



CITADEL PARTNERS

Real Estate Advisors

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Plano Business Park 3701 E Plano Parkway

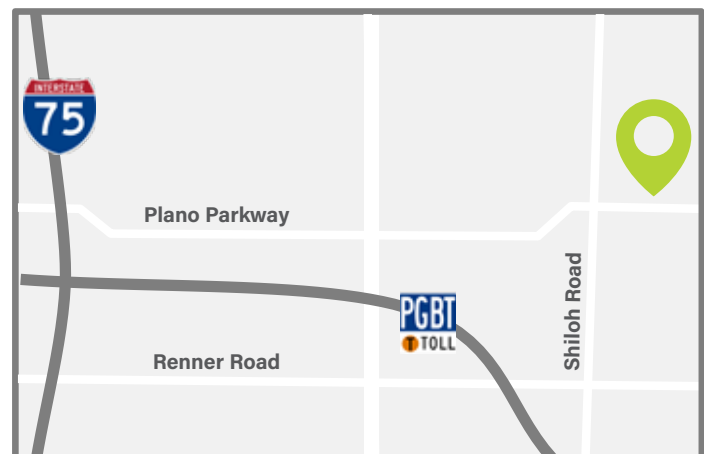
Plano, Texas

PLANO INDUSTRIAL SUBMARKET

For Sublease

PROPERTY HIGHLIGHTS

- Term through November 30, 2025
- Up to 70,000 square feet
- 13 dock doors
- 2 oversized dock doors with ramps
- Sprinklered
- "Hardened" Network Operating Center (NOC) Approx. 8,400 square feet
- Heavy Power
- Generator ready Transfer switch and interconnection in place



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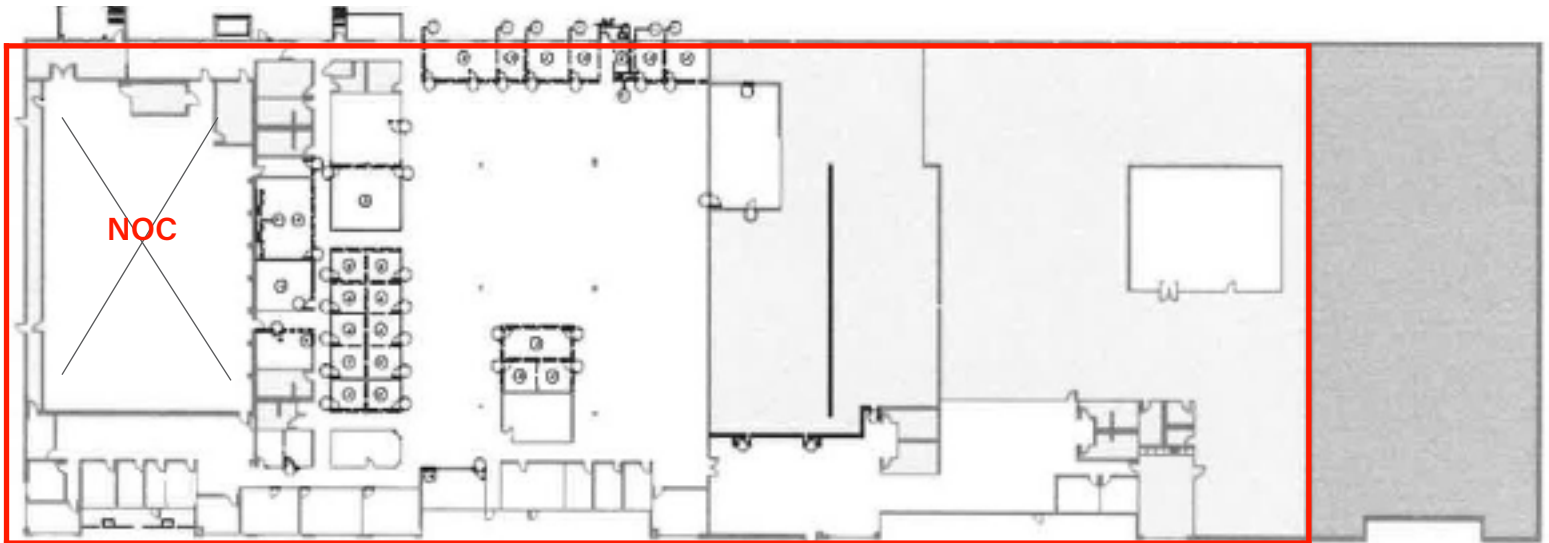
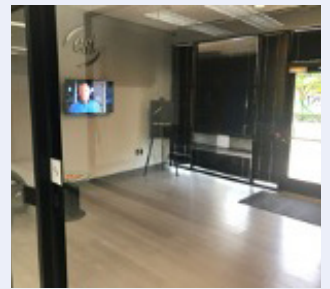
PLANO INDUSTRIAL SUBMARKET

Sublease Approximately 70,000

Divisible down to 18,800 SF

Building Features

- 82,720 SF Industrial Building
- Built in 1999



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