

PROPERTY HIGHLIGHTS

- Brand-new build, Next-Generation Executive spaces on the hard corner of Lakeside Pkwy & Gerault Rd
- Dedicated 400Amp 3-phase power with 4 wire and pre-installed data conduits ensure seamless setup
- Modern and Premium Design: 1" Glass Storefronts with polished concrete floors, 8" insulated walls. Two private offices and showroom in each suite.
- Move-In Ready: Fully painted, polished concrete floors, executive-grade lighting, and 100% FULL HVAC
- IECC Green Certified: Advanced energy metering and automated HVAC/Lighting controls
- Zoned as Industrial Campus (IC): Ideally suited for corporate headquarters, high-tech manufacturing, or luxury showrooms.

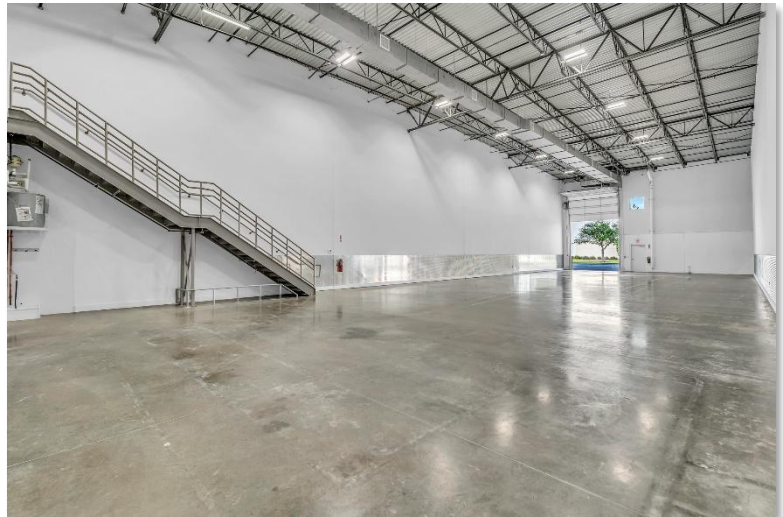
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AVAILABLE SPACES

- Move-in ready industrial spaces featuring 1” glass storefronts and private offices
- Premium concrete floors and finishes
- Benefit from a premier Flower Mound location with the Triple Freeport Tax Exemption
- Lease Term: 3-5 Years

ADDITIONAL FEATURES

- Full HVAC and temperature control in entire suite
- Clear Height: 24’
- Warehouse Floor: 7”
- 14’ Grade-level Drive-In Bays
- Each suite comes with 11 parking spaces

Space	Size	Rental Rate	CAM Estimate
100	7,063 SF	\$22.00/SF/YR	\$4.50/SF/YR
200	6,918 SF	\$21.00/SF/YR	\$4.50/SF/YR
500	7,031 SF	\$23.00/SF/YR	\$4.50/SF/YR

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