

PHASE I

Crow
Holdings
INDUSTRIAL

STREAM®



PRESTON GROVE

AT FRISCO

THREE BUILDINGS TOTALING 266,747 SQUARE FEET
SOUTHWEST CORNER OF PRESTON ROAD & CORINTH LANE

PHASE I

THREE BUILDINGS TOTALING 266,747 SF
SOUTHWEST CORNER OF PRESTON RD. & CORINTH LN.

14155 PRESTON ROAD, FRISCO, TX 75033

BUILDING 1

Total Building Area	100,988 SF
Building Depth	180'
Truck Court Depth	116'
9' x 10' Dock High Doors	33
12' x 14' Ramped Doors	2
Column Spacing	52' wide x 60' deep
Clear Height Warehouse	30'
Fire Protection System	ESFR
Auto Parking	183

14165 PRESTON ROAD, FRISCO, TX 75033

BUILDING 2

Total Building Area	73,598 SF
Building Depth	160'
Truck Court Depth	190'
9' x 10' Dock High Doors	24
12' x 14' Ramped Doors	2
Column Spacing	52' wide x 50' deep with 60' speed bay
Clear Height Warehouse	30'
Fire Protection System	ESFR
Auto Parking	134

14175 PRESTON ROAD, FRISCO, TX 75033

BUILDING 3

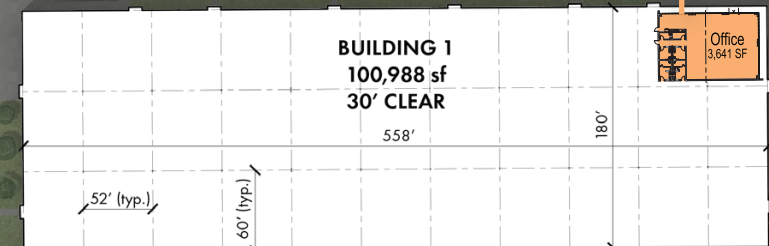
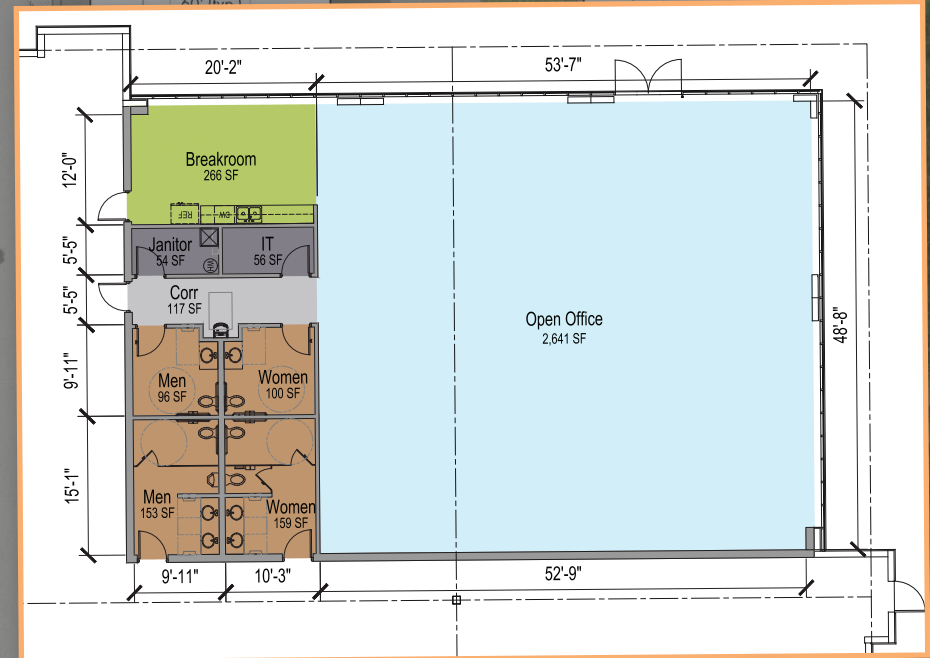
Total Building Area	92,161 SF
Building Depth	180'
Truck Court Depth	190'
9' x 10' Dock High Doors	28
12' x 14' Ramped Doors	2
Column Spacing	52' wide x 60' deep
Clear Height Warehouse	30'
Fire Protection System	ESFR
Auto Parking	150



BUILDING 1

14155 PRESTON ROAD

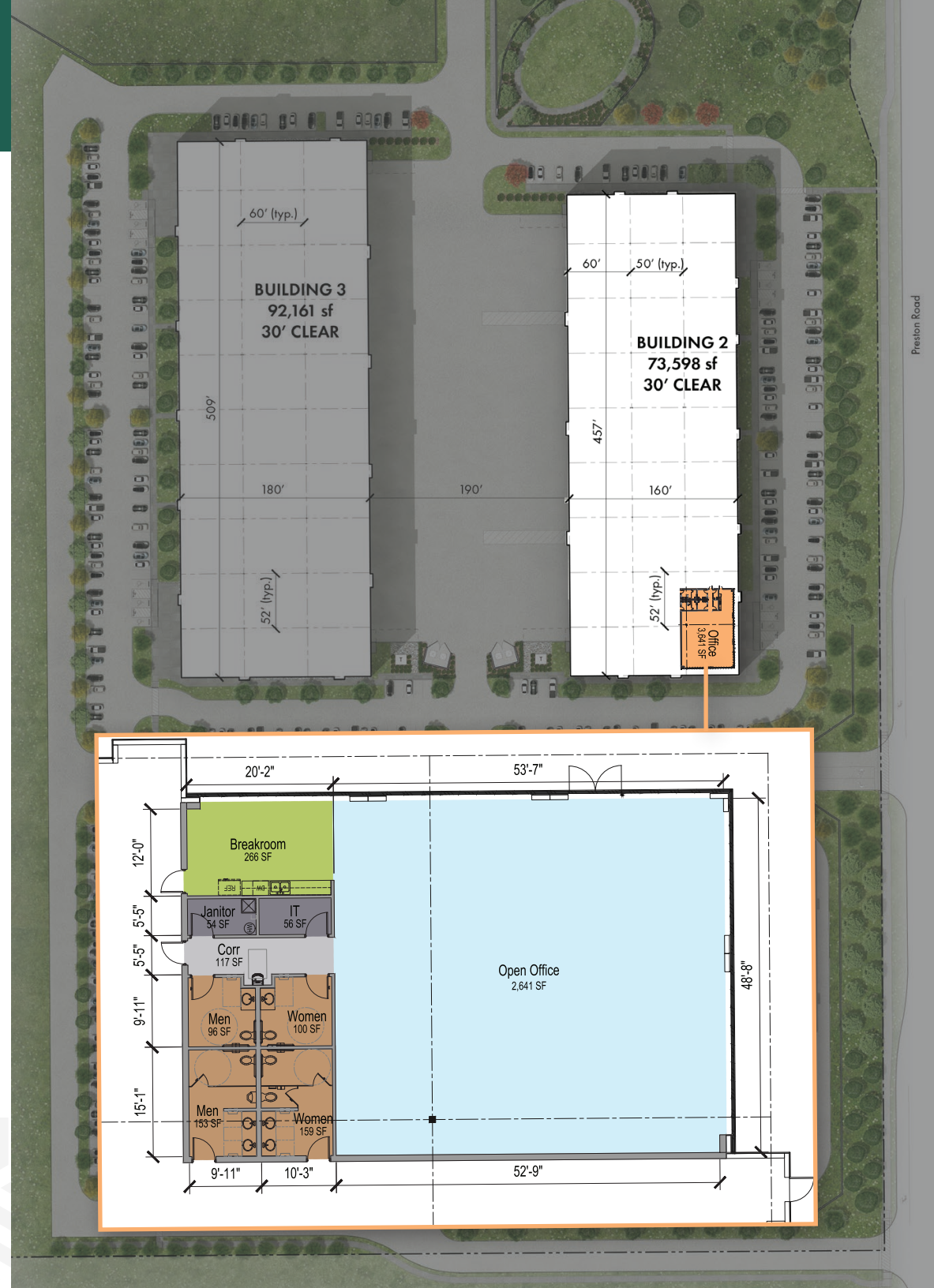
TOTAL BUILDING AREA	100,988 SF
TOTAL AVAILABLE AREA	100,988 SF
SPEC OFFICE	3,641 SF
LOADING	Rear-Load
DOCK HIGH DOORS	33 (9'x10')
OVERSIZED RAMPED DOORS	2 (12'x14')
CLEAR HEIGHT	30'
TYPICAL BAY SIZE	52' W x 60' D
BUILDING DEPTH	180'
SPRINKLER SYSTEM	ESFR
POWER	One (1) 750 KVA Transformer
AUTO PARKING	183
LIGHTING	LEDs on Motion Sensors



BUILDING 2

14165 PRESTON ROAD

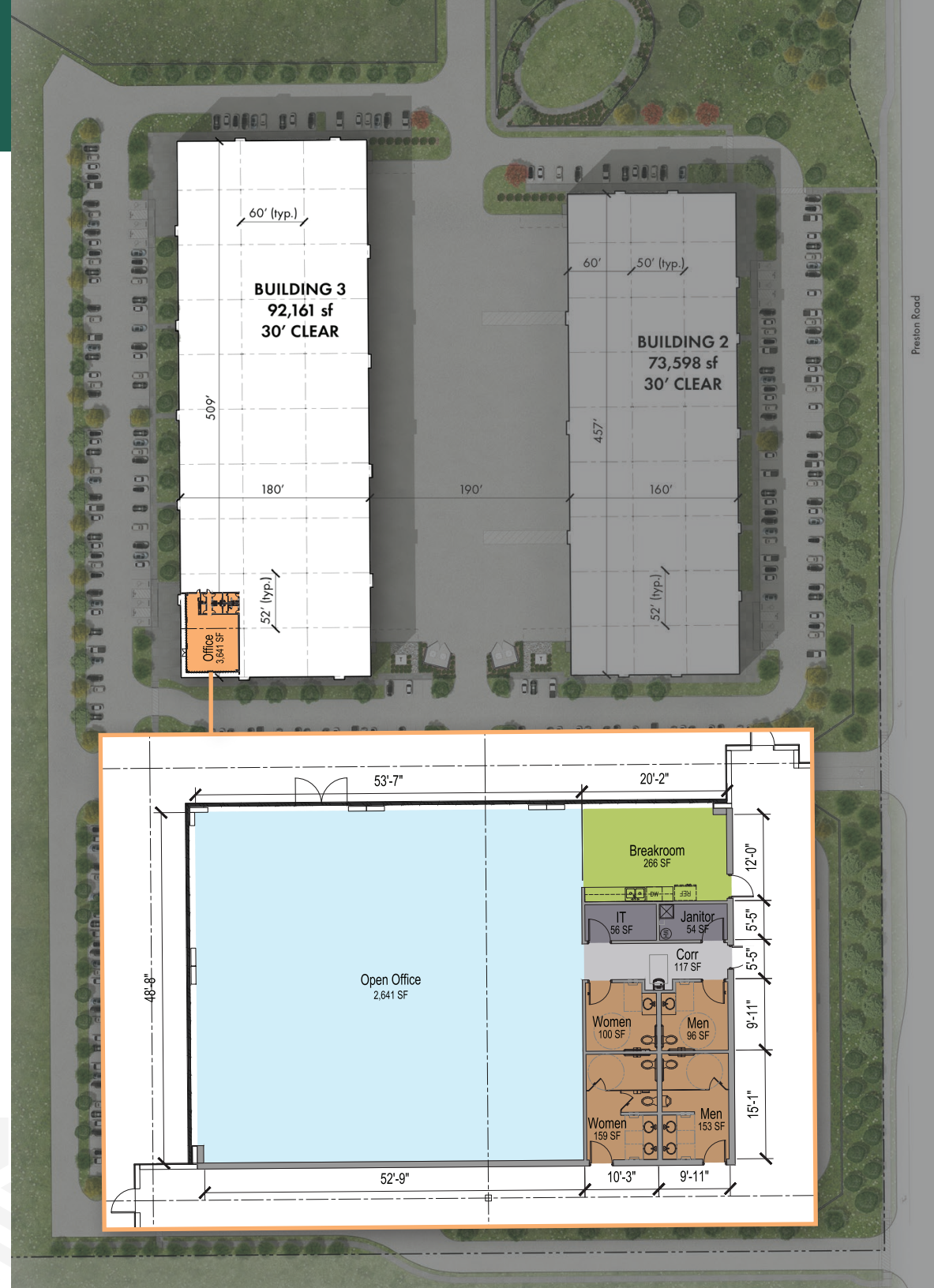
TOTAL BUILDING AREA	73,598 SF
TOTAL AVAILABLE AREA	73,598 SF
SPEC OFFICE	3,641 SF
LOADING	Rear-Load
DOCK HIGH DOORS	24 (9'x10')
OVERSIZED RAMPED DOORS	2 (12'x14')
CLEAR HEIGHT	30'
TYPICAL BAY SIZE	52'W x 50' D
STAGING BAY	52'W x 60' D
BUILDING DEPTH	160'
SPRINKLER SYSTEM	ESFR
POWER	One (1) 750 KVA Transformer
AUTO PARKING	134
LIGHTING	LED's on Motion Sensors



BUILDING 3

14175 PRESTON ROAD

TOTAL BUILDING AREA	92,161 SF
TOTAL AVAILABLE AREA	92,161 SF
SPEC OFFICE	3,641 SF
LOADING	Rear-Load
DOCK HIGH DOORS	28 (9'x10')
OVERSIZED RAMPED DOORS	2 (12'x14')
CLEAR HEIGHT	30'
TYPICAL BAY SIZE	52'W x 60' D
BUILDING DEPTH	180'
SPRINKLER SYSTEM	ESFR
POWER	One (1) 750 KVA Transformer
AUTO PARKING	150
LIGHTING	LED's on Motion Sensors



Building 1

Building 3

Building 2

PRESTON RD



LOCATION HIGHLIGHTS



- Frontage along Preston Road provides immediate access to US 380, Dallas North Tollway and Sam Rayburn Tollway
- 30 miles to DFW International Airport
- 9 miles to Legacy Business Park
- Access to an available workforce of 650,000+

- 60% of the population of Frisco has bachelor's degree or higher
- Pro-business city with aggressive economic incentives and abatements available for tenants with notable job creation and capital investment
- Frisco is consistently voted "One of the Best Places to Live in America" boasting excellent schools, affordable housing, abundant retail, restaurants and entertainment

PRESTON GROVE

AT FRISCO

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A DEVELOPMENT OF:

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