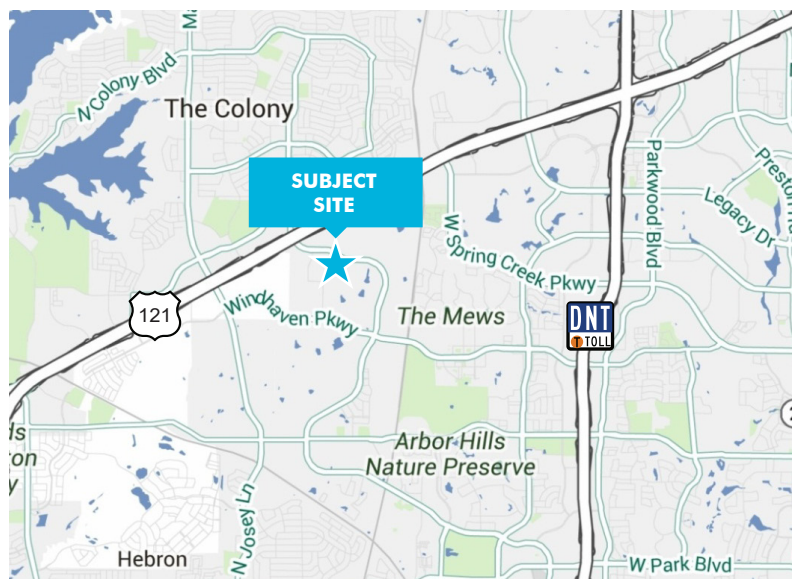
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HIGHWAY ACCESS

- ±1.4 miles from SH-121
- ±3.0 miles from Dallas North Tollway
- ±8.4 miles from I-35 E
- ±5.7 miles from SH-190



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