LAKESIDE BUSINESS CENTER

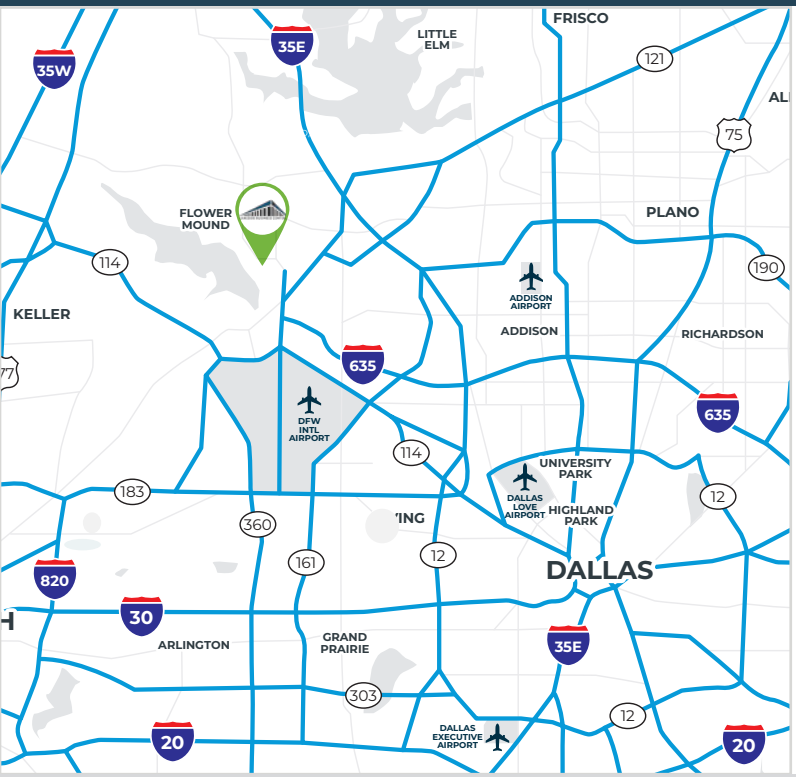
FOR SALE OR LEASE

59,574 SF AVAILABLE



LAKESIDE BUSINESS CENTER

600 GERAULT ROAD | FLOWER MOUND, TX



PROJECT HIGHLIGHTS

- Move In Ready
- New Class A, Rear Load Asset
- Located on Prominent Corner in a Master Planned Business Park
- Easy Access to Major Thoroughfare
- Close Proximity to DFW International Airport
- Triple Freeport Tax Exemption
- White-Boxed Warehouse

FOR SALE OR LEASING INFORMATION:

LEE & ASSOCIATES
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JOINT VENTURE OF:

MBK INDUSTRIAL PROPERTIES | Hopewell DEVELOPMENT

LAKESIDE BUSINESS CENTER



600 GERAULT ROAD

Building Size	59,574 SF
Office	2,544 SF
Clear Height	32′
Dock Doors	8 (9′ x 10′)
Ramps	2 (12′ x 14)
Truck Court	200′ Shared
Column Spacing	50′ x 52′
Car Parks	33
Slab Thickness	6″
Sprinkler	ESFR
Power	2500 Amps (Expandable)



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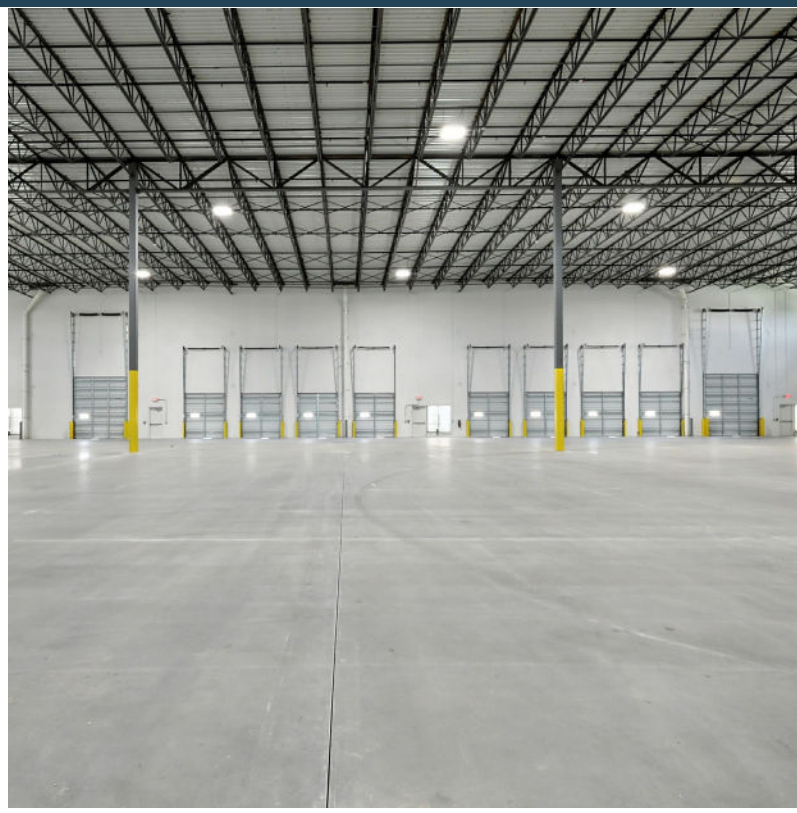
PROJECT PHOTOS







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LABOR HIGHLIGHTS

White-Collar Workers (10 mile radius)	Blue-Collar Workers (10 mile radius)
35,617	3,927
Population: 75,960	Average Household Income: $154,471

AREA HIGHLIGHTS

- Flower Mound Ranks #1 in Best Places to Live in the Southwest
- Flower Mound ranked 32nd in Fastest Growing Cities overall and 10th in Terms of Small-City Growth.
- Abundant Amount of Retail, Restaurants and Entertainment Within 2 Miles
- Flower Mound is #13 Safest City in the Country.

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