

SPLITRAIL WAREHOUSE

1714 14th Street

Plano, Texas

30,191 SF

Space for Lease



AVAILABLE:

30,191 SF

USES:

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

LEASE RATE:

\$8.00 / PSF NNN

JOIN TENANTS:

Fowling Warehouse and YAGI Electrical

LOCATION:

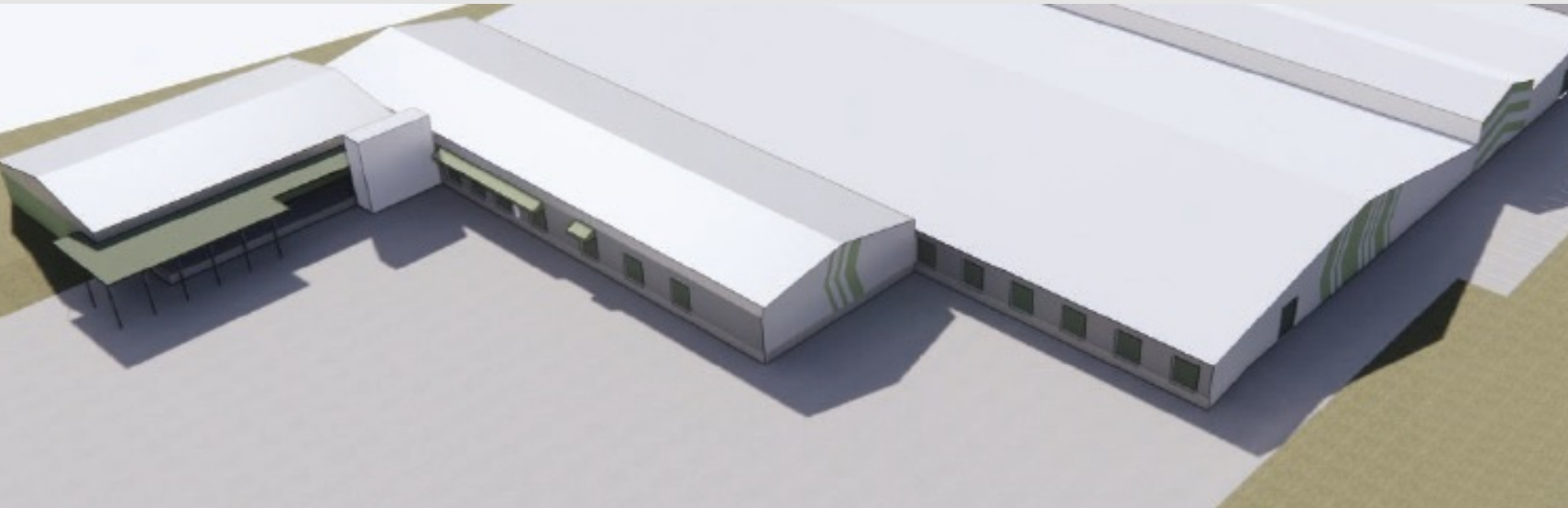
East of US 75 (Central Expressway), north of President George Bush Tollway, and 1/2 mile from historic Downtown Plano.

SUMMARY:

SplitRail Warehouse is a mixed-use entertainment complex located just east of Downtown Plano on nearly 10 acres. This redeveloped property is anchored by Fowling Warehouse, which occupies approximately 71,000 square feet. Fowling Warehouse features the original football bowling pin game while offering a wide assortment of craft beers, mixed drinks and a restaurant.

S P A C E F O R L E A S E

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YEAR BUILT / RENOVATED:

1944 / 2022-2023

LOT SIZE:

9.788 Acres

OCCUPANCY:

±79%

DAILY TRAFFIC COUNT:

±26,985 (14th Street)

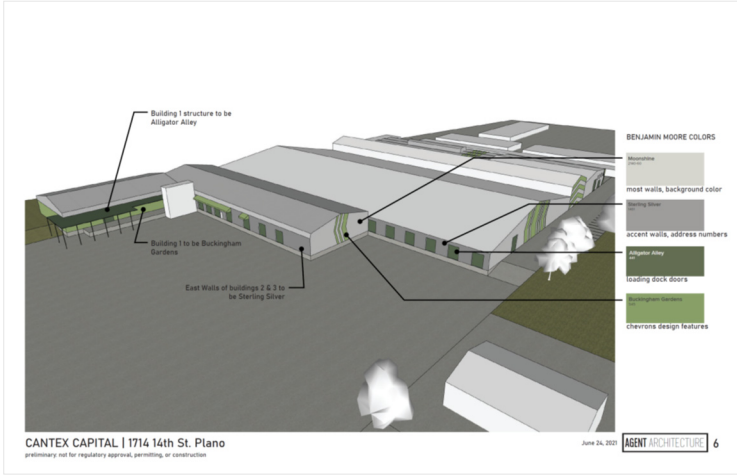
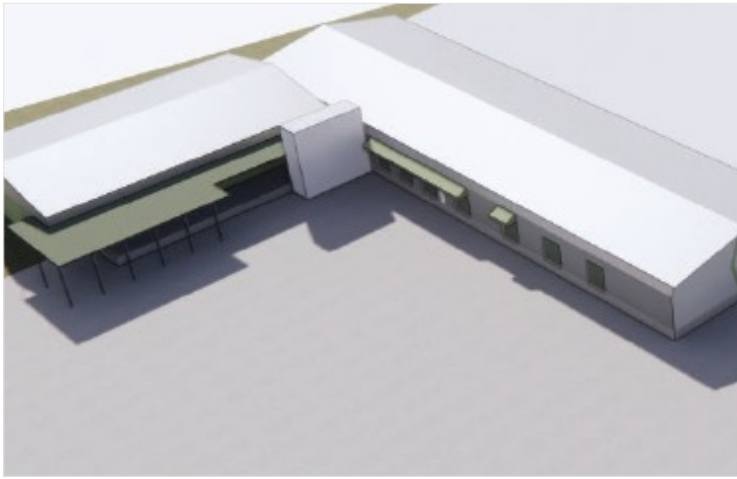
PROPERTY INFO:

- Great Visibility
- 333 Parking Spaces
- Signage Available
- ±143,771 SF Building
- 100% Fire Sprinklered
- 0.70 mile from Downtown Plano
- Unique concrete & steel columns
- 14 dock-high overhead doors
- Clear height from 20' to 29'
- Renovations completed 2023



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BUILDING EXTERIOR



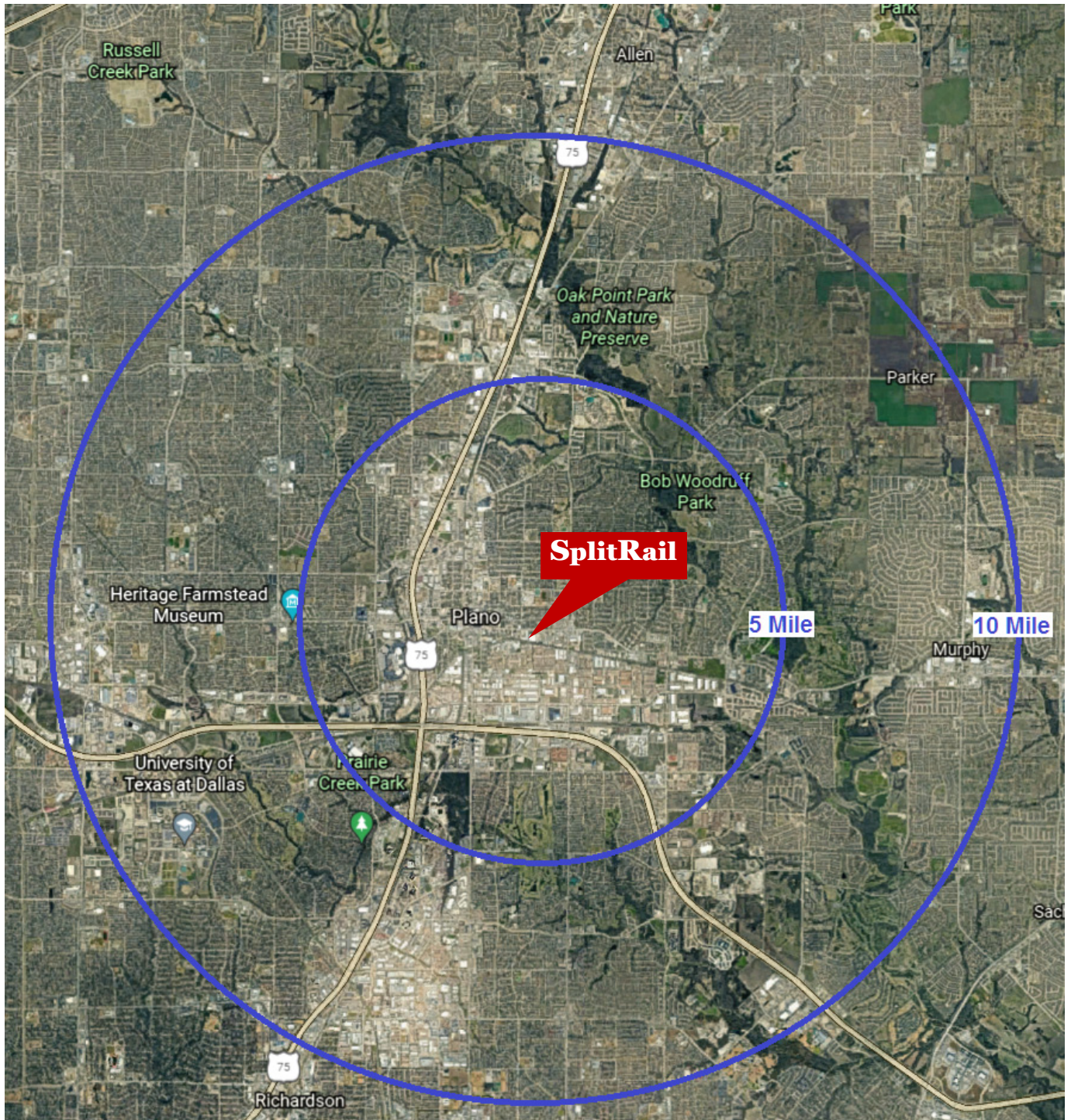
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BUILDING INTERIOR



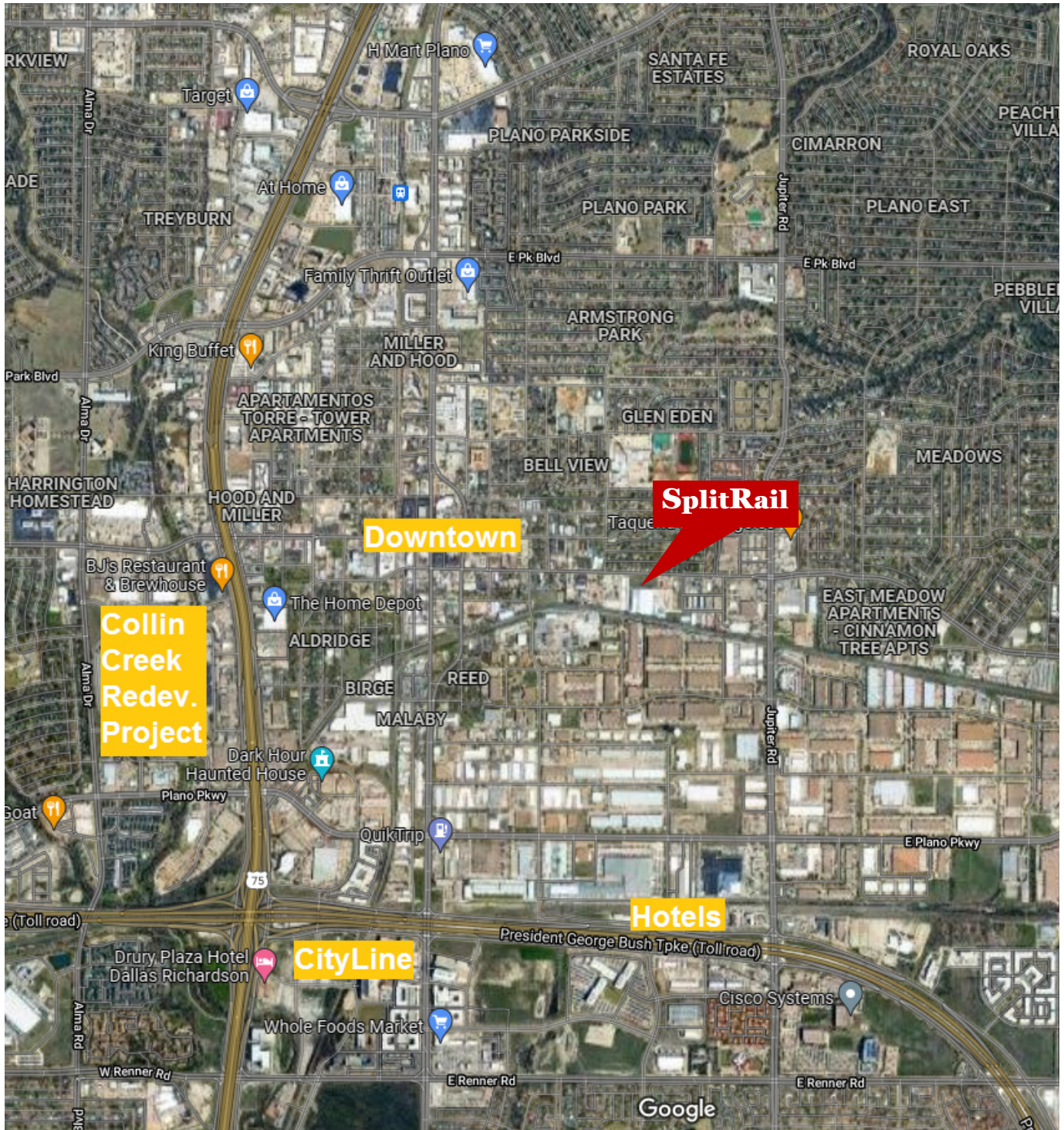
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RADIUS MAP



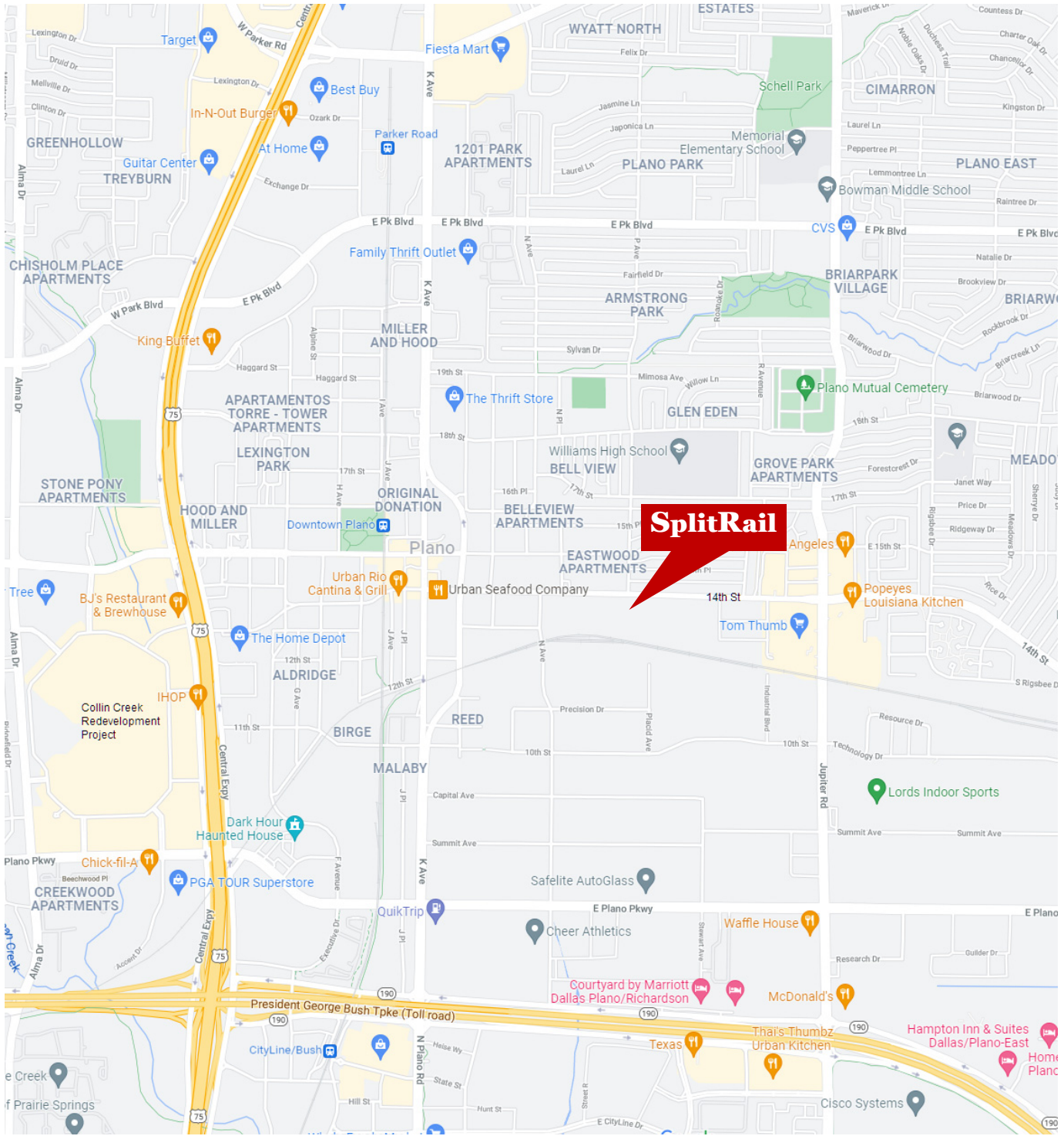
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AERIAL MAP



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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	19,699 SF
WAREHOUSE #6	9,259 SF
TOTAL	143,771 SF



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'x10' Dock High OH Doors
- (11) 10'x10' Grade Level OH Doors
- (1) 10'x10' Ventilation OH Doors
- (5) Pit Dock Levelers
- (2) Surface Mt'd Dock Levelers
- Security Lighting
- Easy Access to Major Thoroughfares

