

# SPLITRAIL WAREHOUSE

1714 14th Street

Plano, Texas

±17,897 SF to 47,395 SF

Space for Lease



**AVAILABLE:**

±17,897 SF to ±47,395 SF

**USES:**

Commercial Amusement, Brewery, Distillery, Event Hall, or Industrial

**LEASE RATE:**

\$9.00 / PSF NNN

**JOIN TENANTS:**

Fowling Warehouse and Sting Soccer

**LOCATION:**

East of US 75 (Central Expressway), north of President George Bush Tollway, and 1/2 mile from historic Downtown Plano.

**SUMMARY:**

SplitRail Warehouse will be a mixed-use entertainment complex located just east of historic Downtown Plano. Originally built in 1944 on nearly 10 acres, this redeveloped property is anchored by the Fowling Warehouse, which occupies 71,078 square feet. Fowling Warehouse features the original football bowling pin game while offering a wide assortment of craft beers, mixed drinks and a restaurant.

SPACE FOR LEASE

# ±17,897 SF to 47,395 SF Space for Lease



## YEAR BUILT / RENOVATED:

1944 / 2021-2022

## LOT SIZE:

9.788 Acres

## OCCUPANCY:

±50% by Fowling Warehouse

## DAILY TRAFFIC COUNT:

±26,985 (14th Street)

## PROPERTY INFO:

- Great Visibility
- Ample Parking
- Signage Available
- ±143,771 SF Building
- 100% Fire Sprinklered
- 0.50 mile from Downtown Plano
- Unique concrete & steel columns
- Up to 7 grade level overhead doors
- Walking distance to dining and retail
- Renovations will be complete Q2 2022



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# BUILDING EXTERIOR

## CONCEPT: MOVEMENT



NORTHWEST CORNER

In homage to the vintage tripe-ruffled airplane hangar that comprises a section of this building, the pattern of wings is abstracted across the facade. This echoes movement, which is appropriate for a warehouse, where goods will be arriving and departing from all across the continent.



FROM 14TH ST

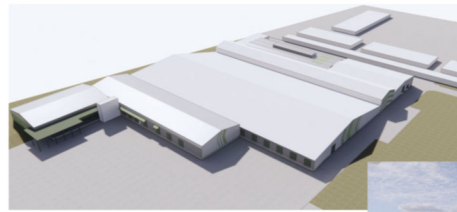


BENJAMIN MOORE COLORS

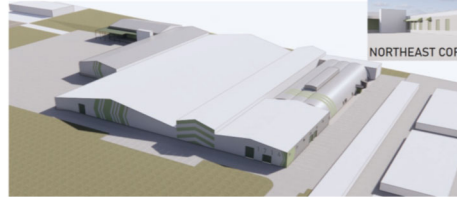
CANTEX CAPITAL | 1714 14th St. Plano

preliminary not for regulatory approval, permitting, or construction

June 24, 2021 AGENT ARCHITECTURE 3



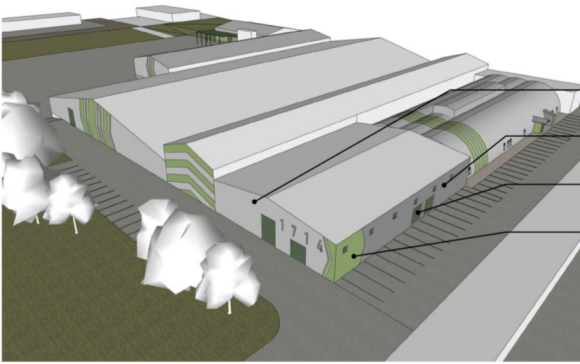
NORTHEAST CORNER



CANTEX CAPITAL | 1714 14th St. Plano

preliminary not for regulatory approval, permitting, or construction

June 24, 2021 AGENT ARCHITECTURE 4

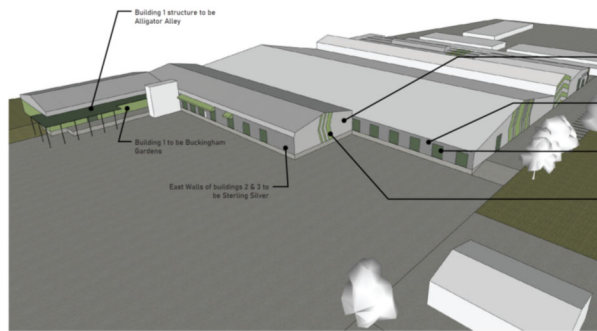


BENJAMIN MOORE COLORS

CANTEX CAPITAL | 1714 14th St. Plano

preliminary not for regulatory approval, permitting, or construction

June 24, 2021 AGENT ARCHITECTURE 5



BENJAMIN MOORE COLORS

CANTEX CAPITAL | 1714 14th St. Plano

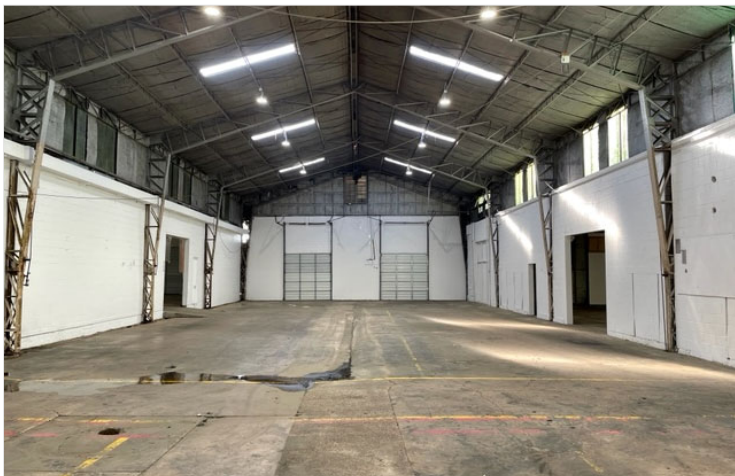
preliminary not for regulatory approval, permitting, or construction

June 24, 2021 AGENT ARCHITECTURE 6



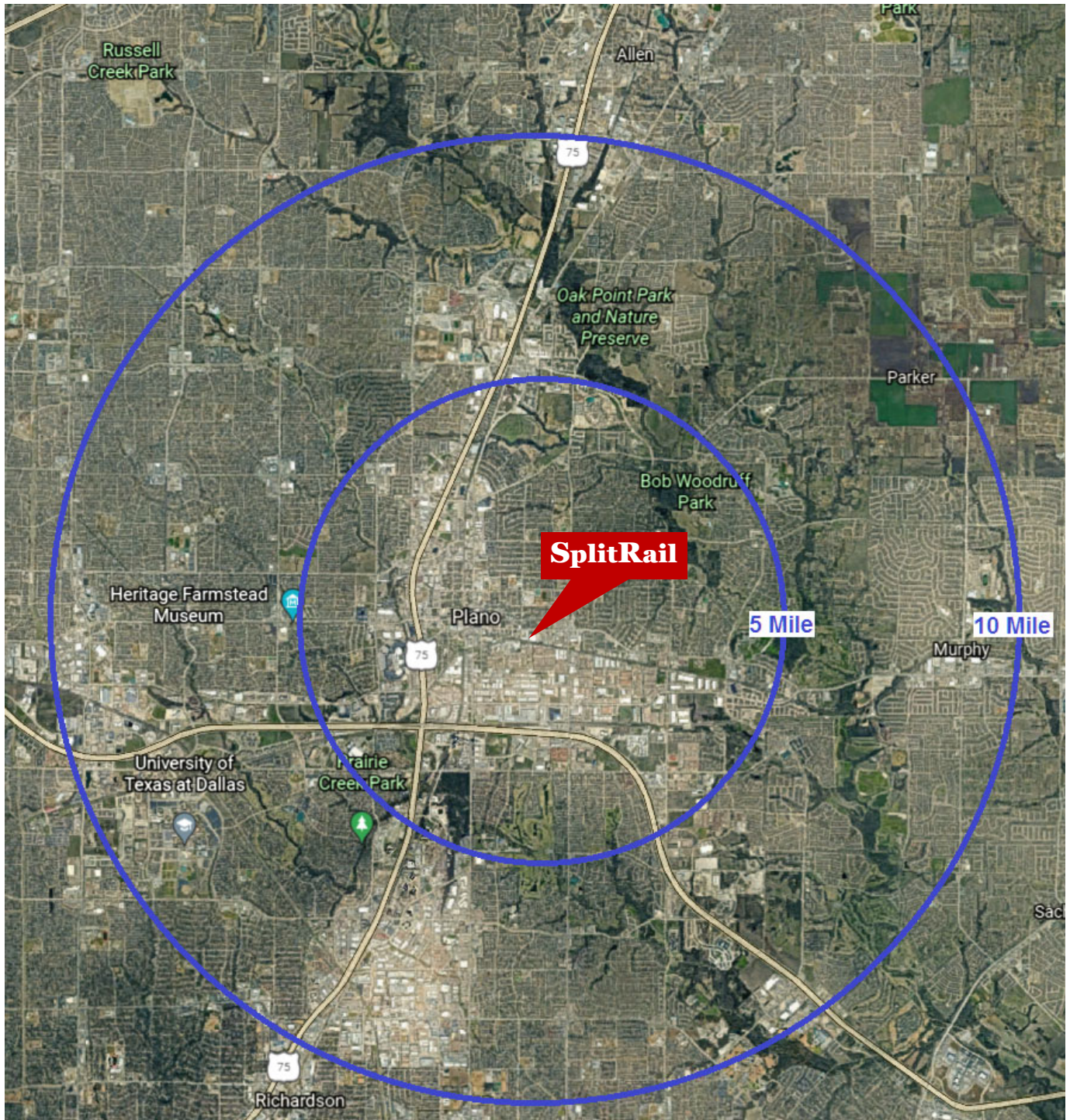
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## BUILDING INTERIOR



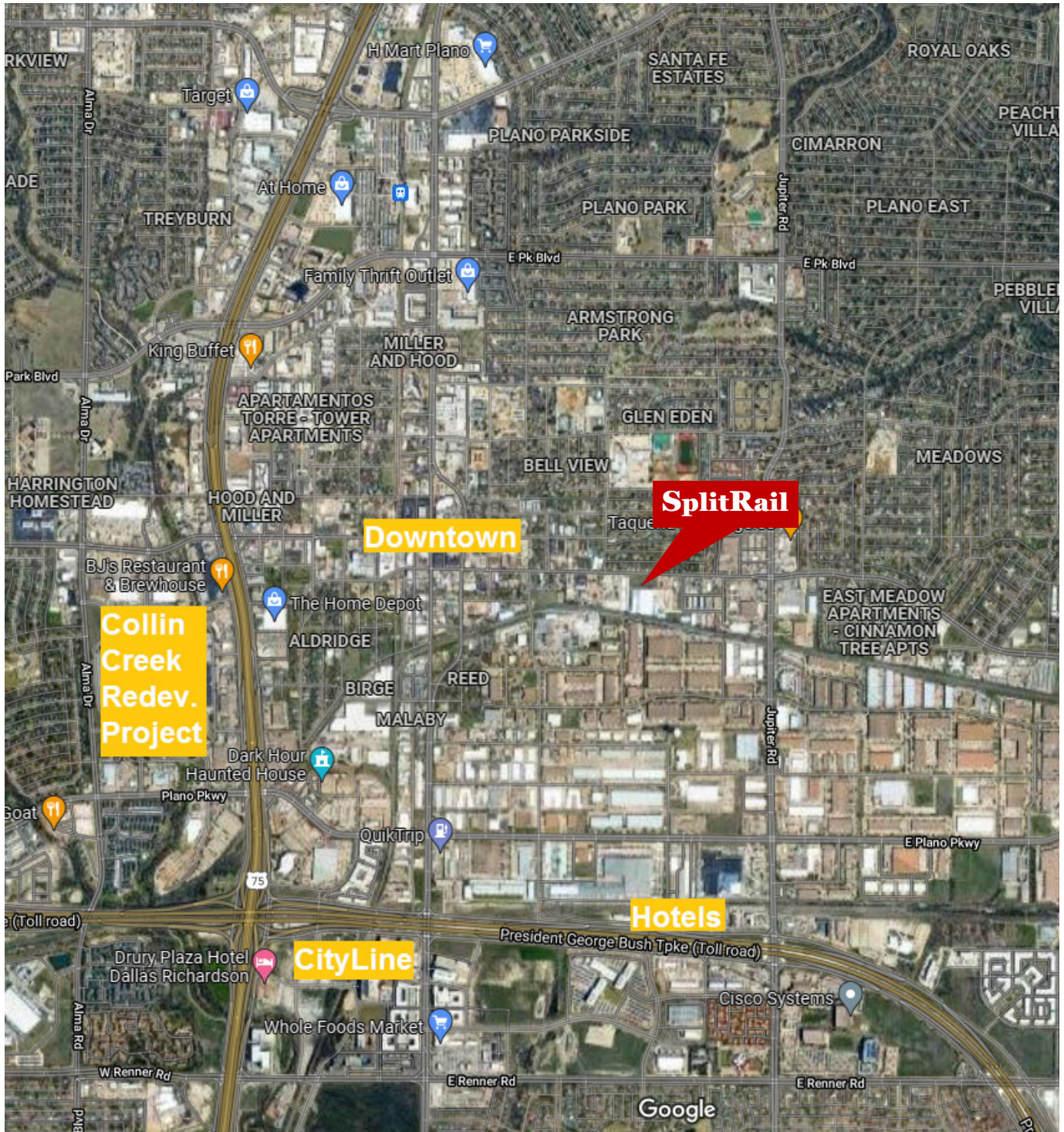
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## RADIUS MAP



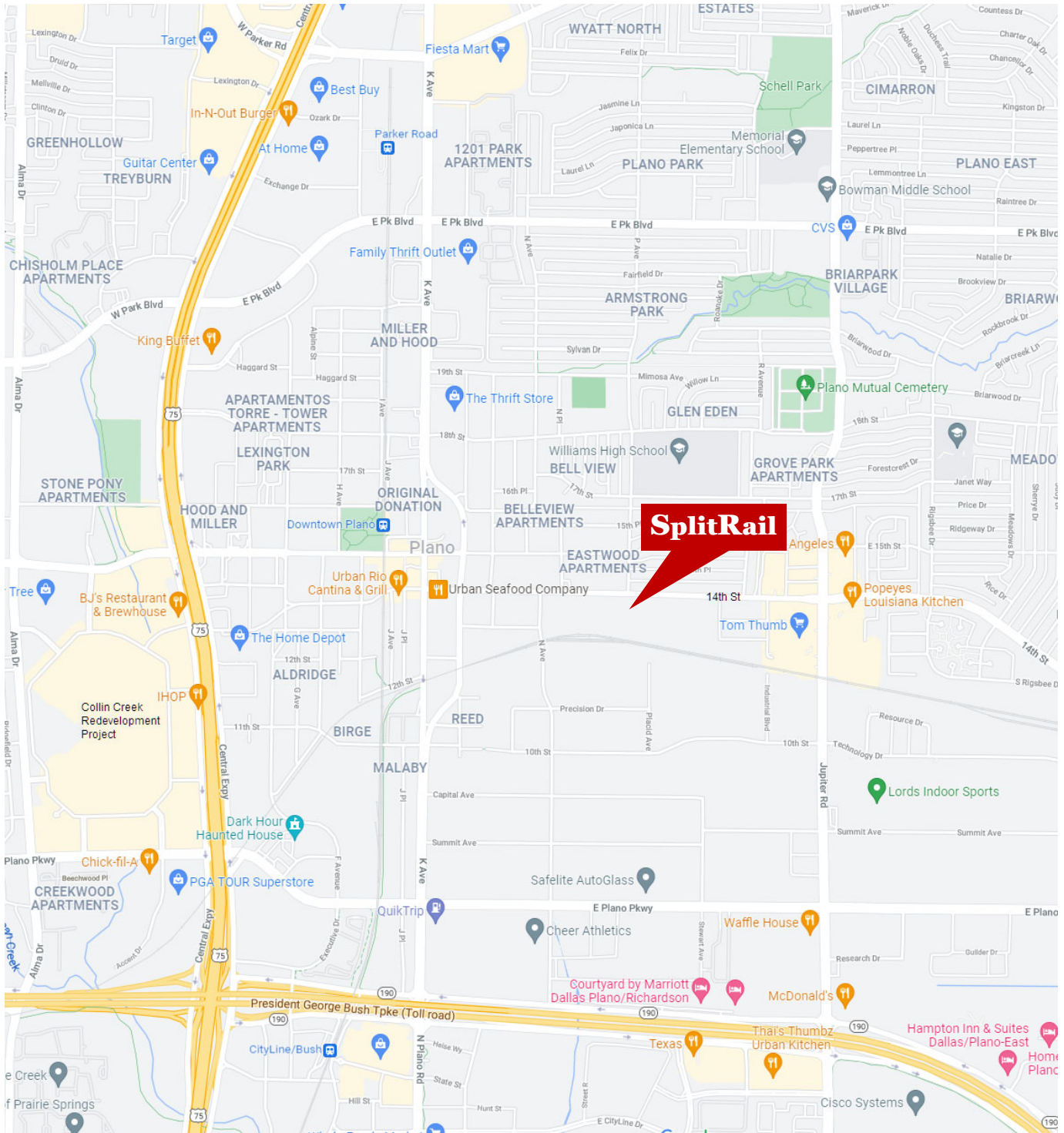
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## AERIAL MAP



±17,897 SF to 47,395 SF Space for Lease

## STREET MAP



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# FLOOR PLAN

## SplitRail Warehouse

1714 14th ST  
PLANO, TX

### BUILDING SUMMARY

OFFICE	6,460 SF
WAREHOUSE #1	11,734 SF
WAREHOUSE #2	10,996 SF
WAREHOUSE #3	45,680 SF
WAREHOUSE #4	39,943 SF
WAREHOUSE #5	19,899 SF
WAREHOUSE #6	9,259 SF
<b>TOTAL</b>	<b>143,771 SF</b>



### BUILDING FEATURES

- Clear Heights Vary - See Plan
- 100% Sprinkled
- (1) 12'x14' Grade Level OH Door
- (1) 12'x10' Ventilation OH Door
- (2) 12'x14' Dock High OH Doors
- (17) 10'x104' Dock High OH Doors
- (11) 10'x10' Grade Level OH Doors
- (11) 10'x10' Ventilation OH Doors
- (5) Pit Dock Levelers
- (2) Surface Mt'd Dock Levelers
- Security Lighting
- Easy Access to Major Thoroughfares

