

# LAKE SIDE

## TRADE CENTER<sup>SM</sup>

BUILDING FIVE



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

#### **Amenities:**

- 50%/5-Years Tax Abatement from City
- 30% for 5-years Real and Personal Property Tax Rebate from Denton County
- Triple-Freeport Inventory Tax Exemption
- 2.5 miles North of D/FW Airport
- Central Location within D/FW Metro Area
- Access to SH-121 via new Lakeside Parkway
- Excellent Access to SH-360, IH-635 and SH-114
- Excellent Labor Base
- Close Proximity to a Wide Range of Amenities including Restaurants, Hotels, Entertainment Venues and a Regional Mall



#### **For Development Information:**



Three Lincoln Centre  
5430 LBJ Freeway, Suite 800  
Dallas, Texas 75240  
972.201.2990  
972.201.2989 fax  
[www.hillwoodinvestmentproperties.com](http://www.hillwoodinvestmentproperties.com)

#### **For Leasing Information:**

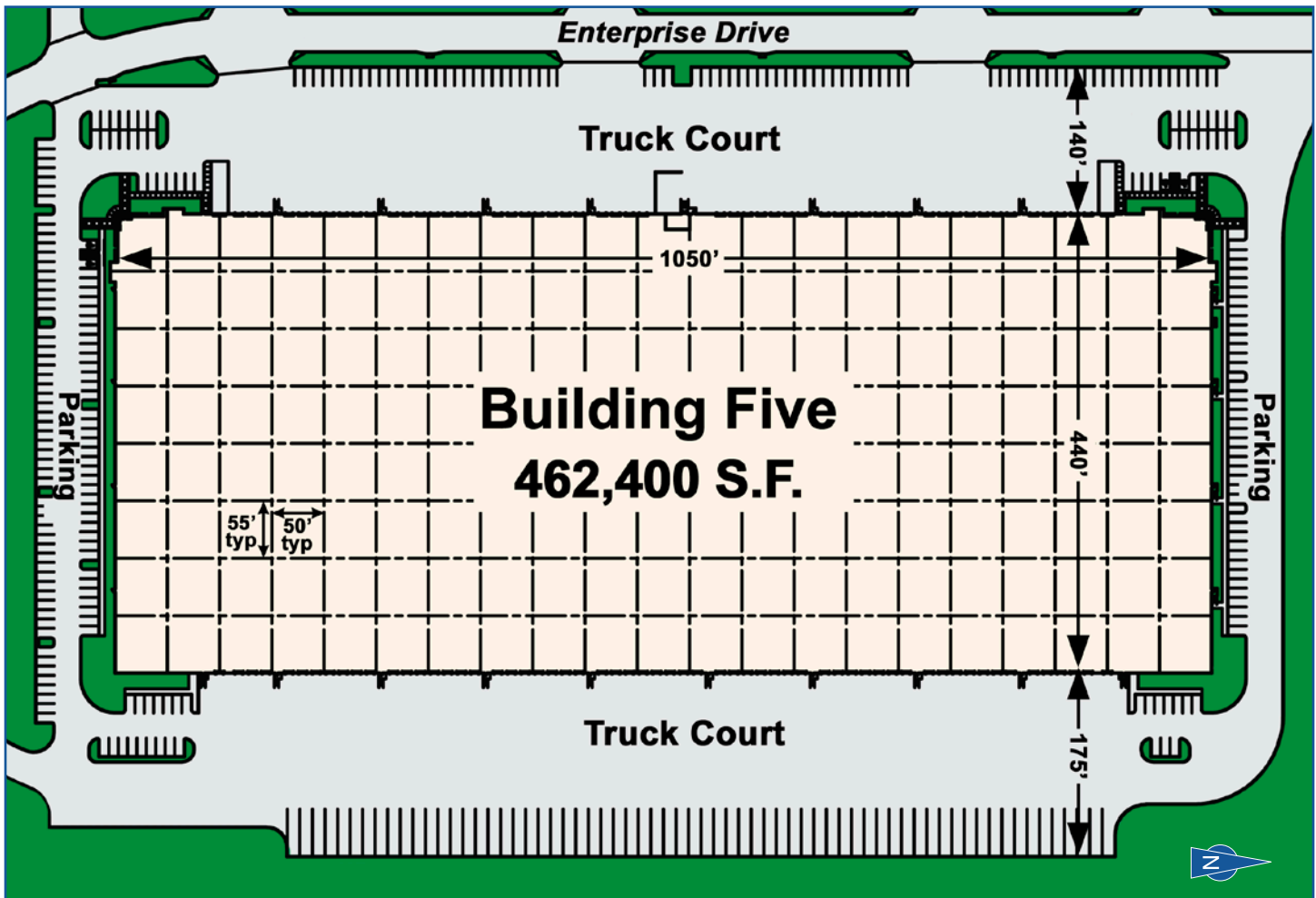


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TRADE CENTER<sup>SM</sup>

Building Five  
101 Enterprise Drive  
Flower Mound, Texas



## Building Five:

- 54,475 – 462,400 S.F. Available
- Additional Trailer Parking
- 32' Clear Height
- TPO Roof
- ESFR Fire Sprinkler System
- 284 Parking Spaces
- Dedicated Trailer Parking

- 140' and 175' Truck Courts
- 116 Dock-High Doors
- Cross-Dock Configuration
- 50' x 55' Typical Bays
- 3 Air Changes Per Hour
- Office Finish to Suit
- Interior Tilt-Walls Painted White
- Interior Columns Painted Safety-Yellow