



PLANO, TEXAS OFFICE WAREHOUSE

33,460 SQ. FT. ON 4 ACRES
NEAR US-75 & SPRING CREEK PKWY.

For lease is an office warehouse property in Plano, Texas. The property consists of 33,460 sf building on 4 acres. The building contains approx. 1,500 sf of available upstairs office space.

The outdoor yard consists of over 3 acres, so this is the perfect facility for a company needing moderate office space with plenty of indoor and outdoor space for inventory or product storage.

The property is zoned CC (Commercial Corridor) which permits a wide range of commercial, industrial and retail uses.

This property was previously occupied by 84 Lumber Company and was built in 1976. The current owner has used it for a manufacturing facility since 1995. Overall condition of the building as fair. We would rate the condition of the interior office space as good.

Address: 6000 Split Trail Rd, Plano, TX 75074

Lease Price: \$10,495/month gross plus electric
(approx \$3.75 sf/yr)

Availability: February 1, 2011





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