

# INDUSTRIAL MARKET REPORT

## BIG BOX DISTRIBUTION DRIVING DALLAS IN THE RECOVERY

Prior to 2011, the Dallas/Fort Worth Industrial Market was hovering around a 12% vacancy rate, and still trying to recover from the over building of spec-bulk warehouses that occurred in 2008. If you were a Tenant, this provided great opportunities where you could upgrade facilities, reduce occupancy costs and lock in historical low rental rates.

Throughout 2011, the DFW market experienced a great deal of activity totaling a positive net absorption of over 12 million square feet for the year, and dropping the vacancy rate to 10.1%. In a typical real estate recovery, the smaller and more regional companies tend to lead the charge or be the first to rebound, followed by corporate America. However, the DFW area experienced the opposite as the market was saturated throughout the year with large groups taking down significant bulk distribution space in the market. Such deals included Whirlpool, Kohls Department Stores, Kellogg's and Home Depot, all of which took down buildings in the size range of 800,000 square feet to 1.2 million square feet each.

As a result of the number of large blocks of space coming off the market, the bulk warehouse market is becoming much tighter and very limited for groups who need a facility of 500,000 square feet or more. This has sparked the biggest question for 2012, which is "Who will be the first to start moving dirt and bring a spec building out of the ground?" If the market keeps the momentum, then all signs indicate that spec development could be as soon as the third or fourth quarter 2012.

Regardless of whether it is a spec building or not, the consensus and optimism of the Dallas market is shared by many, as 2012 is expected to continue the real estate recovery in Dallas/Fort Worth.

## DID YOU KNOW?

The 24/7 Wall St. website (<http://247wallst.com>) examined a series of studies on workplace productivity (and the lack thereof) and compiled this list of the top ways workers goof off online when they're supposed to be working:

Social Networking	1.24 hours/week	Online Gaming	.56 hours/week
Personal E-Mail	.45 hours/week	Portals (Yahoo & AOL)	.24 hours/week
Instant Messaging	.22 hours/week	Watching Online Videos	.21 hours/week
Personal Internet Search	.19 hours/week	Online Shopping	.15 hours/week
Fantasy Football	.12 hours/week		

## WAREHOUSE & DISTRIBUTION CENTER TRANSACTIONS

(July 2011 through January 2012, 75,000 SF and Up)

Transaction Name	Location	Size
Home Depot	Dallas, Texas	1,187,000
Kellogg's	Lewisville, Texas	1,020,030
Container Store (E) (R)	Coppell, Texas	955,535
Kohl's	DeSoto, Texas	951,000
Panattoni Development	Irving, Texas	728,520
CyrusOne	Carrollton, Texas	700,000
Bridgestone (R)	Roanoke, Texas	607,962
Speed FC (R)	Dallas, Texas	534,980
Champion Partners	Dallas, Texas	510,400
Colony Capital	Flower Mound, Texas	478,000
Navistar	Garland, Texas	472,200
KPG Communications	Irving, Texas	383,425
Huntington Industrial Partners	Coppell, Texas	378,201
Kidcraft	Irving, Texas	334,000
Southwire (E)	Arlington, Texas	240,000
PetSmart, Inc. (R)	Ennis, Texas	229,950
Touchstone Wireless, LP	Fort Worth, Texas	216,300
Jack In The Box	Dallas, Texas	210,000
Arteriors	Carrollton, Texas	204,000
Core-Mark International, Inc. (E)	Fort Worth, Texas	200,000
PDC (R)	Grapevine, Texas	200,000
Calwestern	Dallas, Texas	198,099
Cabot Ind.Trust & Mitsubishi Motors	Fort Worth, Texas	197,600
Gamestop	Grapevine, Texas	181,215
Hydradine Hydraulics	Fort Worth, Texas	171,065
Zenith Freight	Flower Mound, Texas	168,988
NAL Syncreon	Grapevine, Texas	168,828
Stone Panels	Coppell, Texas	166,704
Napa Auto Parts	Coppell, Texas	159,224
Genera Corporation	Coppell, Texas	154,838
PPG Industries, Inc.	Lewisville, Texas	147,216
Scentsy, Inc.	Coppell, Texas	145,965
1000 Bulbs	Garland, Texas	131,950
BRW Paper Co., Inc.	Carrollton, Texas	131,584
Vista-Pro Automotive, Inc.	Dallas, Texas	111,514
O'Rourke Petroleum	Fort Worth, Texas	108,377
Kiser Harris Chemical Dist. (R)	Carrollton, Texas	104,231
Chick Packaging	Coppell, Texas	102,766
Interstate Wire Co., Inc.	Dallas, Texas	101,930
HOB International, Inc. (R)	Dallas, Texas	98,489
DaVita Rx	Coppell, Texas	95,600
Streamline Packaging	Fort Worth, Texas	92,098
Ronnie Luong	Garland, Texas	91,335
Rudolph's (R)	Dallas, Texas	86,731
Medco Health Solutions (R)	Fort Worth, Texas	83,473
Karlee (R)	Garland, Texas	81,263
Stewart & Stevenson	Arlington, Texas	78,088
Hutton Communications (R)	Dallas, Texas	76,220
Vought	Red Oak, Texas	100 Acres

(E) Expansion (R) Renewal

# QUARTER IN REVIEW

## NORTH FORT WORTH INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



AVAILABILITY

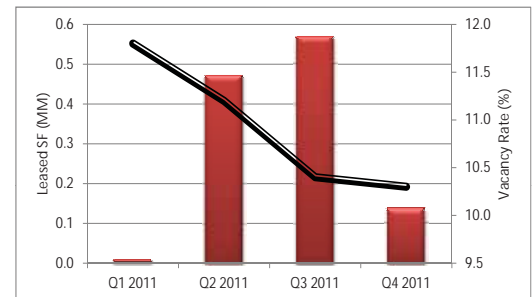
The North Fort Worth Industrial market is heading into the new year on a high note. This submarket has a total of 73,638,834 square feet of industrial warehouse and flex space, and now, more of it is filling up. Vacancy rates have dropped for the fourth straight quarter, from 10.6% to 10.3% - the lowest rate in 2 years. As a result, nearly a half million square feet of space has come off the market. There's more good news: lease rates are crawling back up - from an average of \$3.89 a year ago to \$4.05 today - another two year high.

On the sales front, more big players are coming to the area: Boston-based private equity firm, Cabot Properties, has reportedly purchased the 196,000 square foot Mitsubishi Distribution building in Alliance, and Atlanta-based, Weeks Robinson, expanded its DFW portfolio by purchasing two warehouse distribution buildings totaling 702,000 square feet in the Railhead area, located near Interstate 35 and Spur Road 280. The Industrial real estate and investment group, like many others, is looking for more opportunities north Fort Worth, and DFW.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
73,638,834 SF	1,066	10.3%



## SOUTH FORT WORTH INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



AVAILABILITY

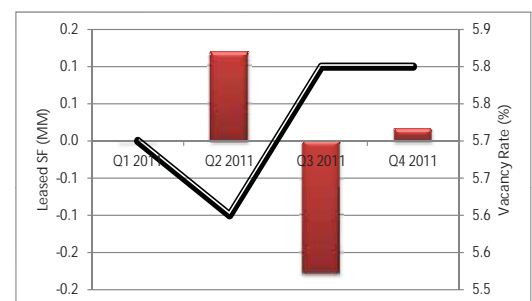
The South Fort Worth Industrial Market consist of 86,748,994 square feet in 3,037 buildings. Due to the high percentage of Owner/ User buildings, this market consistently has the lowest vacancy rate, currently at 5.8% in all of the Dallas/ Fort Worth area. The fourth quarter of 2011 saw a negative absorption at 43,824 square feet with an average lease rate of \$3.76 per square foot.

New deliveries in South Fort Worth have been virtually non-existent with only 21,208 square feet due to be delivered in the fourth quarter of 2011. At the same time South Fort Worth lost one of its largest tenants Whirlpool, to their new 1.4 million square foot distribution center in Wilmer, TX. Over all, South Fort Worth has held strong through this recession and with the continued leasing activity the vacancy rate has dropped below 6%.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
86,748,994 SF	3,037	5.8%



## GREAT SOUTHWEST / ARLINGTON INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



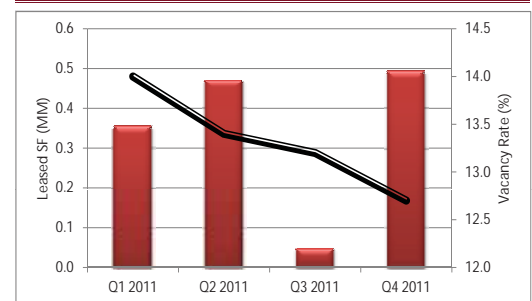
AVAILABILITY

The Great Southwest market continues to gain occupancy for the 5th straight quarter is experiencing the best net absorption since the Q4 of 2010. Class A shell warehouse continues to be the benefactor of the deals, with the 242,370 SF lease signed by Southwire Company in IDI's Arlington Commerce Center, O'Rourke Petroleum leasing 108,377 SF, Stewart & Stevenson leasing 78,088 SF, and TSF Sportswear taking 78,065 SF. Overall the Great Southwest submarket had good activity in the fourth quarter. The trend seems to be continuing into the new year. Class B, second and third generation buildings continue to experience long lease up times. Rates seem to be the overwhelming factor in decision making for Tenants other than a handful of deals dependent on specific locations for their operations. In the Investment arena, Duke Realty purchased the 328,828 Sf building previously owned by Seefried Properties with Pratt Industries occupying 100% of the building on a long term lease, Panattoni purchased Towne Lake Business Park consisting of 976,664 SF from JP Morgan and Verde Realty purchased the 310,000 SF Centreport Distribution Centre from Duke Realty Corporation.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
91,067,976 SF	1,636	12.7%



# QUARTER IN REVIEW

## SOUTH DALLAS INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



AVAILABILITY

The South Dallas submarket continues to see good activity with its fourth consecutive quarter of positive net absorption. For the year 2011, the south Dallas market has seen slightly over 2 million square feet absorbed, which in turn, has driven the vacancy down to 11.0%. This is a vast improvement from January of 2010 when the vacancy rate was at 15.5%.

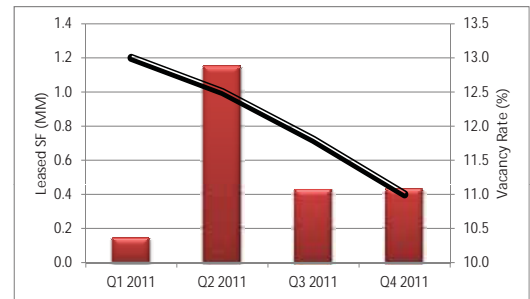
Large transactions have been the driving force behind this activity, with Home Depot being the largest transaction, a  $\pm 1,200,000$  SF long term lease at Trammel Crow's I-20 Distribution Center. In addition, Whirlpool Finishes the construction of their 1,000,000 sf distribution center in Wilmer, the Allen Group sold 827,890 square feet of product to Weeks Robinson Properties, and Demetro Management sold 3737 Duncanville to Champion Partners.

Landlords continue to be aggressive in their pursuit of occupancy, as the average quoted rental rate is at \$3.25/sf NNN.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
57,875,892 SF	1,244	11.0%



## EAST DALLAS INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



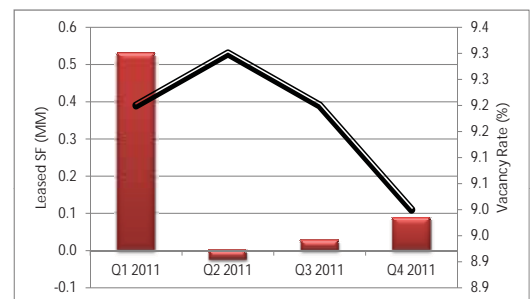
AVAILABILITY

The East Dallas industrial market's absorption rate is a positive 64,493 at year end 2011. The market has a vacancy rate of 9.0%, which is down from 10.5% the same time last year. This can be attributed to companies moving into the market to take advantage of lower lease rates and a perceived increase in economic stability. There have been two new buildings under construction this year, totaling 104,461 sf. H&K International leased 262,440 sf at Skyline Trade Center in the second quarter along with Gulf South Medical Supply that leased 113,215 sf at Peachtree Center to help with that absorption rate. Landlords are still aggressively marketing their vacancies. There are still opportunities to upgrade to a new and a more efficient facility without incurring a large increase in monthly expenditures. Average quoted rates are edging slightly down to approximately \$3.83 psf.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
47,736,432 SF	1,830	9.0%



## NORTHEAST DALLAS INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



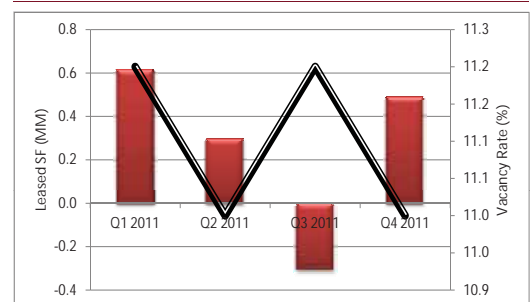
AVAILABILITY

The Northeast Dallas Industrial Market encompasses McKinney/Allen, Plano, Richardson, Garland, and Rockwall. At year end 2011, it contains approximately 106 million square feet in about 2,699 buildings. It has a vacancy rate of 11.0%, which is 0.8% lower from the same quarter last year. There is positive absorption of 1,091,834 from the previous four quarters. There are four buildings under construction. Andrews Distributing completed a 305,000 sf building that they have occupied as of year end 2011. Traxxas is building a new 90,000 sf campus in McKinney. Quoted rates are on an increase going \$0.60 psf higher to \$6.02 psf from the previous quarter. Landlords continue to be aggressive as they were 18 - 24 months ago. Vacancy rates continue to trend downward leading us to believe that the rental rates are near bottom and will start to rise in the next 18 - 24 months.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
106,129,125 SF	2,699	11.0%





# QUARTER IN REVIEW

## SOUTH STEMMONS INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



AVAILABILITY

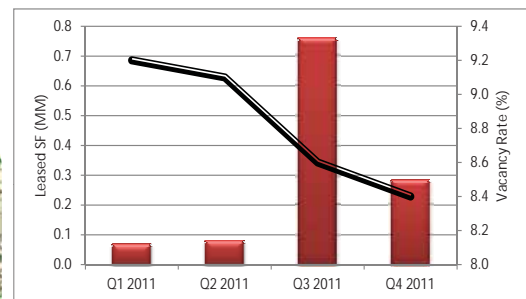
The South Stemmons industrial submarket, stretching from Interstate 635 to downtown Dallas along Interstate 35, consists of 137,535 million square feet. This submarket's year end vacancy fell to 8.4% down from 8.6%, which is the second lowest vacancy rate for all industrial submarkets in the DFW Metroplex. With 283,280 SF absorbed this past quarter, total absorption for South Stemmons was not as impressive as Q3's 759,795 SF.

South Stemmons is made up of smaller spaces with an average tenant size of 30,000 SF. There are only a few newer buildings along I-30 that allow for 250,000 SF plus transactions. It took multiple transactions to consistently reflect positive absorption each quarter for 2011. Starting around the third quarter of 2011, Landlords continue to hold firm on higher renewal rates and fewer concessions, which confirms rates have bottomed out for this area. Overall, the South Stemmons submarket stays well occupied and continues to outperform the majority of the other DFW submarkets.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
136,573,473 SF	4,820	8.4%



## NORTHWEST DALLAS INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



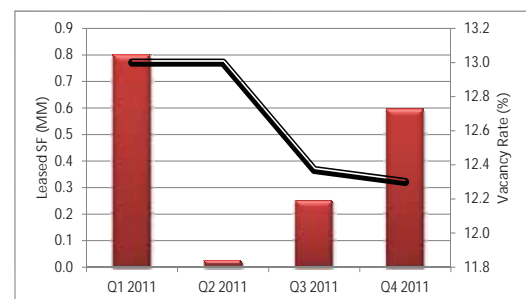
AVAILABILITY

The Northwest Dallas industrial market is comprised of the following submarkets: Valwood/North Stemmons, Addison/Metropolitan, Lewisville and Denton. These submarkets contain 1,913 buildings with a total square footage of 100 million. Vacancy rates are currently at 12.3%, which has seen a 1% gain from 12 months ago. Year-to-date net absorption has been a positive 1,667,173 SF. There are three new buildings to the market adding 383,740 sf, and effective rental rates have continued to trend downwards. This is a result of Landlord's having to offer more competitive economic packages to attract and retain tenants in a submarket that is starting to show its age. Often times tenants are able to relocate into newer, more functional buildings in Coppell/DFW Airport submarkets for a marginal increase. However, we believe with the dramatic absorption and lack of inventory, the market will continue to see positive absorption over the next 18 months.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
100,073,158 SF	1,913	12.3%



## DALLAS / FORT WORTH AIRPORT INDUSTRIAL

### SNAPSHOT



ABSORPTION



VACANCY



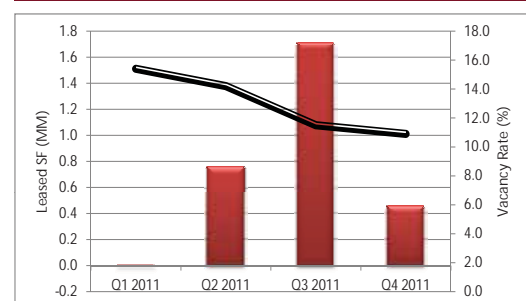
AVAILABILITY

The Dallas/Fort Worth Airport industrial market consists of 64,325,466 square feet in 812 buildings. This submarket includes portions of the cities of Grapevine, Southlake, Coppell and Irving, with industrial projects west, north and east of DFW Airport. The vacancy rate has improved, down from 15.4% year-end 2010 to 10.9% year-end 2011. This improvement is a result of over 2,920,314 square feet of net absorption and a significant uptick of leasing activity. Notable transactions include Uline with 600,000 SF, Kid Kraft with 334,000 SF, SP Richards with 212,000 SF, Caterpillar Logistics with 180,000 SF, Wesco with 112,000 SF to name a few. Rental rates still remain flat to stable, but with increased absorption in the way of new leasing activity you can expect to see landlord concessions and tenant inducements to decline and rental rates to inch upward in 2012.



### SUBMARKET STATISTICS:

Total Industrial SF	Total # Buildings	Vacancy Rate
64,325,466 SF	812	10.9%



# AVAILABLE

## FOR SALE OR LEASE

1632 W. WALNUT HILL LANE, IRVING



26,600 SF office area, good access to all major highways, and excellent drive-up appeal with new adjacent development.

AVAILABLE SF: ± 29,450 SF  
SALE PRICE: \$1,500,000  
LEASE RATE: Negotiable

## FOR LEASE

10701 N STEMMONS FRWY, DALLAS



Great rear-load facility, located in the West Hines North sub-market. This space offers 5 dock high doors and 1 ramped door, 22' clear height and frontage on I-35.

AVAILABLE SF: ± 28,562 SF  
LEASE RATE: \$3.50 NNN  
OPERATING EXPENSES: \$1.32/SF

## FOR LEASE

11281 INDIAN TRAIL



Free-standing building with outside storage; 7,744 sf office area; 18' clear; 4 dock-high and 1 ramp door; situated on 1.37 acres with 37 parking spaces.

AVAILABLE SF: ± 26,152 SF  
LEASE RATE: \$3.00 NNN  
OPERATING EXPENSES: \$1.23/SF

## FOR SALE

1005 N AVENUE, PLANO



Located in the Northeast Dallas/Plano area, with 3 dock high and 1 grade level door, this building is great for an individual user. Property sits on 3.02 acres of land.

SPACE AVAILABLE: 24,559 SF  
SALE PRICE: \$1,890,000

## FOR SALE OR LEASE

1301 E PLANO PARKWAY



With heavy power and heavy parking, this building also offers 100% HVAC, 2,400 SF clean room and great visibility.

AVAILABLE SF: ± 21,000 SF  
SALE PRICE: \$1,250,000  
LEASE RATE: \$6.75 NNN  
OPERATING EXPENSES: \$1.64/SF

## FOR LEASE

2840 GUILDER DRIVE, PLANO



Zoned research/technology, this facility has great drive-up appeal and easy access to I-75 and George Bush Freeway.

AVAILABLE SF: ± 10,500-21,000 SF  
LEASE RATE: \$5.50 NNN  
OPERATING EXPENSES: \$1.95/SF

## FOR LEASE

8080 TRISTAR DRIVE, IRVING



New 10,000 sf white box office area, generous allowance, 100% HVAC, and heavy power. This space, located in the East DFW Airport submarket, has 14 dock high doors and 2 grade level doors.

AVAILABLE SF: ± 20,000 SF  
LEASE RATE: \$7.50 NNN  
OPERATING EXPENSES: \$1.92/SF

## FOR LEASE

3301 E Plano Parkway



End-cap space with excellent frontage on Plano Parkway; close proximity to Hwy 75 and George Bush Turnpike; 2 dock high doors; 1 ramped door; 6,407 sf office area.

AVAILABLE SF: ± 18,094 SF  
LEASE RATE: \$5.00 NNN  
OPERATING EXPENSES: \$1.78/SF

## FOR SALE OR LEASE

2160 PRINCETON DRIVE



12,250 sf building in Princeton, Texas; 600 sf office area; indoor showroom; 6 grade-level doors; fenced outside storage; remodeled in 2011; Owner financing available.

AVAILABLE SF: ± 12,250 SF  
SALE PRICE: \$699,000  
LEASE RATE: \$7.00 Gross

## KEY PROPERTY TAX DATES

APRIL / MAY	Appraisal districts mail valuation notices to tax payers
MAY 31*	Appeal of Valuations
JUNE AND JULY	Appraisal review board hearings
JULY 25	Tax roles are certified by chief appraisers to tax assessors
JULY 31	September declaration due for inventory tax
SEPTEMBER	Taxing jurisdictions set tax rates
OCTOBER	Bills are mailed
JANUARY 31	Bills are due
	*or 30 days after notices are mailed

## LOST IN THE CRACKS

All tilt wall buildings have caulk between the tilt wall panels, which requires periodic replacement. Typically Landlords perform this work and bill the cost back to the Tenant. In the event Landlord fails to re-caulk the tilt wall panels, the building could lose its ability to provide a water tight enclosure, thus causing damage to office space, inventory and other improvements to the building.

It is important to either define the party responsible for maintaining a water tight structure and/or create periodic inspections of the tilt wall panels to ensure the responsible party is performing periodic caulking.

**SALES/LEASE TIP**

# AVAILABLE

## FOR SALE OR LEASE RIDGE LOGISTICS CENTER, DALLAS



A 303.28 acre property located 2.1 miles from I-35E and 3.3 miles from UP Dallas Intermodal yard, with immediate access to the proposed BNSF intermodal yard.

SITES AVAILABLE: 29-303 Acres  
SPACE AVAILABLE: 148,720 SF-1,077,440 SF  
LEASE RATE: Negotiable  
OPERATING EXPENSES: Negotiable

## FOR SALE OR LEASE 1101 EVERMAN PKWY, FORT WORTH



100% HVAC in 21,500 SF office & warehouse area; 20 offices & bull pen, conf. room, medical, security & cafeteria. Fenced lot has 8' chain link and barbed wire top.

AVAILABLE SF: ± 725,709 SF (Divisible)  
SALE PRICE: \$24,674,106 (\$34.00 PSF)  
LEASE RATE: \$2.85 PSF NNN  
OPERATING EXPENSES: \$1.00 PSF

## FOR SALE OR LEASE 1701 TIMBERLAKE DRIVE, ARLINGTON



Ideal for corporate user with large office area and guard shack. New T-5 lighting, "white-boxed", outside storage, potential rail service.

AVAILABLE SF: ± 227,120 SF  
SALE PRICE: NEGOTIABLE  
LEASE RATE: \$2.75 NNN  
OPERATING EXPENSES: TBD

## FOR LEASE 4801 WESTPORT PARKWAY



34,229 sf office area and abundant parking; cross-dock facility; 100% HVAC; 56 dock-high and 2 ramped doors; 32' clear; 130' truck court.

AVAILABLE SF: ± 175,248-400,000 SF  
LEASE RATE: \$3.35 NNN  
OPERATING EXPENSES: \$1.09/SF

## FOR SALE OR LEASE 2115 BELT LINE ROAD



Rail served by DGNO, 2 office areas, 14 dock-high doors expandable to 25, 1 overhead door with ramp, 24' clear. Great Corporate Image!

AVAILABLE SF: ± 240-451-351,214 SF  
SALE PRICE: \$14,399,774  
LEASE RATE: NEGOTIABLE

## FOR LEASE PARKWAY DISTRIBUTION CENTER



Several buildings/spaces available. Rail served by Union Pacific. Front-load, 18'-24' clear, sprinklered, very economical rates.

AVAILABLE SF: ± 27,428-293,727 SF  
LEASE RATE: NEGOTIABLE

## FOR SALE 11333 PAGEMILL, NORTH EAST DALLAS



23' Clear height, large climate-controlled production areas, over 10,000 Amps of power, 4 dock high doors with levelers (additional doors available).

AVAILABLE SF: ± 127,725 SF  
SALE PRICE: \$5,500,000 (\$43.06 PSF)

## FOR LEASE 15124 GRAND RIVER, ARLINGTON



Front- park, rear-load facility, 32' clear, has excellent access to DFW International Airport.

SPACE AVAILABLE: 100,000 SF  
LEASE RATE: Negotiable  
OPERATING EXPENSES: \$1.04/SF

## FOR LEASE 2100 DESIGN ROAD, ARLINGTON



Excellent cross-dock facility with 6,707 SF office area, 30' clear height, 10 dock-high and 1 ramped door. On-site trailer storage.

SPACE AVAILABLE: 99,840 SF  
LEASE RATE: \$3.25 NNN  
OPERATING EXPENSES: \$1.10/SF

Go to [www.lee-associates.com](http://www.lee-associates.com) for complete property listings

## RECENT TRANSACTIONS

### LEASED - 257,715 SF 2007 ROYAL LANE



Lee & Associates completed a lease renewal of 257,715 square feet with Hutton Communications at 2007 Royal Lane. Ken Wesson and Adam Graham represented the Landlord, Cabot Properties

### LEASED 249,600 SF 2100 DESIGN ROAD



Lee & Associates leased 249,600 SF to Faurecia at 2100 Design Road in Arlington. Trey Fricke and Reid Bassinger handled the transaction for the Landlord, Ridge Property Trust.

### LEASED - 229,950 SF 2880 S OAK GROVE ROAD



Lee & Associates negotiated the lease renewal of 2880 S. Oak Grove Road. Trey Fricke and Reid Bassinger represented the lease transaction on behalf of the Petsmart, Inc.



# AVAILABLE

## FOR SALE

### 1420 VINYLEX DRIVE, CARROLLTON



Freestanding building on 5.08 acres; front and side load; 16 dock high doors; 1 ramped door; 1 semi-dock door; sprinklered; rail served; 3 silos; heavy commercial zoning.

SPACE AVAILABLE: **80,000 SF**  
SALE PRICE: **\$2,720,000**

## FOR SUBLEASE

### 9010 N ROYAL LANE, IRVING, TEXAS



69,839 SF end-cap space with 2,518 SF office area; 24' clear height; 10 dock doors and 1 ramped door; sprinklered; heavy parking, 16,000 SF cooler space.

AVAILABLE SF: **± 69,839 SF**  
LEASE RATE: **NEGOTIABLE**  
SUBLEASE THROUGH: **DECEMBER 31, 2015**

## FOR LEASE

### 1701 VANTAGE DRIVE, CARROLLTON



Located in the North Stemmons/Valwood submarket, this space has a clear height of 24', 9 dock high doors, 3 DGNO rail served doors, and is easy access to major thoroughfares.

SPACE AVAILABLE: **57,462 SF**  
LEASE RATE: **\$2.50 NNN**  
OPERATING EXPENSES: **\$1.05/SF**

## FOR SALE OR LEASE

### 2300 RANDOL MILL ROAD



A great location in the Arlington Entertainment District, this facility has a climate controlled showroom with 20' vaulted ceilings, 16 dock-high doors and 1 ramp.

AVAILABLE SF: **± 25,000-50,888 SF**  
SALE PRICE: **NEGOTIABLE**  
LEASE RATE: **\$7.95-\$9.95 NNN**  
OPERATING EXPENSES: **\$2.70/SF**

## FOR LEASE

### 10614 KING WILLIAM DRIVE



133,979 sf front-load distribution building; 40,664 sf available with 3,838 sf office area, 8 dock-high doors, and 20' clear.

AVAILABLE SF: **± 40,664 SF**  
LEASE RATE: **\$4.25 IG**

## FOR LEASE

### 2007 ROYAL LANE, DALLAS



This space is move-in ready, totaling 45,777 sf, 3,900 sf office area, 22' clear, with 8 dock-high doors and 1 ramp. Potential outside storage available; Easy access to I-35 and I-635.

AVAILABLE SF: **± 45,777 SF**  
LEASE RATE: **\$2.75 NNN**  
OPERATING EXPENSES: **\$1.13/SF**

## FOR LEASE

### 8101 TRISTAR DRIVE



137,237 sf building located on 6.48 acres, 24' clear with 110' truck court; fully sprinklered; 8 dock-high doors; heavy power; 4,289 sf office area.

AVAILABLE SF: **± 37,797 SF**  
LEASE RATE: **\$3.25 NNN**  
OPERATING EXPENSES: **\$1.02/SF**

## FOR LEASE

### 10990 PETAL STREET SUITE 900-1000



13,440 sf - 31,902 sf available for lease. Front load facility, 21' clear, easy access to Hwy. 635. Dock-high and ramped loading available at each suite.

AVAILABLE SF: **± 13,440-31,902 SF**  
LEASE RATE: **\$3.00 NNN**  
OPERATING EXPENSES: **\$1.13/SF**

## LAND SITES FOR RESIDENTIAL

### IRON HORSE - NORTH RICHLAND HILLS



Located at Rufe Snow Drive and Mid Cities Boulevard, these three residential land tracts are in close proximity to NRH20, Iron Horse Golf Course and Texas Brahmas Hockey, as well as a wide variety of entertainment and shopping centers.

AVAILABLE SF: **± 75.72 Acres on 3 Tracts**  
SALE PRICE: **Tracts starting at \$2.25 per SF**

Go to [www.lee-associates.com](http://www.lee-associates.com) for complete property listings

## RECENT TRANSACTIONS

### LEASE - 192,290 SF

#### 2525 S. SHILOH ROAD



American Builders & Contractors Supply Co., Inc. leased 192,290 square feet at 2525 S Shiloh Road. Ken Wesson and Adam Graham represented the Landlord, Cobalt Capital Partners, in the transaction.

### LEASED - 108,377 SF

#### 15124 GRAND RIVER



O'Rourke Petroleum leases 108,377 square feet located at 15124 Grand River in Fort Worth. Mark Graybill, Reid Bassinger and Trey Fricke were the Lee & Associates brokers representing the Landlord, Exeter Property Company.

### SOLD - 6.92 Acres (92,880 SF)

#### 11160 DENTON DRIVE



Nathan Denton, Trey Fricke and Reid Bassinger represented the Landlord, RSW Dallas, in the sale of approximately 6.92 acres to Custom Floor Service, Inc.

# YOUR TEAM

**45** LOCATIONS STRONG



Trey Fricke, SIOR  
Principal



Ken Wesson, SIOR  
Principal



Nathan Denton  
Principal



Greg Nelson  
Principal



Conrad Madsen  
Principal



Tom Walrich  
Principal



Mark Graybill, CCIM  
Director



Adam Graham, CCIM  
Director



George Tanghongs  
CCIM, Director



Brian Flaherty  
Director



Reid Bassinger  
Director



Brett Lewis  
Director



Reed Parker  
Associate

## ABOUT LEE & ASSOCIATES

Lee & Associates, founded in 1979, is one of the largest regional commercial real estate providers in the United States.

Since 1979, our seasoned, motivated shareholders and professionals have been offering comprehensive quality service nationally and locally in a proactive manner. We develop customized solutions for all of your real estates needs through our market-to-market knowledge in all property types. Our unique business model and extensive experience has helped us become one of the largest commercial real estate providers in the United States.



### INDUSTRIAL SERVICES

#### Fair Market Value Analysis

- Valuation of Land
- Valuation of Buildings and Other Improvements

#### Building Optimization

- Size Analysis
- Pallet Optimization
- Efficiency Calculation
- Labor Analysis

#### Site Search

- Site Selection Criteria
- Development
- Analysis
- Selection
- Environmental and Wetland Guidance
- Due Diligence
- Acquisition
- Annexation and Zoning

#### Financial Analysis of Alternatives

- Comparing Alternative Proposals
- Purchase vs. Lease Analysis
- Existing Building Search
- Locally
- Nationally
- Internationally

#### Build-To-Suit

- For Lease
- For Sale
- Facility Specification
- Comprehensive Bidding and Design Build Construction
- Expansion Planning
- Future Marketability Analysis

#### Sale-Leaseback

- Institutional Investors
- Private Investors

#### Disposition of Existing Building

- Locally
- Nationally
- Internationally

#### Retrofit-Expansion-Division of Existing Building

- Inspection Services
- Specification Development
- Competitive Bidding of Required Work
- Construction and Improvement Supervision