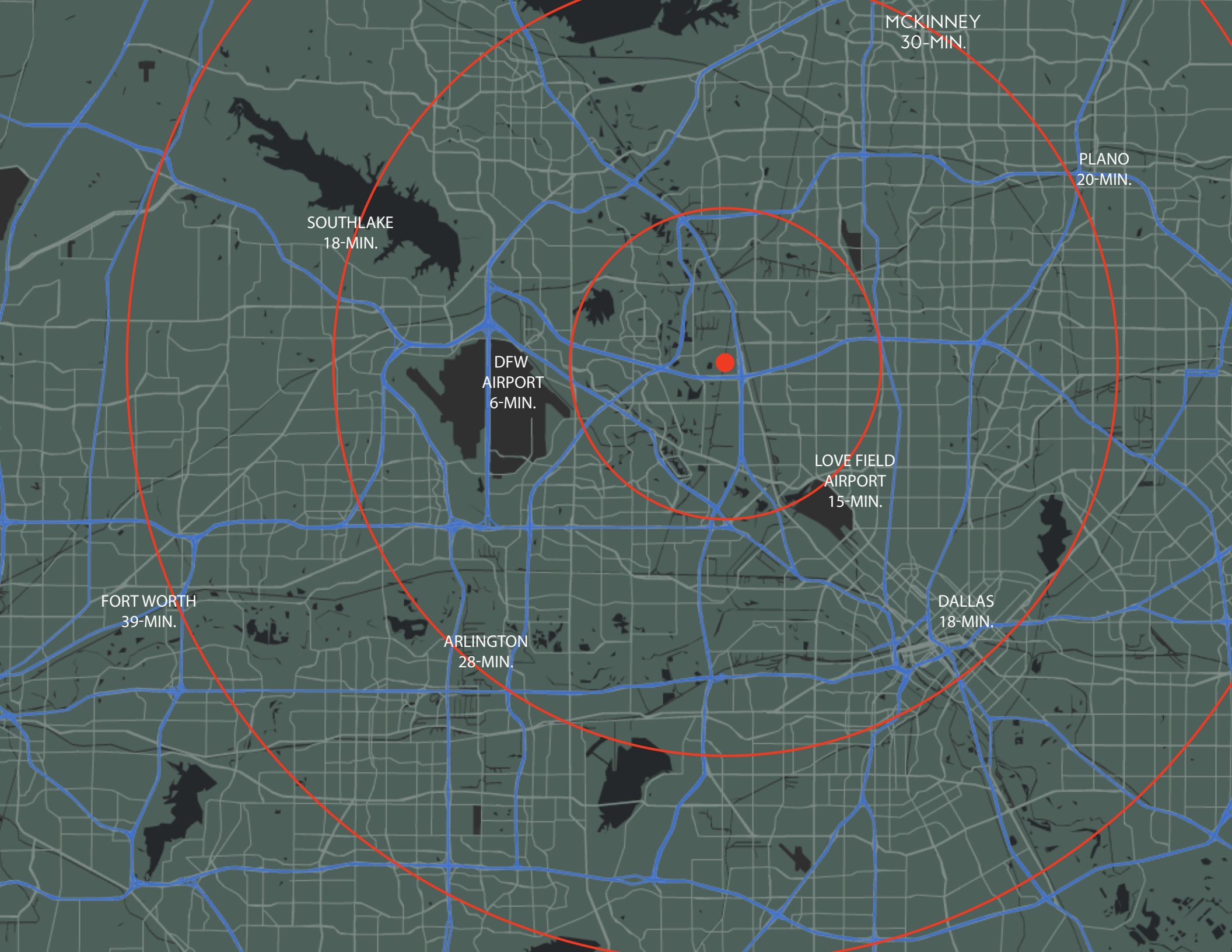




175K SF DISTRIBUTION CENTER - 26,800 SF AVAILABLE NOW - NW CORNER OF IH-635 AND I-35E  
2261 MORGAN PARKWAY, SUITE #120, FARMERS BRANCH, TX

**BILLINGSLEY**  
COMPANY



MCKINNEY  
30-MIN.

PLANO  
20-MIN.

SOUTHLAKE  
18-MIN.

DFW  
AIRPORT  
6-MIN.

LOVE FIELD  
AIRPORT  
15-MIN.

DALLAS  
18-MIN.

ARLINGTON  
28-MIN.

FORT WORTH  
39-MIN.

## BUSINESS PARK FEATURES

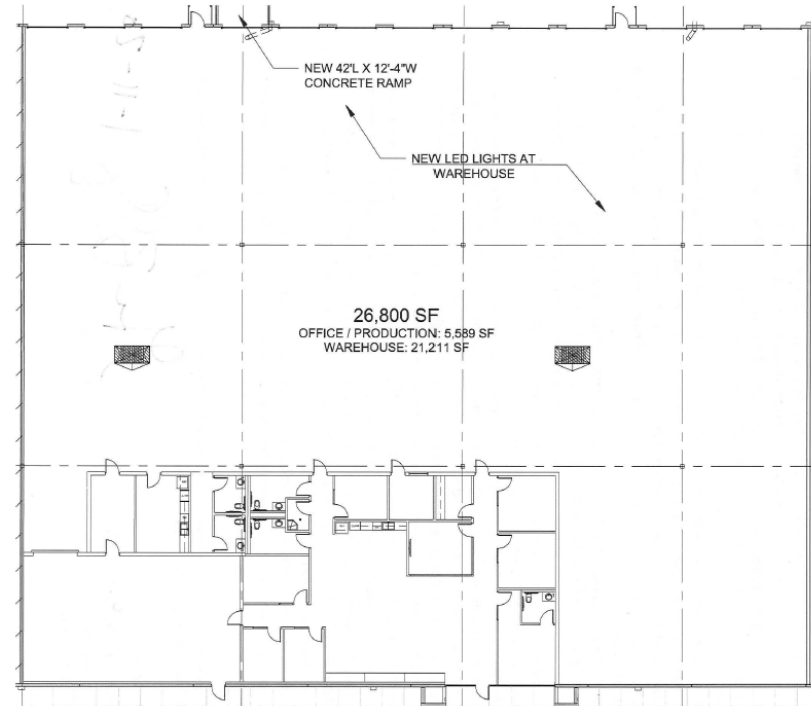
- 225-acre master planned development
- Several build to suit options for office campuses and distribution centers
- Overlooking a 57-acre lake
- Spacious greens and waterways
- Committed to energy conservation, sustainability and long-term value
- Architectural design guidelines for quality and aesthetics
- Unbeatable access to IH 35E, IH 635, and SH 190
- Close proximity to downtown Dallas and D/FW's two major airports
- Adjacent to business areas such as The Galleria and Las Colinas

## DATA AND FIBER AVAILABILITY

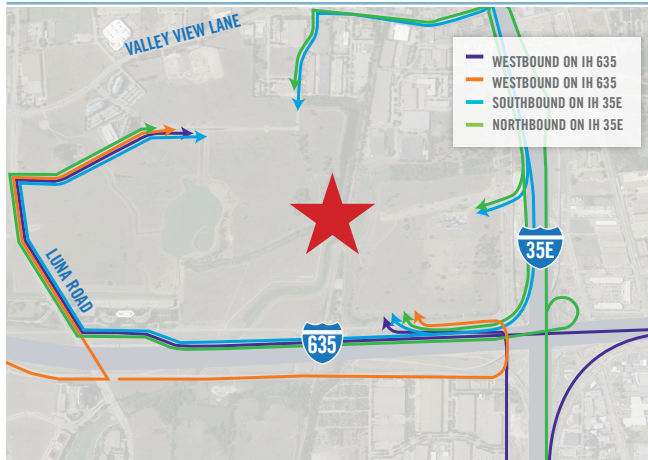
- Multiple fiber providers: Zayo Metro, Fiber Light, Time Warner Cable, and others
- Contracted providers offer the best electricity rates in the deregulated Texas market
- Connectivity between selected buildings
- Underground infrastructure providing uninterrupted service and reliability
- Located on the Texas Oncor grid

## BUILDING SPECIFICATIONS

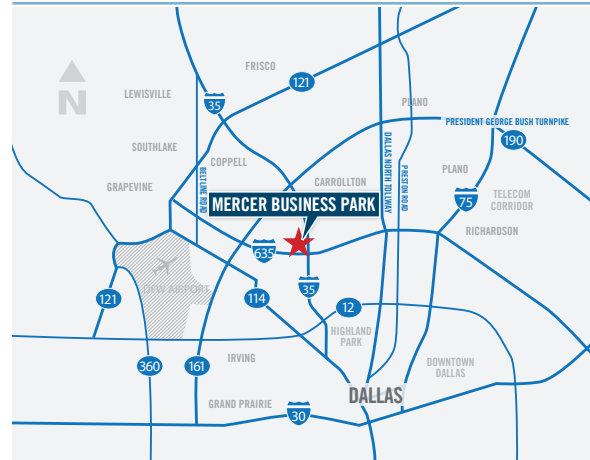
26,800 SF AVAILABLE  
 21,211 SF - WAREHOUSE  
 5,589 SF - OFFICE  
 10 - 9'X10' DOCK DOORS  
 32' CLEAR HEIGHT  
 AMPLE PARKING  
 150' BUILDING DEPTH  
 4'X8' SKYLIGHTS  
 50'X50' BAY SIZE  
 ESRF SPRINKLER



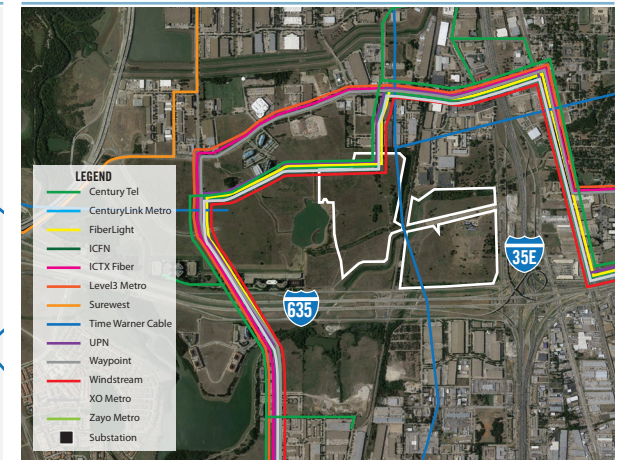
## ACCESS/ROUTES



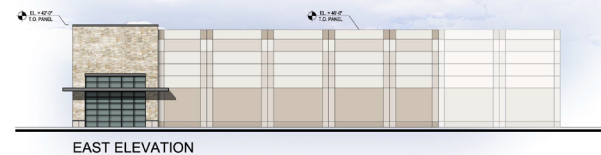
## LOCATION



## FIBER MAP



# BUILDING ELEVATION



D/FW'S MOST ACCESSIBLE BUSINESS ADDRESS IS LOCATED AT MERCER BUSINESS PARK. THE 225-ACRE BUSINESS PARK IS LOCATED AT THE CROSSROADS OF IH 35E, IH 635, AND NEAR PRESIDENT GEORGE BUSH TURNPIKE. THIS EASILY-ACCESSIBLE LOCATION OFFERS GREAT VISIBILITY AND SHORT DRIVE TIMES TO REACH EVERY CORNER OF THE METROPLEX.

# MASTER PLAN



# AERIAL PHOTOGRAPHY





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COMPANY