

FOR LEASE

1714 14th Street | Plano, TX 75074

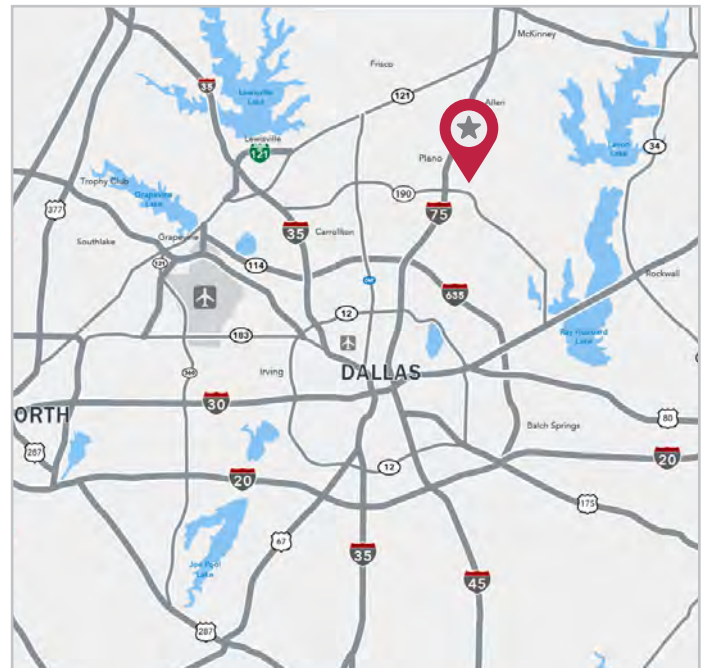


AVAILABILITY HIGHLIGHTS

Available: 118,181 SF (Divisible)
Suite 100-200: 48,075 (Divisible to 29,455 SF & 18,260 SF)
Suite 300: 70,106 SF
Clear Height: 15' - 29'
Loading: Dock high and grade level loading available
Parking Ratio: Approximately 2.50/1,000 SF (expandable)
Sprinklered: Yes
Zoning: Light Industrial (LI) [Click here for allowed uses](#)

Comments:

- Suite 300 is a high end finished out recreational space equipped with a full kitchen, walk-in coolers, 2 bars & more.
- Potential for fenced, paved & lit outside storage
- Can re-purpose parking area or excess land for recreational purposes.
- Within walking distance to downtown Plano
- Easy access to George Bush Turnpike (190) and Highway 75
- Ownership will consider a wide variety of uses such as, industrial, light manufacturing, dead storage, heavy parking requirements, outside storage, sports uses, training facilities and other recreational uses.



FOR MORE INFORMATION:

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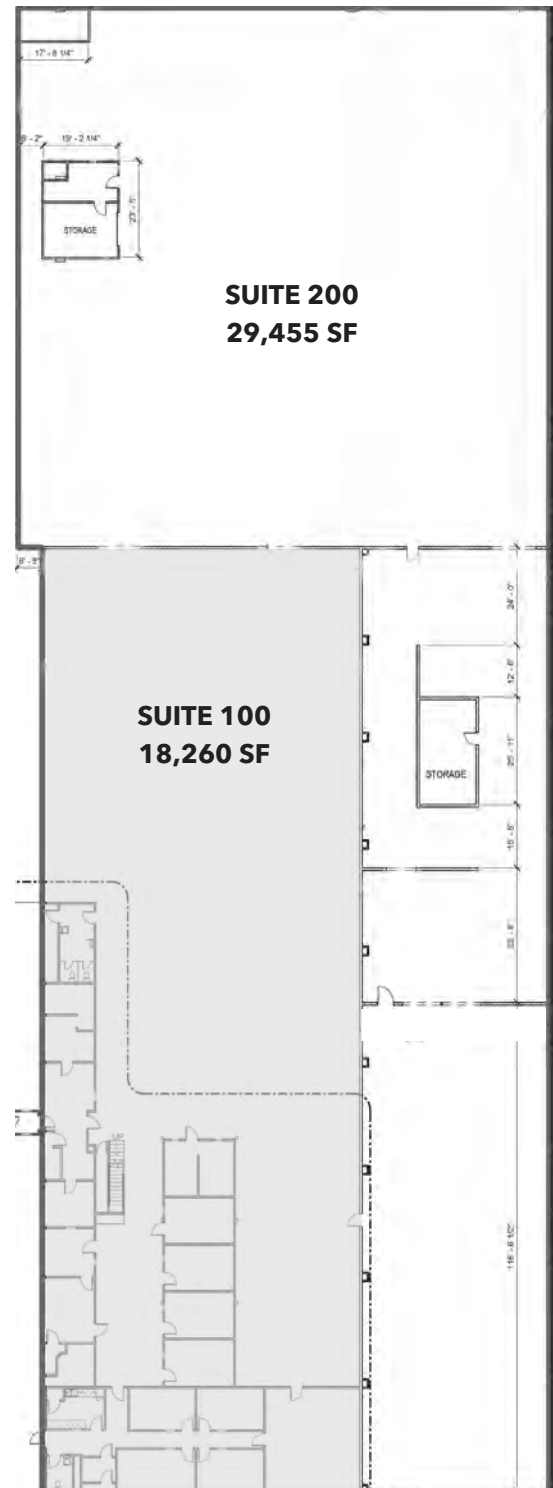
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SUITE 100/200

- 48,075 (Divisible to 29,455 SF & 18,260 SF)
- 14' - 20' Clear height
- 5 Grade level doors (ownership is willing to install a dock high loading platform)
- Suite 100 features a vintage quonset hut structure with known roof leaks, making it suitable for weather-resistant uses only. Offered at a discounted rate. Full details and as-is condition to be outlined in lease agreement.
- Suite 200 is clean, functional warehouse space with multiple grade level doors.



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SUITE 300

- 70,106 SF available
- 22' - 29' Clear height
- 1 Dock high door
- 4 Grade level doors
- Fully built out recreational space
- 2 walk in coolers
- Commercial kitchen
- 100% HVAC
- High-end finish out
- 2 bars
- Suite 300 is a unique opportunity for a recreational user to come in and operate with minimal improvements required

**SUITE
300
70,106 SF**



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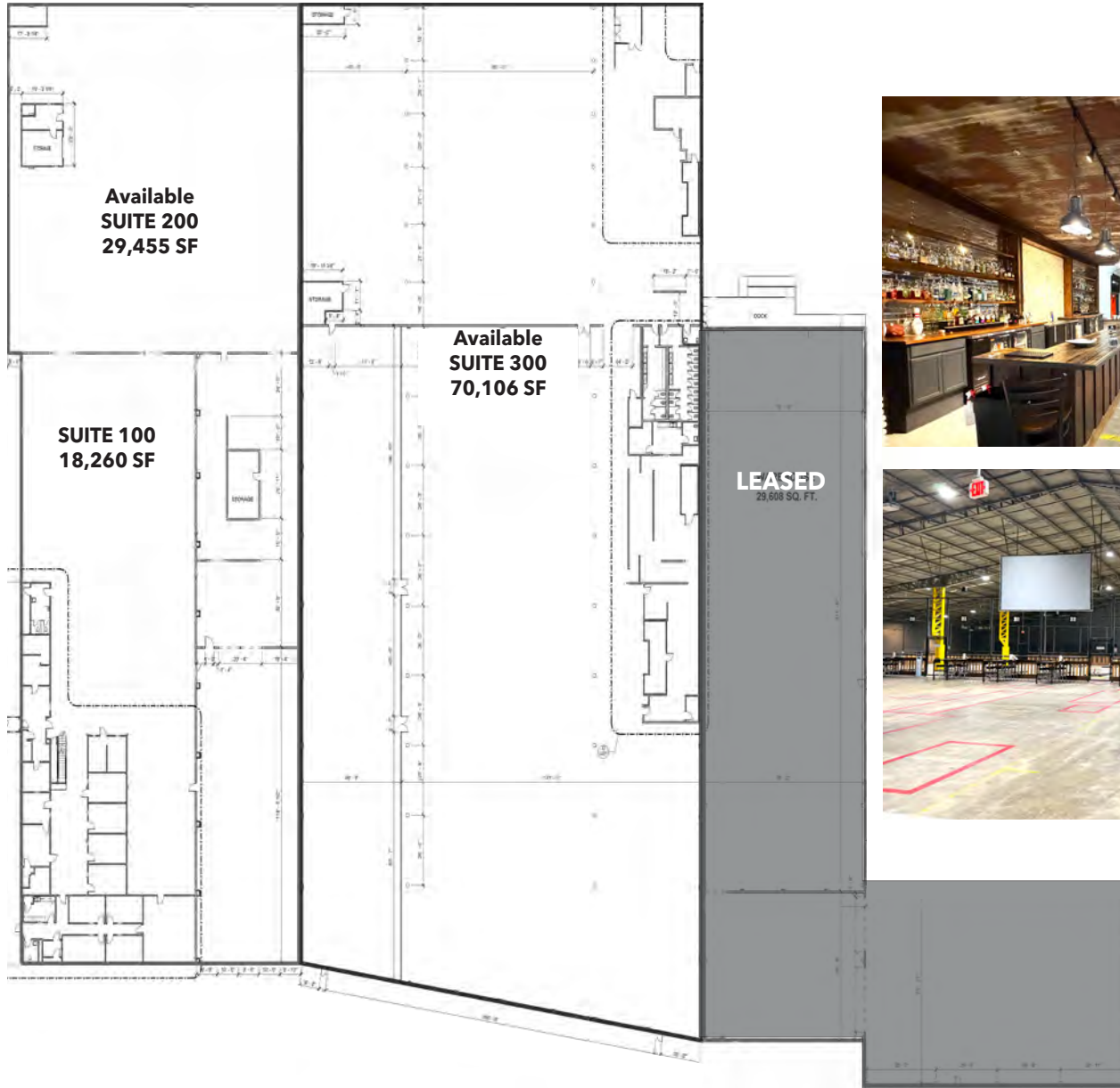
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SITE PLAN

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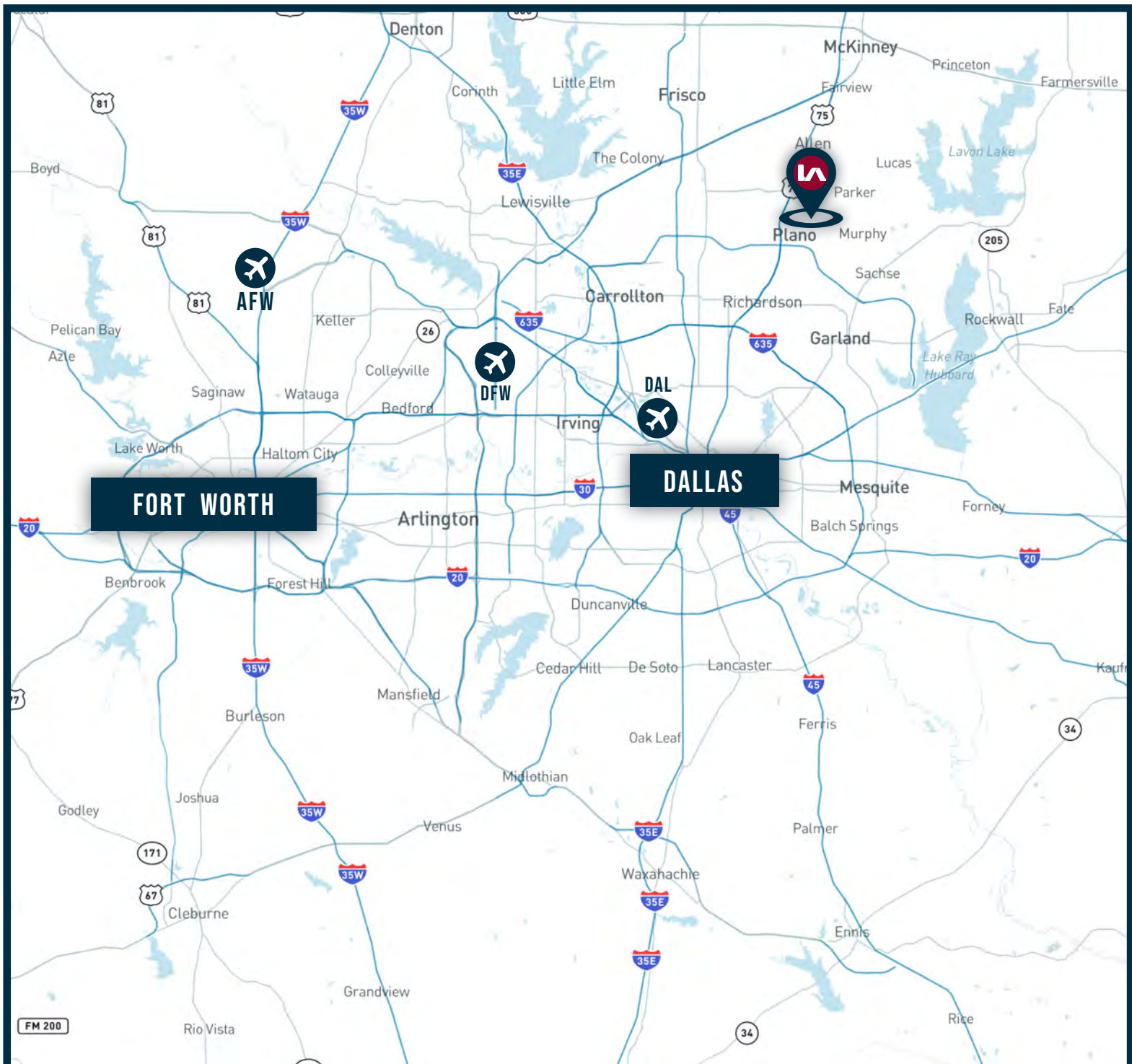


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