

LAKE SIDE TRADE CENTERSM

BUILDING ONE – SUITE 200
56,000 S.F. Available



*Lakeside Trade Center is Strategically Located
at F.M. 2499 and Enterprise Drive in
Flower Mound, Texas*

Amenities:

- Triple-Freeport Inventory Tax Exemption
- 2.5 miles North of D/FW Airport
- Central Location within D/FW Metro Area
- Excellent Access to SH-121, SH-114, SH-360, I-635, SH-190 and I-35E
- Strong Labor Base
- Close Proximity to a Wide Range of Amenities Including Restaurants, Hotels, Entertainment Venues and a Regional Mall



For Development Information:

HILLWOOD
A PEROT COMPANY®

Three Lincoln Centre
5430 LBJ Freeway, Suite 800
Dallas, Texas 75240
972.201.2990
972.201.2989 fax
www.hillwoodinvestmentproperties.com

For Leasing Information:

NAI Robert Lynn

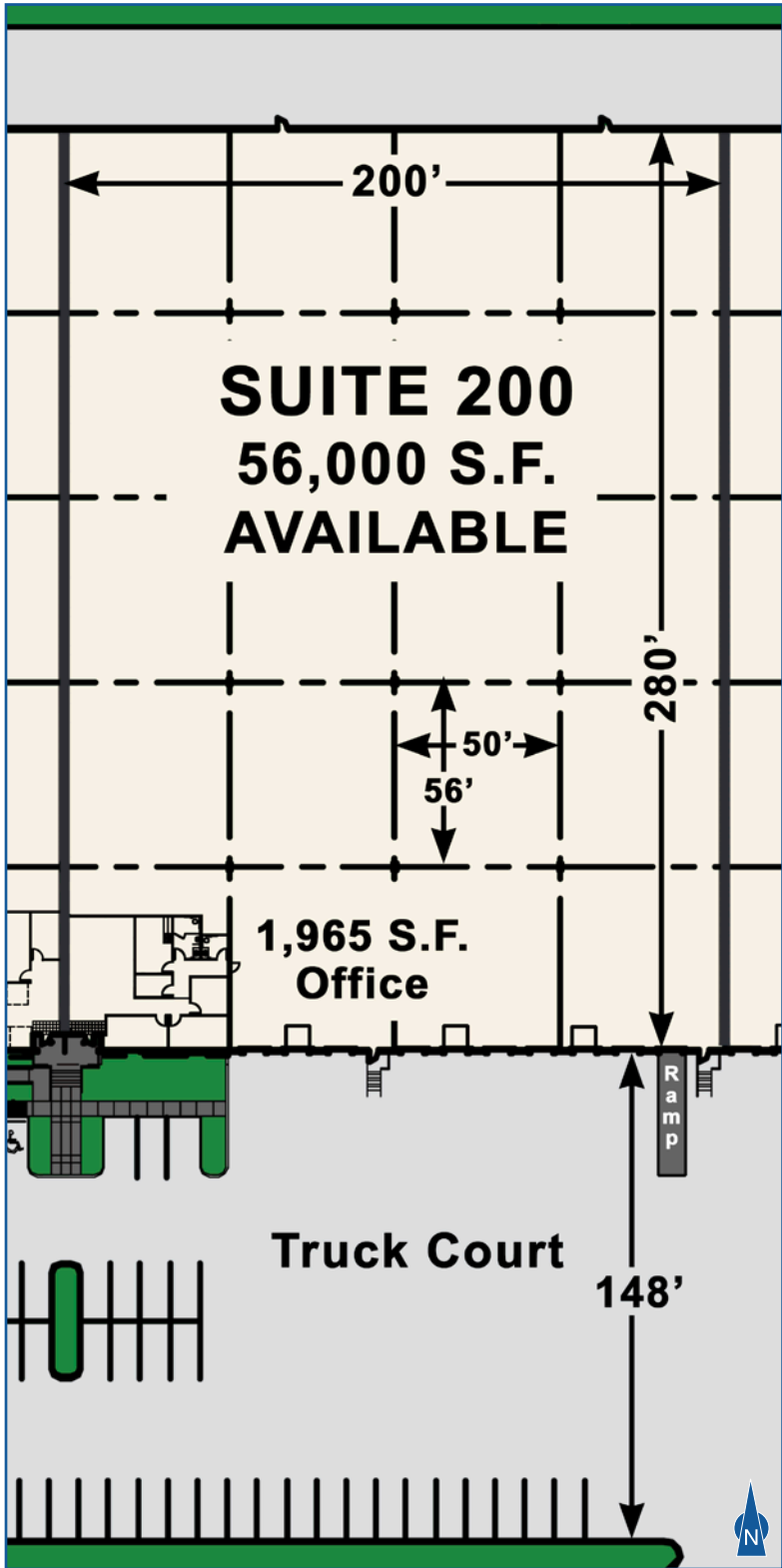
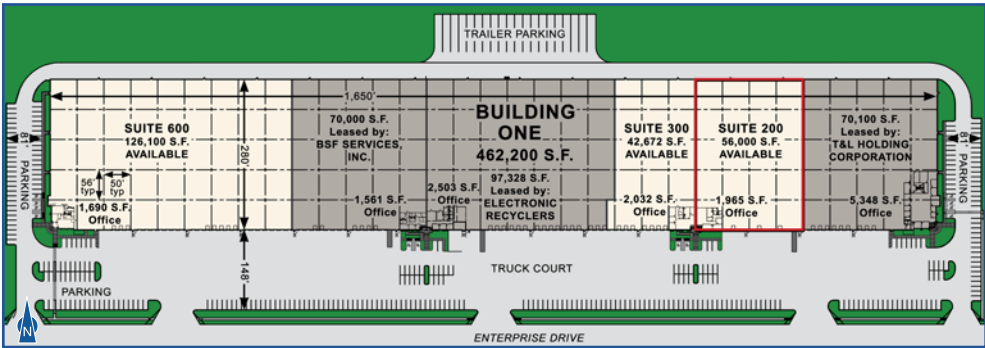
Commercial Real Estate Services, Worldwide.

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LAKESIDE TRADE CENTERSM

BUILDING ONE

500 Enterprise Drive, Suite 200
Flower Mound, Texas



Building Features – Suite 200

- 56,000 S.F. Available
- 1,965 S.F. Office
- 30' Clear Height
- ESFR Fire Sprinkler System
- 50' x 56' Typical Bays
- Standing-Seam Roof with R-10 Insulation
- Front Load Configuration
- 9 – Dock Doors (3 with Levelers, Dock Locks and Lights)
- 1 Drive-in Ramp (9' x 10')
- 148' Truck Court
- 34 Parking Spaces
- Three Air Changes Per Hour

