

FOR LEASE



SEEFRIED PROPERTIES, INC.

LAKESIDE RANCH BUSINESS PARK | BUILDING 1 | Available 3rd Quarter 2008
Lakeside Parkway, Flower Mound, Texas 75028



A JOINT VENTURE OF COUSINS PROPERTIES AND SEEFRIED PROPERTIES

- **Building Size** | 658,000 Square Feet
- **Total Available** | 658,000 Square Feet
- **Construction Type** | Tilt-Up Concrete
- **Dock Doors** | 144
- **Ceiling Height** | 32' Clear
- **Bay Sizes** | 50' x 43.9'
- **Building Depth** | 470' Cross Dock
- **Trailer Storage**
- **ESFR Sprinkler System**
- **Office Size** | Build to Suit
- **Accessibility** | Two Miles North of Dallas/Fort Worth International Airport and One Mile West of State Hwy 121, with Excellent Access to Interstates I-35 and I-635
- Part of a 226 Acre Campus Industrial Park



SEEFRIED PROPERTIES, INC.

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LAKESIDE RANCH BUSINESS PARK | BUILDING 1 | Available 2nd Quarter 2008

Lakeside Parkway, Flower Mound, Texas 75028

Total Size..... 658,000 SF
 Available Space 658,000 SF
 Office Area Build-to-Suit
 ESFR Sprinkler System

Ceiling Height 32'
 Building Depth 470' Cross Dock
 Bay Sizes 54' x 43.9'
 Staging Bay 60'
 Tilt Wall Construction

Dock Doors 144 Doors
 Drive In Doors Build to Suit
 Trailer Storage..... 60
 226 Acre Campus Industrial Park

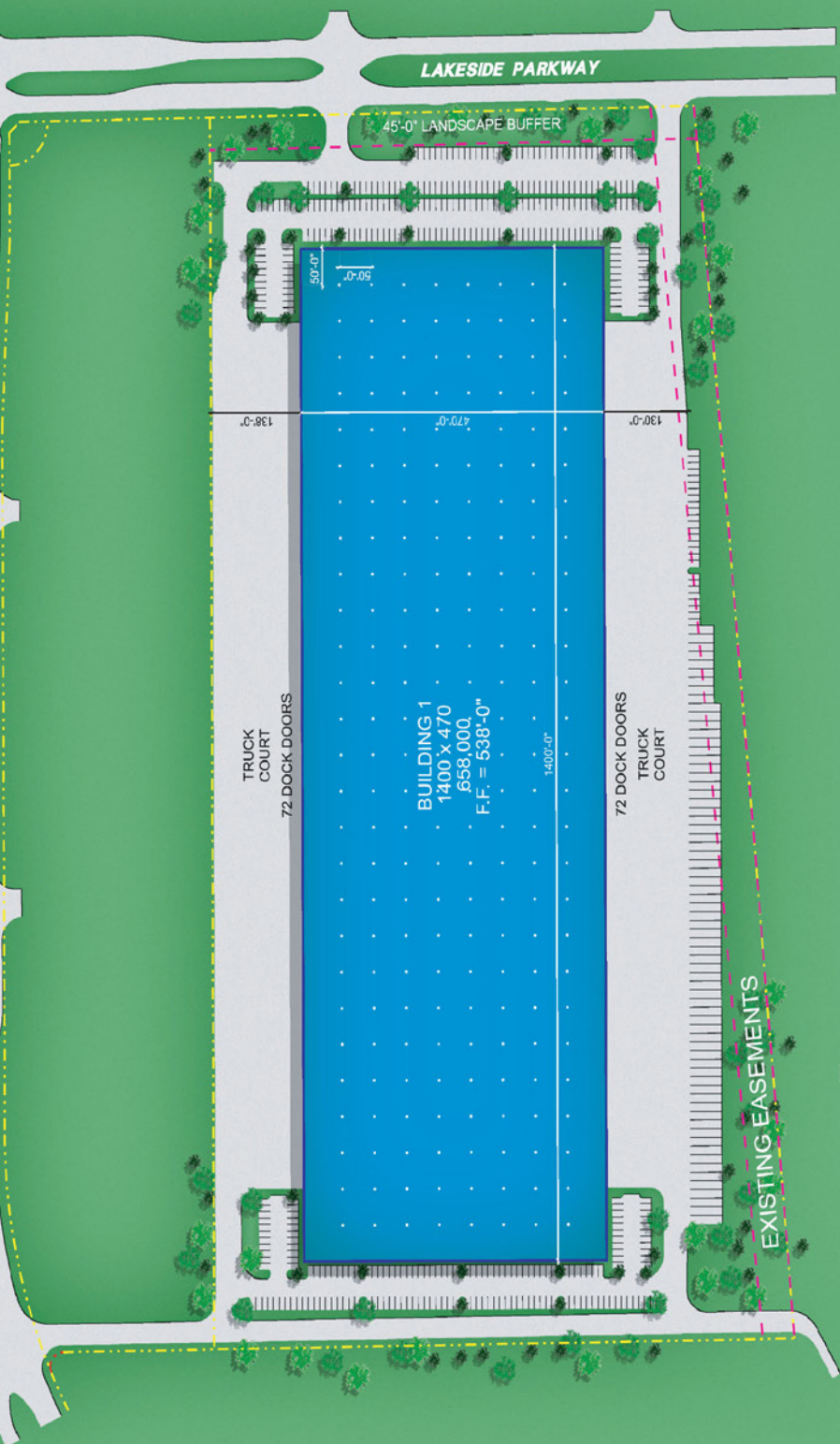
- TABLATIONS:
- TOTAL BUILDING = 658,000 SQ. FT.
 - AVAILABLE = 658,000 SQ. FT.
 - 432 PARKING SPACES PROVIDED
 - 138'-0" TRUCK COURT (WEST)
 - 130'-0" TRUCK COURT (EAST)
 - 72 DOCK DOORS EACH SIDE
 - 60 TRAILER STORAGE SPACES



OCTOBER 3, 2006



GERAULT ROAD



EXISTING EASEMENTS

LAKESIDE PARKWAY

45'-0" LANDSCAPE BUFFER

TRUCK COURT
72 DOCK DOORS

TRUCK COURT
72 DOCK DOORS

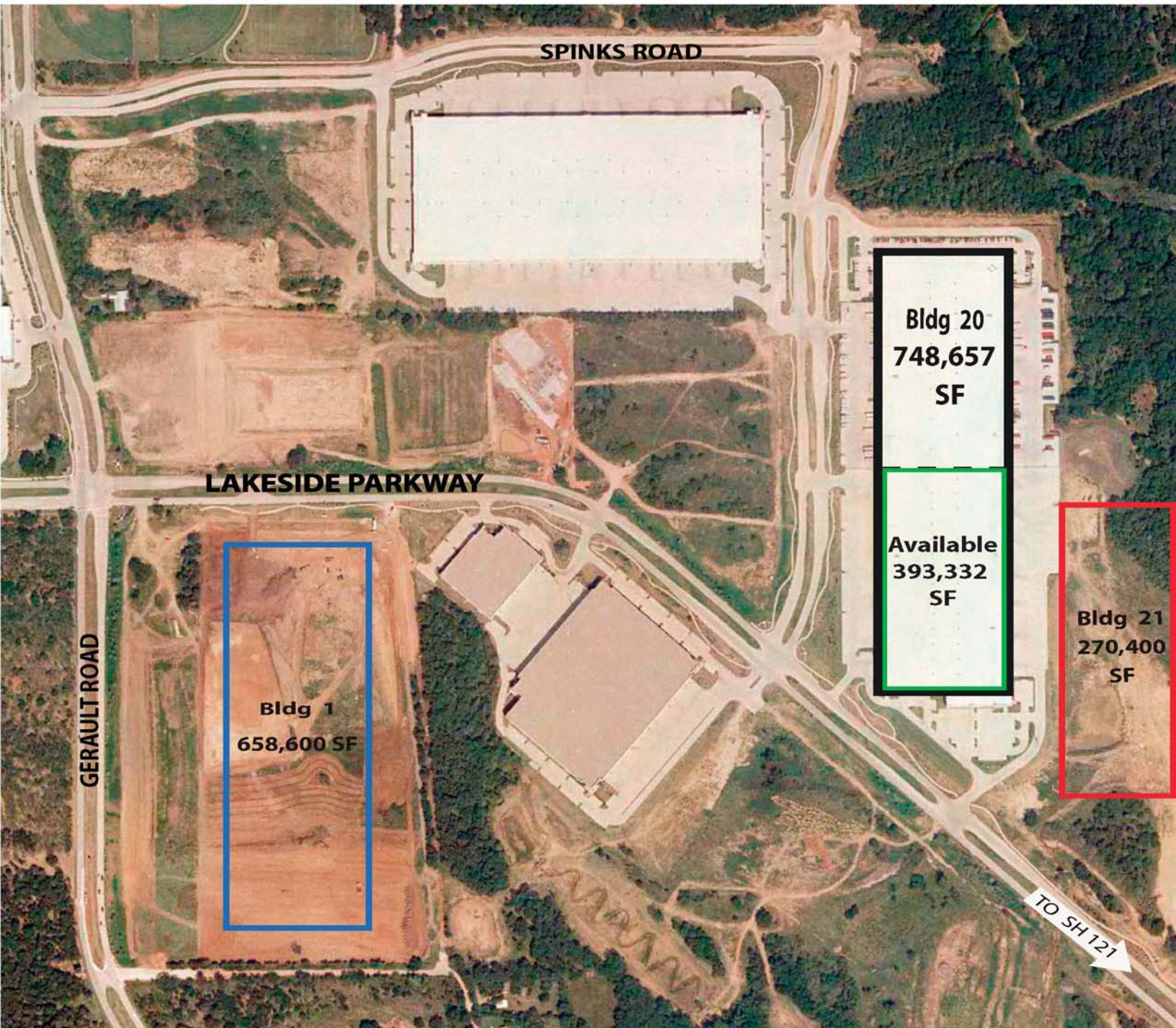


LAKESIDE RANCH
BUSINESS PARK



SEEFRIED PROPERTIES, INC.

ALLIANCEARCHITECTS



SPINKS ROAD

LAKESIDE PARKWAY

GERAULT ROAD

Bldg 1
658,600 SF

Bldg 20
748,657
SF

Available
393,332
SF

Bldg 21
270,400
SF

TO SH 121

FM 2499

TO SH 121



LAKESIDE RANCH
BUSINESS PARK



LEGEND

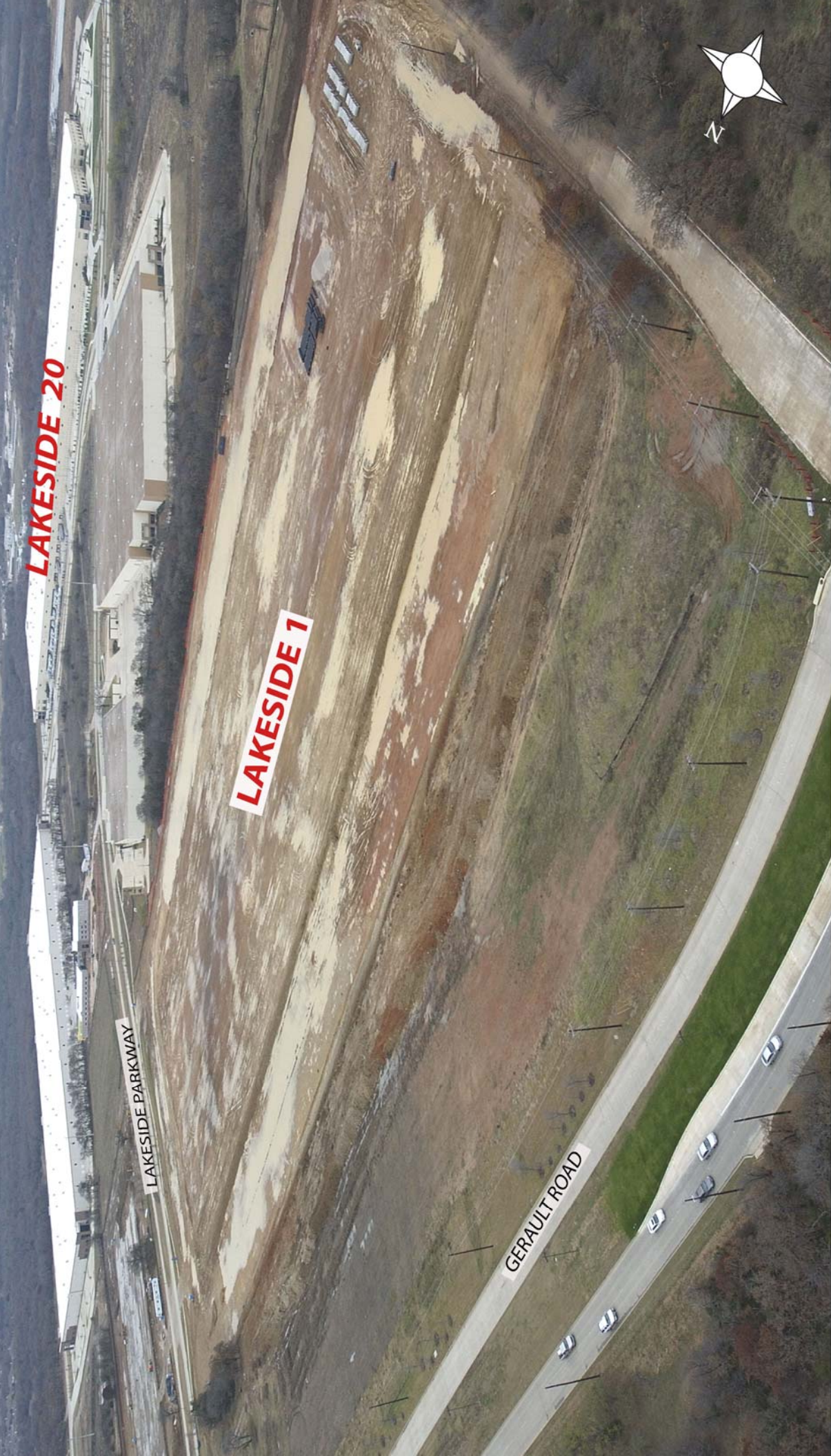
-  Building 20 - Complete - 748,657 SF
-  Building 20 - Available - 393,332 SF
-  Building 1 - Pad Ready - 658,600 SF
-  Building 21 - Planned - 270,400 SF



Cousins



SEEFRIED PROPERTIES, INC.



LAKESIDE 20

LAKESIDE 1

LAKESIDE PARKWAY

GERAULT ROAD



N.E. CORNER OF GERAULT ROAD & LAKESIDE PARKWAY

Lakeside 1

FLOWER MOUND, TEXAS 75028



SEEFRIED PROPERTIES, INC.

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