

# STAR COMMERCE CENTER IV



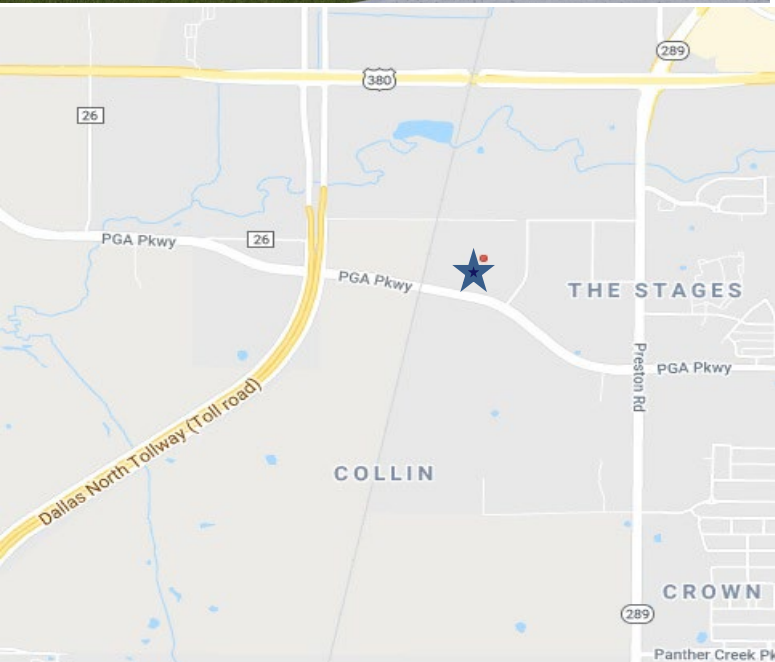
A MIXED-USE DEVELOPMENT OF BLUE STAR LAND ADDRESS, FRISCO, TEXAS 75033

OFFICE  
WAREHOUSING,  
LIGHT  
ASSEMBLY  
AND FULFILLMENT USES



## PROPERTY HIGHLIGHTS

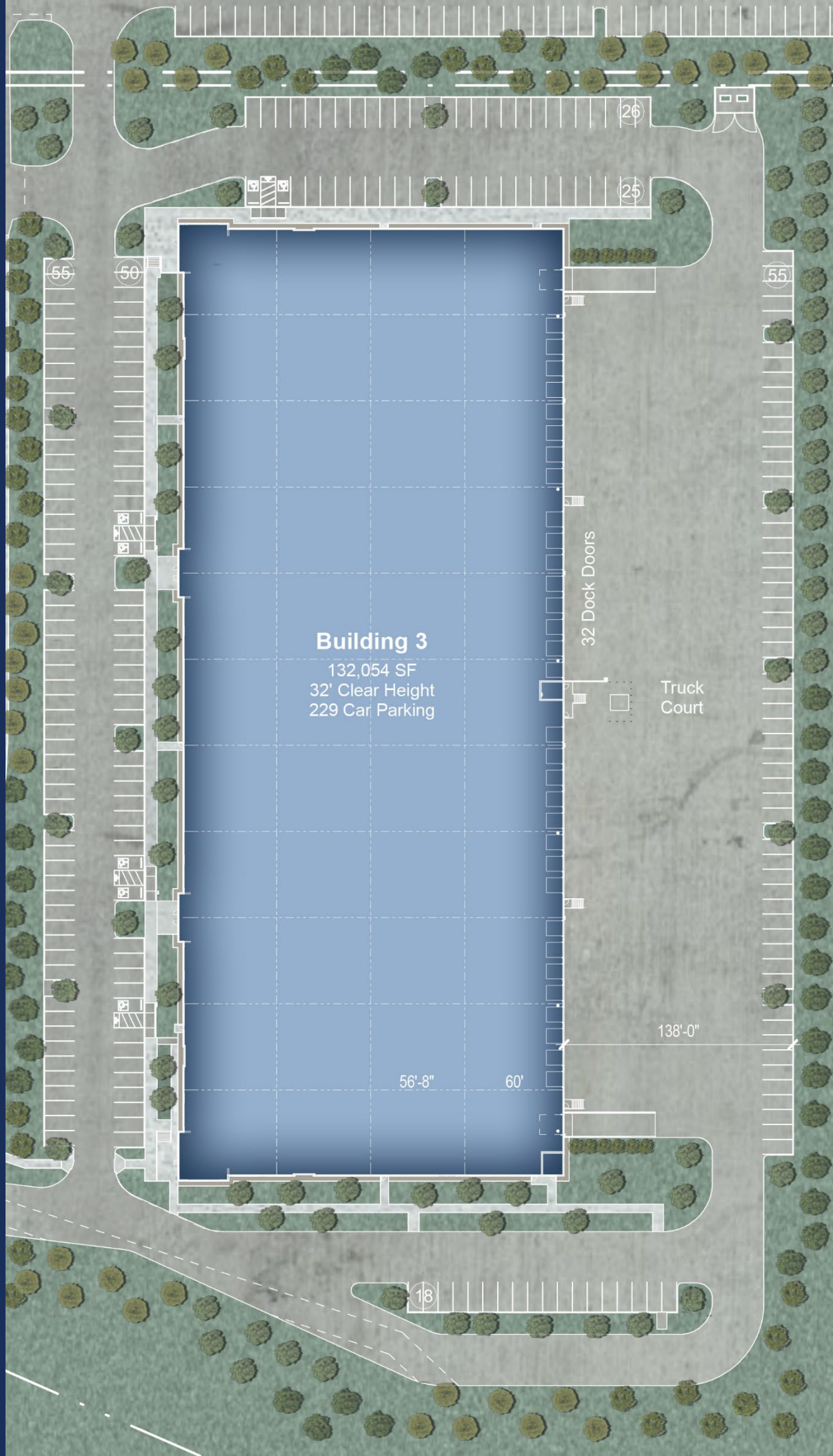
- New construction
- From 132,054 SF (divisible to 30,012 SF)
- Office Finish to Suit
- 32' clear height
- 138' Truck Court
- 229 car parks available
- 32 Dock Doors
- 2 Ramps
- ESFR sprinkler system
- Floor slab thickness = 6", 4000 PSI
- Truck court thickness = 7", 3600 PSI
- Hiking and biking trails
- Strategically located with immediate access to the North Dallas Tollway, Highway 380 and Preston Rd
- The Park is a Foreign Trade Zone



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DEVELOPMENT  
OF BLUE STAR  
LAND





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## STAR BUSINESS PARK

- Frisco continues to be one of the fastest growing cities in the U.S.
- Voted #1 Best Place to Live in America - Money Magazine 2018
- Since 2000, Frisco has experienced 350% population growth
- Excellent schools and medical nearby
- Utilities:
  - Electric – Oncor
  - Gas – CoServ
  - Fiber – Grande
  - Water – City of Frisco