



FRISCO

TRADE CENTER

LEASED BY:

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

OWNED & DEVELOPED BY:

 **Dalfen**
INDUSTRIAL

THE PROJECT

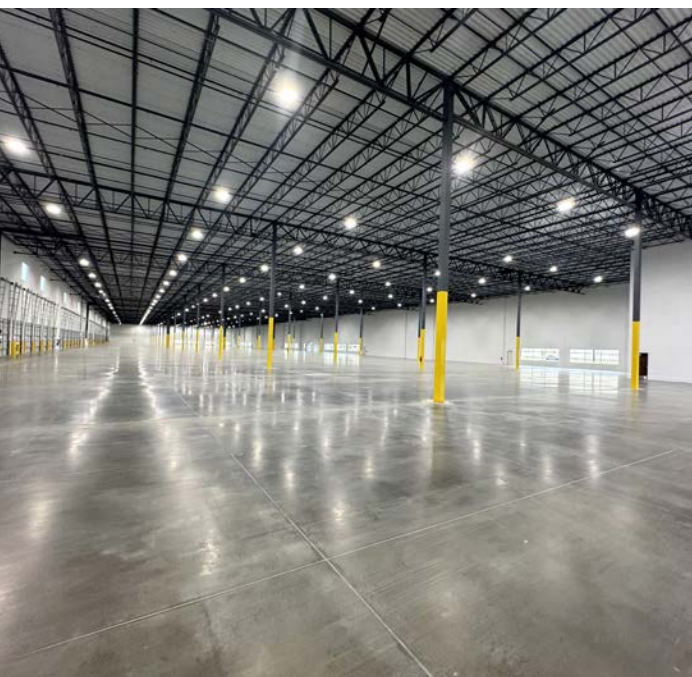
FRISCO TRADE CENTER

Frisco Trade Center is a premier three building Class A industrial development totaling 581,256 square feet strategically located in the highly coveted Frisco, Texas submarket. Attributes of the project include:

- Seamless access to Highway 380 and the Dallas North Tollway
- 32' to 36' clear heights
- Divisible to as small as 32,000 square feet.
- An abundant amount of car parks and trailer parks (trailer parking can be converted to additional car parks)
- Rear load building configurations
- Securable truck courts
- Surrounded by a dynamic corporate landscape and a wealth of nearby retail and amenities
- Strong labor pool and consumer base
- 202,715 households within a 10-mile radius as of 2024
- Excellent visibility, 39,521 vehicles per day (US 380/FM 423)
- Monument signage available
- Triple Freeport Tax Exemption
- Bike racks
- Walking and biking trail at the south end of the property

ADDRESS	FM 423 & Rockhill Pkwy. Frisco, TX 75068
TOTAL PROJECT SIZE	581,256 SF
BUILDING 1	262,354 SF (Divisible to ±56,000 SF)
BUILDING 2	159,451 SF (Divisible to ±32,000 SF)
BUILDING 3	159,451SF (Divisible to ±32,000 SF)





SITE PLAN

TOTAL PROJECT SIZE | 581,256 SF

BUILDING 1 - 16091 FM 423 | FRISCO, TX 75068

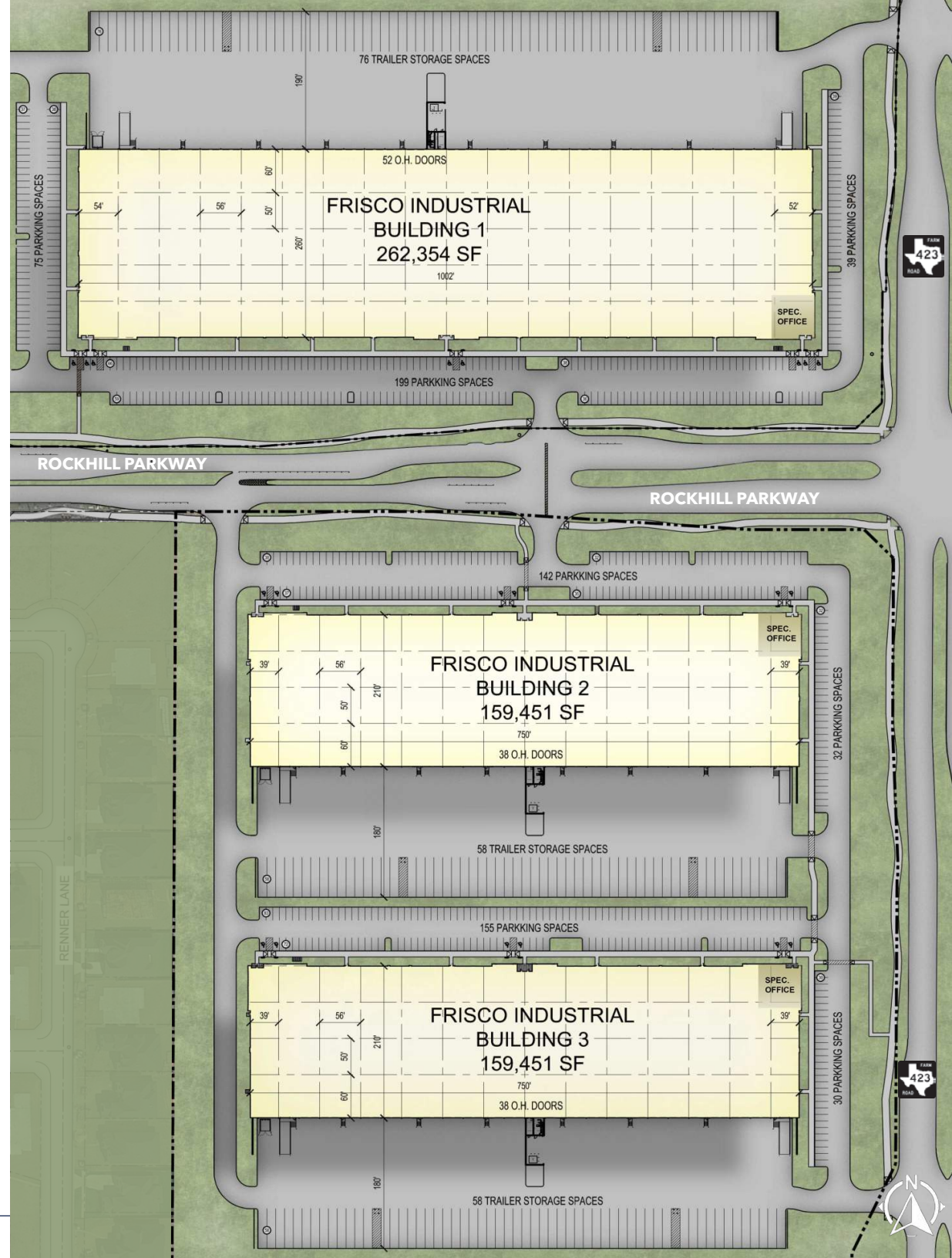
BUILDING SIZE	262,354 SF
DIVISIBLE TO	±57,000 SF
SPEC OFFICE	2,631 SF
CLEAR HEIGHT	36'
SPRINKLER	ESFR
BUILDING DIMENSIONS	260' x 1002'
CONFIGURATION	Rear Load

BUILDING 2 - 15891 FM 423 | FRISCO, TX 75068

BUILDING SIZE	159,451 SF
DIVISIBLE TO	±32,000 SF
SPEC OFFICE	2,589 SF
CLEAR HEIGHT	32'
SPRINKLER	ESFR
BUILDING DIMENSIONS	210' x 750'
CONFIGURATION	Rear Load

BUILDING 3 - 15691 FM 423 | FRISCO, TX 75068

BUILDING SIZE	159,451 SF
DIVISIBLE TO	±32,000 SF
SPEC OFFICE	2,611 SF
CLEAR HEIGHT	32'
SPRINKLER	ESFR
BUILDING DIMENSIONS	210' x 750'
CONFIGURATION	Rear Load

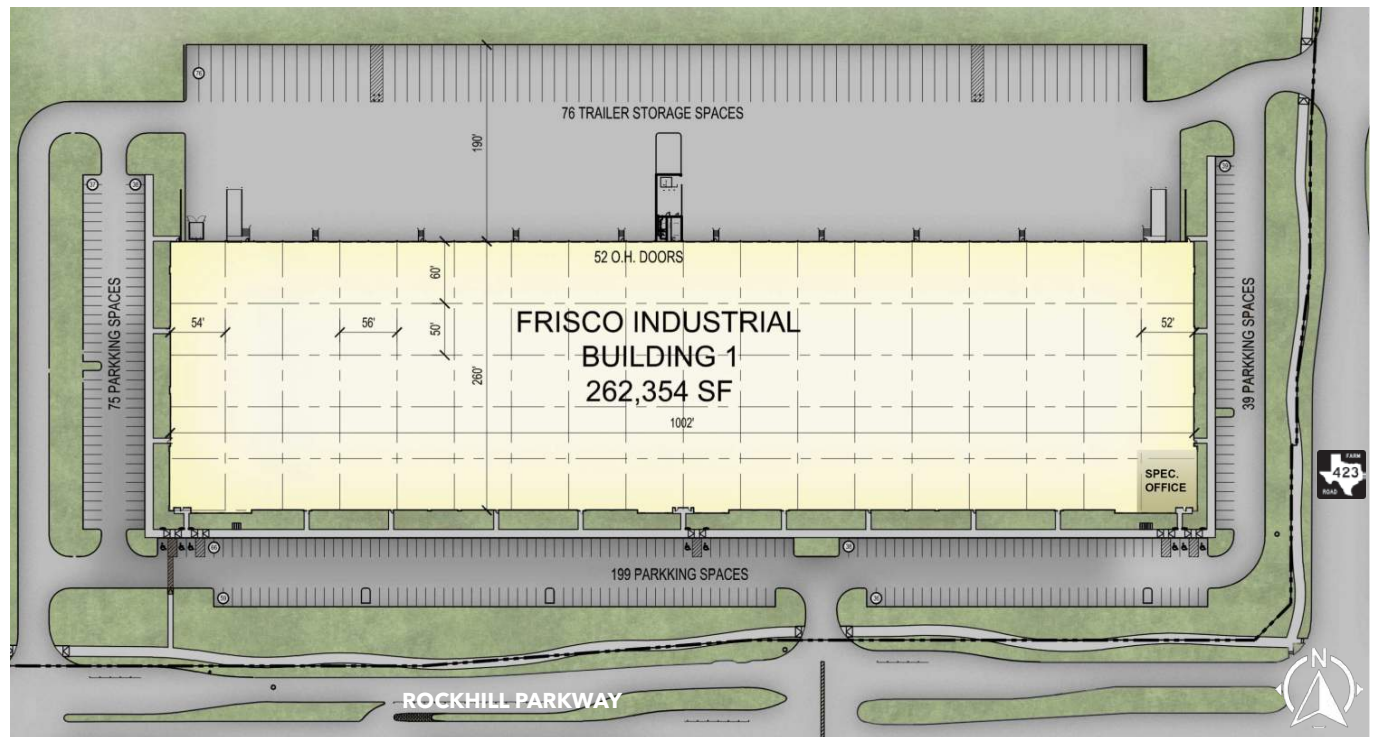
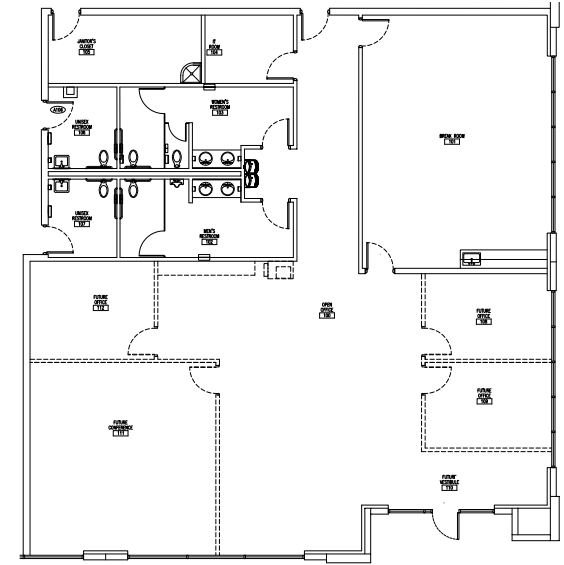


BUILDING 1

16091 FM 423 | FRISCO, TX 75068

PROPERTY HIGHLIGHTS

- 262,354 SF
- Divisible to $\pm 57,000$ SF
- 2,631 SF Spec Office
- 36' Clear Height
- 260' Building Depth
- 56' x 50' Column Spacing
- 60' Speed Bays
- ESFR Sprinkler
- 52 Dock Doors
- 2 Drive-In Doors
- 190' Truck Court
- 313 Auto Parks (expandable)
- 76 Trailer Parks
- 277/480v; 3 Phase; 750 KVA
- Rear Load Configuration
- Ability to Fully Secure Truck Court
- Located at the NW Corner of FM 423 & Rockhill Pkwy

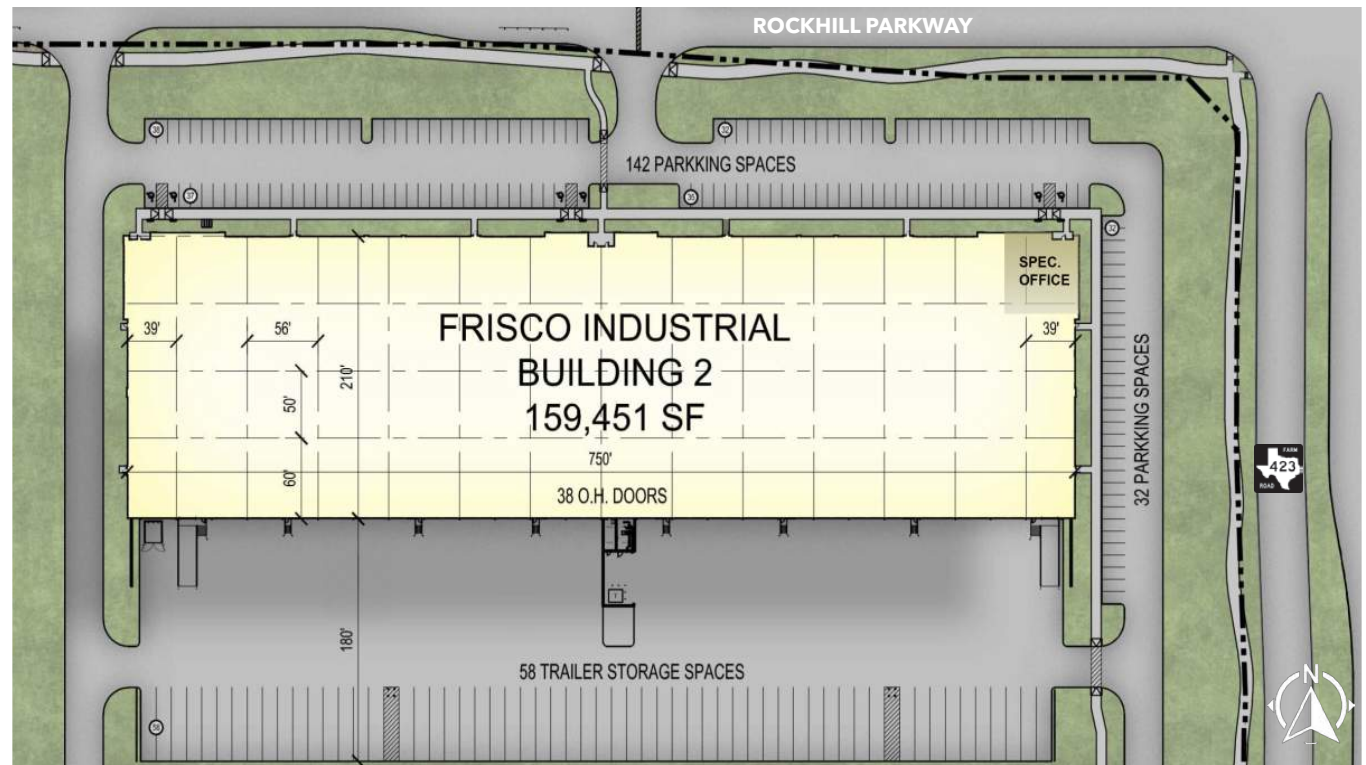
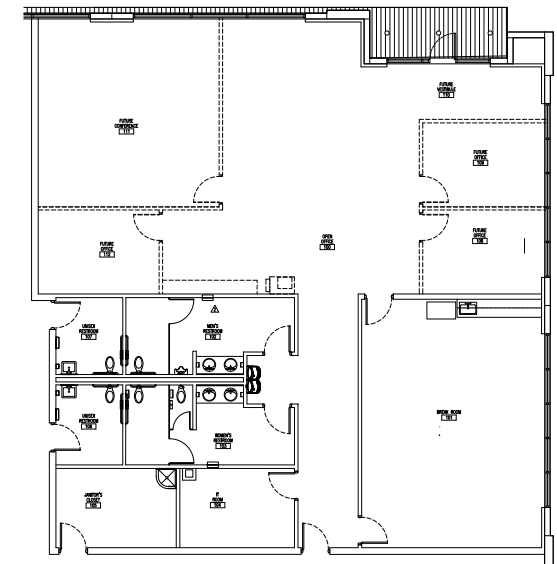


BUILDING 2

15891 FM 423 | FRISCO, TX 75068

PROPERTY HIGHLIGHTS

- 159,451 SF
- Divisible to $\pm 32,000$ SF
- 2,589 SF Spec Office
- 32' Clear Height
- 210' Building Depth
- 56' x 50' Column Spacing
- 60' Speed Bays
- ESFR Sprinkler
- 38 Dock Doors
- 2 Drive-In Doors
- 180' Truck Court
- 180 Auto Parks (expandable)
- 58 Trailer Parks
- 277/480v; 3 Phase; 500 KVA
- Rear Load Configuration
- Ability to Fully Secure Truck Court
- Located at the SW Corner of FM 423 & Rockhill Pkwy

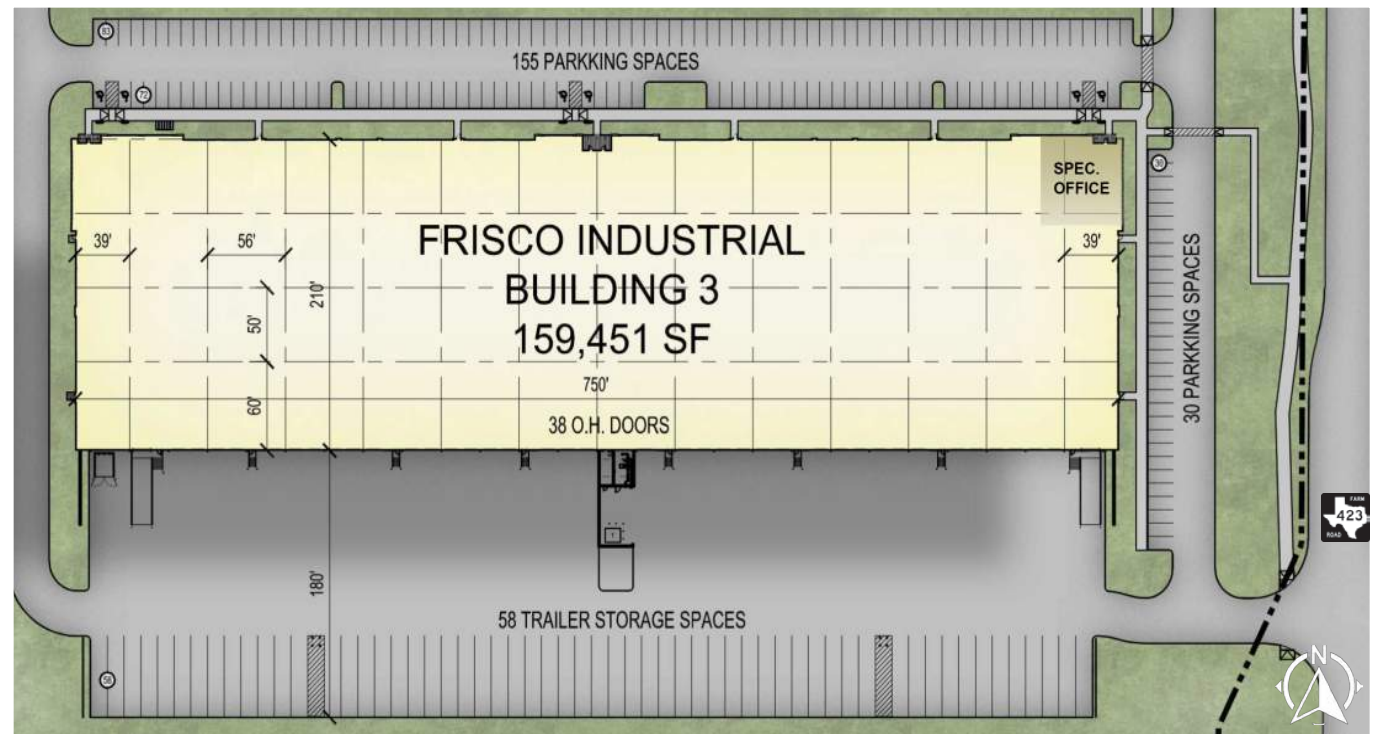
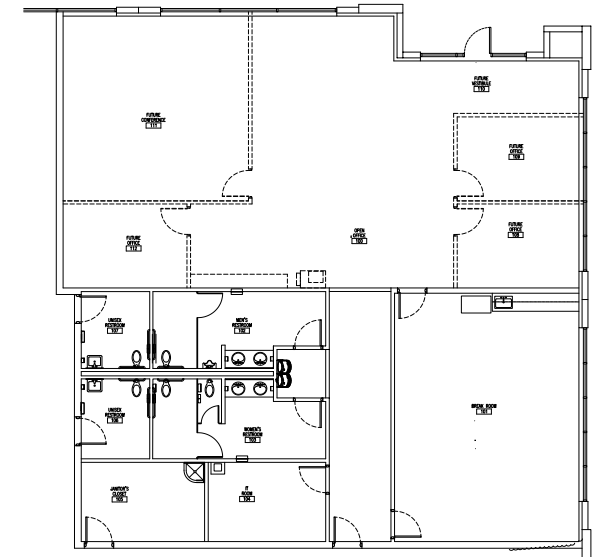


BUILDING 3

15691 FM 423 | FRISCO, TX 75068

PROPERTY HIGHLIGHTS

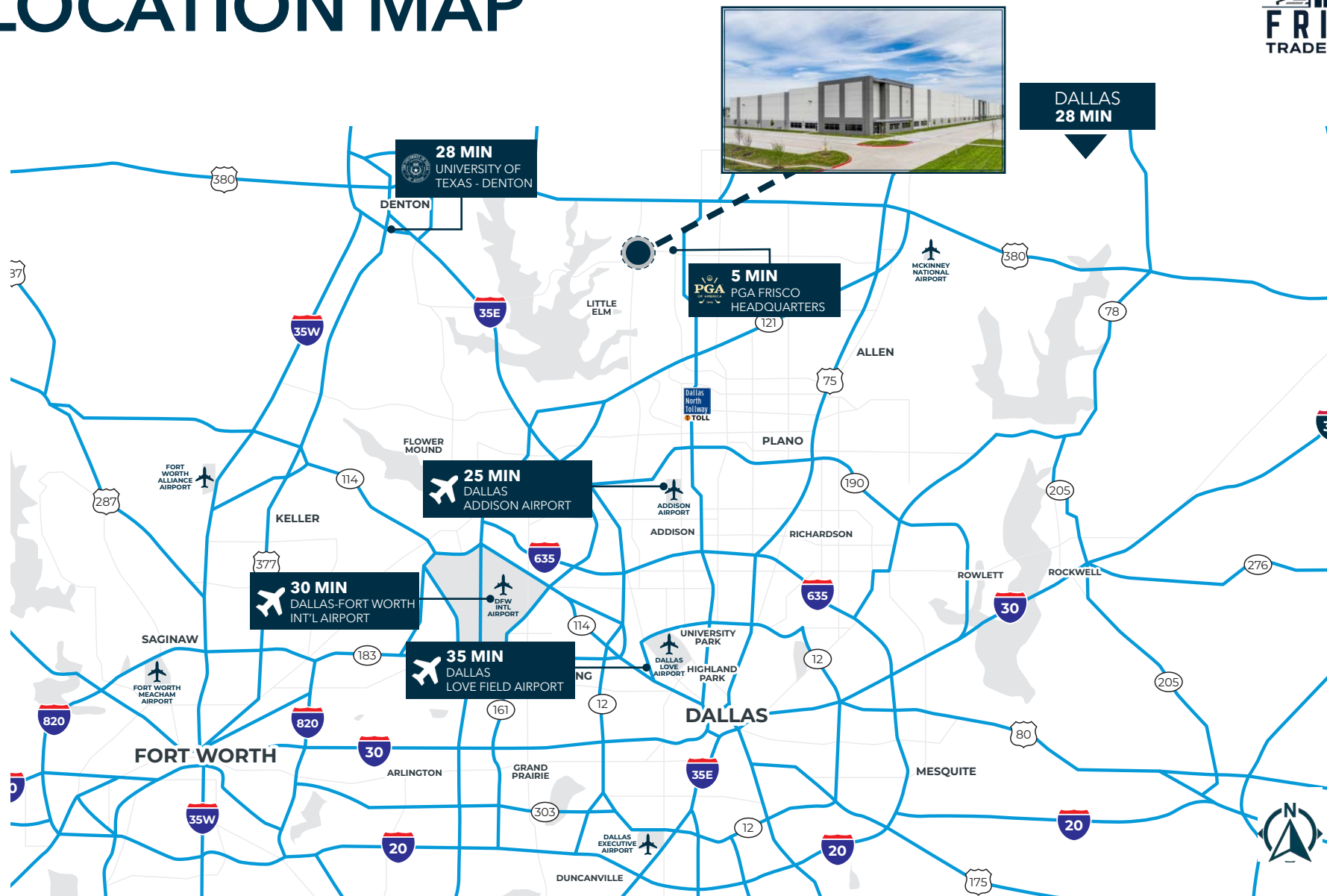
- 159,451 SF
- Divisible to $\pm 32,000$ SF
- 2,611 SF Spec Office
- 32' Clear Height
- 210' Building Depth
- 56' x 50' Column Spacing
- 60' Speed Bays
- ESFR Sprinkler
- 38 Dock Doors
- 2 Drive-In Doors
- 180' Truck Court
- 180 Auto Parks (expandable)
- 58 Trailer Parks
- 277/480v; 3 Phase; 500 KVA
- Rear Load Configuration
- Ability to Fully Secure Truck Court
- Located at the SW Corner of FM 423 & Rockhill Pkwy



FRISCO
TRADE CENTER



LOCATION MAP



Drive Times:

380 Highway 380
0.5 MI | 1 MIN

Dallas North Tollway
3.5 MI | 6 MIN

121 TEXAS Highway 121
10 MI | 15 MIN

35 Interstate 35
13 MI | 20 MIN

75 Highway 75
14.5 MI | 25 MIN

President George Bush Turnpike
16 MI | 18 MIN

DFW DFW International Airport
25 MI | 30 MIN

DOWNTOWN DALLAS Downtown Dallas
34 MI | 35 MIN



FRISCO

TRADE CENTER

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