

Bradford gives small users new options in South Dallas

Dallas-based Bradford Cos. Has wrapped up work on Pinnacle Business Center, a 181,000 square foot project in South Dallas.

It joins other speculative developers at the 900-acre industrial park south of Interstate 30 and Loop 12, including Hillwood, IDI, Panattoni, ProLogis and First Industrial.

Bradford's facility is the first to cater to smaller users, those in the 10,000 square foot to 25,000 square foot range.



Pinnacle Business Center
I-30 & Cockrell Hill Rd • Dallas, Texas • 75211



Al Blaine
Executive Vice President

“There are no other projects in the vicinity that can deliver this type of space,” said Al Blaine, Executive Vice President at Bradford. “The location is five minutes from downtown Dallas and is well positioned to serve the distribution needs of the center city.”

Pinnacle Business Center is Bradford's third small-user development. It will begin work on a fourth -- the 120,000 square foot Carter Park Business Center in Fort Worth -- in the second quarter of 2005.

The others were built in 2002: Westport Business Center, a 240,000 square foot project that's 65% leased, and Parkway Business Center, a 170,000 square foot building that's 50% leased. Kevin Santaularia, President & CEO at Bradford, said he expects both buildings will be sold sometime this fall. “Our small-user program is shaping up nicely,” he said.

Bradford oversees 12.0 million square feet of industrial space in North Texas. Santaularia said it completed 6.0 million square feet in real estate transactions during 2004 -- a company record.



Kevin Santaularia
President/CEO