

**FOR LEASE - 11,030 SF**  
**PLANO TECH CENTER**  
**1001 KLEIN RD, STE. 300 PLANO, TX**



## LOCATION

COUNTY	Collin
MARKET	Northeast Dallas Industrial/Flex
SUBMARKET	Plano Industrial/Flex

## BUILDING HIGHLIGHTS

TOTAL BUILDING SF	114,539 SF
CLEAR HEIGHT	18'-20'
SPRINKLERED	Yes
YEAR BUILT	2001
PARKING RATIO	3.85/1,000 SF

## LISTING HIGHLIGHTS

AVAILABLE SF	11,030 SF
WAREHOUSE SF	1,812 SF (can be expanded)
OFFICE SF	9,218 SF
LOADING	1 Dock high door (can add additional door)

COMMENTS	Great office/flex space in Plano Move in ready 100% HVAC Easy access to George Bush Turnpike & Hwy 75
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