



P L A N O D I S T R I B U T I O N C E N T E R

P H A S E I

P L A N O , T E X A S

PLANO DISTRIBUTION CENTER

Plano Parkway and Los Rios Boulevard ~ Plano, Texas

PLANO DISTRIBUTION CENTER is a 560,000 square foot master-planned development by Miramar Development. The 34-acre project is located one mile northeast of S.H. 190 (George Bush Toll Road) in Plano, Texas. Plano Distribution Center, part of the prestigious Telecom Corridor, also benefits from the Plano Triple Freeport Exemption. This location ensures convenient accessibility to all parts of the Dallas/Ft. Worth metroplex and beyond through main thoroughfares S.H. 190 and North Central Expressway just blocks away and Interstate Highway 635 (LBJ) just eight miles south.

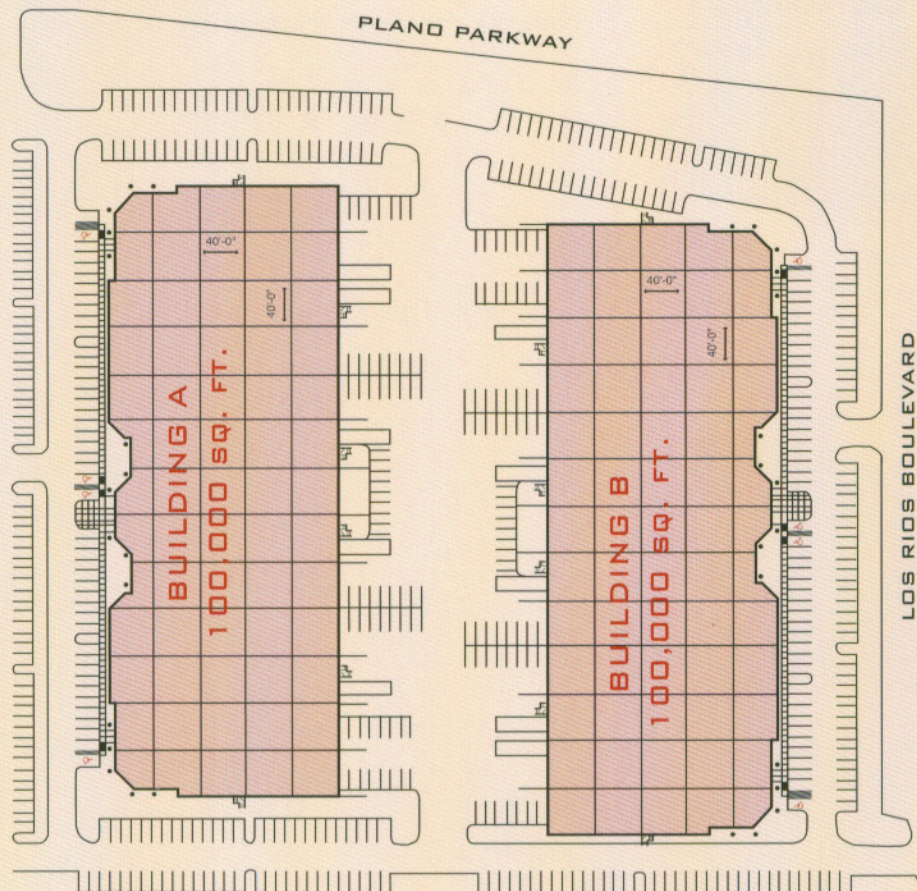
This office/warehouse facility will provide a true corporate atmosphere...with individual recessed glass entryways, architectural accents, abundant parking, rear-load dock high loading, and heavily landscaped common areas with over 180 trees to provide an environment that reinforces long lasting value.

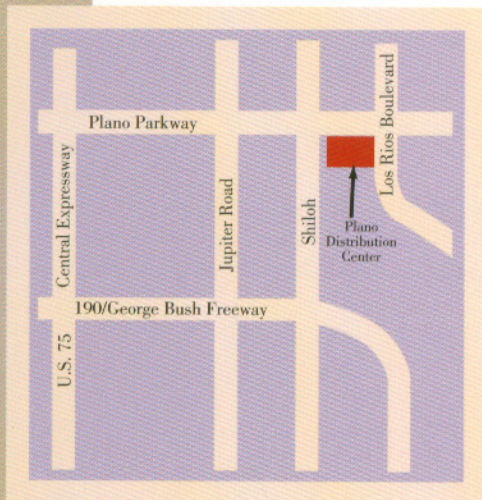
Phase One will consist of two buildings totaling 200,000 square feet. The buildings will have 40' X 40' bays with a depth of 200 feet. Parking is generous with 432 spaces provided. The ESFR fire protection will allow tenants the capability to stack their products to advantageous heights.

PLANNED FOR THE BUSINESS OWNER seeking a distribution site that is a step up from a typical warehouse park, Plano Distribution Center is the clear choice for a corporate home with a welcoming front door. For leasing information about this Plano office/warehouse project and others from Miramar Development, please contact:

**JOHN BUNTEN, JR.
MIRAMAR DEVELOPMENT
214 692 8272**

TOTAL BUILDING AREA:	Building A-100,000 square feet Building B-100,000 square feet
MINIMUM CLEAR HEIGHT:	24'
COLUMN SPACING:	40' x 40' interior bays
MINIMUM LEASE AREA:	25,000 square feet
DOORS:	dock-high, rear-load doors
TRUCK COURTS:	6" reinforced concrete, 180' shared truck court
FIRE SYSTEM:	ESFR
CAR PARKING:	432 spaces
CONSTRUCTION:	Tilt wall with textured paint, accent striping and inset decorative reveals
GLASS:	Gray-tinted store fronts
LANDSCAPING:	Along drive entrances, sidewalks and entryways





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