

FORT WORTH OFFICE

600 Texas Street, #100 Fort Worth, TX 76102

Main Number (817-921-8170)

Karen Simon (817-921-8171)

Nick Talley (817-921-8177)

Brian Scott (817-921-8182)

Erik Blais (817-921-8179)

GSW / FORT WORTH / TARRANT COUNTY INVENTORY**JANUARY 2012**

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GREAT SOUTHWEST OFFICE

2006 N. Highway 360, Grand Prairie, TX 75050

Jim Ferris (972-337-9334)

James Kang (972-337-9335)

Todd Lambeth (972-776-7081)

Jason Miller (972-337-9336)

Brian Pafford (972-389-9002)

Joe Santaularia (214-212-5576)

Kevin Santaularia (972-776-7034)

Michael Spain (972-337-9325)

Address	Street Name	City	Avail. Sq. Ft.	Office Sq. Ft.	DH Doors	GL Doors	Clr Height	Rail	Spk	Availability	Sale	Rental Rate	Expenses	Comments	Contact
GREAT SOUTHWEST - INDUSTRIAL PROPERTIES															
1002	Harrison, #206	Arlington	1,000	270	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1002	Harrison, #204	Arlington	1,400	270	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1008	Harrison, #500	Arlington	1,500	270	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1008	Harrison, #508	Arlington	1,500	270	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.49	Reception, 1 private and restroom	Kang
2100	Great Southwest Parkway, #103	Grand Prairie	1,500	TBD	0	1	14'	No	No	Immediate	N/A	\$5.75	\$2.12	Showable, but needs fresh paint and carpet + repairs	Kang
2100	Great Southwest Parkway, #107	Grand Prairie	1,500	TBD	0	1	14'	No	No	Immediate	N/A	\$5.75	\$2.12	Showable, but needs fresh paint and carpet + repairs	Kang
2100	Great Southwest Parkway, #203	Grand Prairie	1,500	TBD	0	1	14'	No	No	Immediate	N/A	\$5.75	\$2.12	Showable, but needs fresh paint and carpet + repairs	Kang
2100	Great Southwest Parkway, #506	Grand Prairie	1,500	TBD	0	1	14'	No	No	Immediate	N/A	\$5.75	\$2.12	Clean Space	Kang
1000	Post & Paddock, #305	Grand Prairie	1,625	0		1	14-16'	No	No	Immediate	N/A	\$5.50	Gross	100% Office	Lambeth/ J. Santaularia
1000	Post & Paddock, #306	Grand Prairie	1,625	1,200	0	1	14-16'	No	No	Immediate	N/A	\$5.50	Gross	Building 3	Lambeth/ J. Santaularia
1000	Post & Paddock, #410	Grand Prairie	1,625	120	0	1	14-16'	No	No	Immediate	N/A	\$5.25	Gross	Building 4	Lambeth/ J. Santaularia
1006	Harrison, #414	Grand Prairie	1,650	270	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1006	Harrison, #416	Grand Prairie	1,650	270	0	1	14-16'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang

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1004	Harrison, #308	Arlington	1,000	270	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1004	Harrison, #310	Arlington	2,000	270	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1002	Harrison, #312	Arlington	2,000	270	1	2	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1006	Harrison, #420	Arlington	2,025	270	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
1006	Harrison, #402	Arlington	2,025	275	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Reception, 1 private and restroom	Kang
605	E. Palace Pakrway, #A3	Grand Prairie	2,070	TBD	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Frontage space	
309	N. Beltline Road, #115	Grand Prairie	2,125	500	1	1	16'	No	No	Immediate	N/A	\$4.50	\$1.75	Cross Dock	Kang
260	Beltline, #282	Grand Prairie	2,125	1,000	1	1	16'	No	No	Immediate	N/A	\$4.25	\$1.75	Cross Dock	Kang
605	E. Palace Parkway, A-6	Grand Prairie	2,340	TBD	1	0	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Faces frontage road	Kang
605	E. Palace Parkway, #D-1	Grand Prairie	2,340	TBD	1	0	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Fresh paint and carpet	Kang
605	E. Palace Pakrway, #D-6	Grand Prairie	2,340	TBD	0	1	14'	No	No	Immediate	N/A	\$4.25	\$0.85	Corner space	Kang
2125	W. Pioneer Parkway, #C-5	Grand Prairie	2,500	125	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Great accessibility - Close to I-161	Kang
2125	W. Pioneer Parkway, #E-4	Grand Prairie	2,500	125	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Great accessibility - Close to I-161	Kang
2125	W. Pioneer Parkway, #C-6	Grand Prairie	2,500	125	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Cross-docked; easy access to Highway 183, 161 and Interstate 30	Kang
2125	W. Pioneer Parkway, #E-1	Grand Prairie	2,500	125	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Cross-docked; easy access to Highway 183, 161 and Interstate 30	Kang

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320	Beltline, #116	Irving	2,500	TBD	1	1	16'	No	No	Immediate	N/A	\$4.50	\$1.75	Office/Warehouse	Kang
605	E. Palace Parkway, A-4	Grand Prairie	2,970	500	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Middle unit	Kang
2100	Great Southwest Parkway, #507-508	Grand Prairie	3,000	500	0	1	14'	No	No	Immediate	N/A	\$5.75	\$2.12	Showable	Kang
2601	Aero Drive	Grand Prairie	3,060	TBD	1	0	14'	No	No	Immediate	N/A	\$4.50	\$1.75	Faces Aero Drive	Kang
2633	Aero Drive	Grand Prairie	3,060	TBD	1	0	14'	No	No	Immediate	N/A	\$4.50	\$1.75	Small office	Kang
1000	Post & Paddock, #308	Grand Prairie	3,250	1,200	0	1	14-16'	No	No	Immediate	N/A	\$5.50	Gross	Building 3	Lambeth/ J. Santaularia
1000	Post & Paddock, #412	Grand Prairie	3,250	120	0	2	14-16'	No	No	Immediate	N/A	\$5.00	Gross	Building 4	Lambeth/ J. Santaularia
2657	Aero Drive	Grand Prairie	3,330	TBD	1	0	14'	No	No	Immediate	N/A	\$4.50	\$1.75	Small office	Kang
2661	Aero Drive	Grand Prairie	3,330	TBD	1	0	14'	No	No	Immediate	N/A	\$4.50	\$1.75	Small office	Kang
605	E. Palace Parkway, C-6	Grand Prairie	3,450	1,700	1	0	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Close to I-30; nice office build out; easy access to I-30	Kang
605	E. Palace Parkway, C-3	Grand Prairie	3,600	TBD	1	0	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Has kitchen with 1 private office	Kang
2614	Aero Drive	Grand Prairie	3,600	TBD	1	0	14'	No	No	Immediate	N/A	\$4.50	\$1.75	Frontage view	Kang
605	E. Palace Parkway, A-5	Grand Prairie	3,690	TBD	1	0	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Faces frontage road	Kang
1000	Harrison Avenue, #400-422	Arlington	4,050	TBD	0	1	14'	No	No	Immediate	N/A	\$4.50	\$1.49	Large space.	Kang
260	Beltline, #272	Grand Prairie	4,250		2	2	16'	No	No	Immediate	N/A	\$4.25	\$1.75	Cross-docked; easy access to Highway 183, 161 and Interstate 30	Kang

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605	E. Palace Parkway, D-3	Grand Prairie	4,320	500	0	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Reception with restroom	Kang
2550	114th Street, #105	Grand Prairie	4,388	2,000	0	1	18'	No	No	Immediate	N/A	\$5.25	\$1.08	Double row parking in front.	Spain/Ferris
2214	Paddock Way	Grand Prairie	4,436	4,436	0	1	14'	No	No	Immediate	N/A	Call for Pricing	\$2.08	Great image; End cap suite with windows on two sides; immediate access to Highway 360	Spain/Ferris
2345	Fort Worth Street	Grand Prairie	4,500	750	1	1	15'	No	No	Immediate	\$50.00/s.f	\$4.50	Gross	Freestanding building with fenced and paved yard	Kang/Ferris
2100	Great Southwest Parkway, #501-503	Grand Prairie	4,500	500	0	1	14'	No	No	Immediate	N/A	\$5.75	\$2.12	Showable	Kang
1000	Post & Paddock, #303-304	Grand Prairie	4,875	1,200	0	2	14-16'	No	No	Immediate	N/A	\$5.25	Gross	Building 3	Lambeth/ J. Santaularia
1000	Post & Paddock, #309-310	Grand Prairie	4,875	1,200	0	1	14'	No	No	Immediate	N/A	\$5.50	Gross	Building 3	Lambeth/ J. Santaularia
605	E. Palace Parkway, C-1	Grand Prairie	4,950	3,000	1	1	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Clean space; heavy office; close to I-30	Kang
3442	Dalworth	Arlington	5,000	1,469	1	0	17'	No	No	Immediate	N/A	\$4.25	Gross	End cap space	Pafford/Miller
3438	Dalworth	Arlington	5,000	2,500	1	0	17'	No	No	Immediate	N/A	\$4.25	Gross	Functional space	Pafford/Miller
2004	N. Highway 360	Grand Prairie	5,054	0	1	0	18'	No	No	Feb. 1, 2012	N/A	\$6.50	\$1.88	BTS Office	Spain/Ferris
1475	Avenue S	Grand Prairie	5,737	1,079	2	0	17'	No	No	Immediate	N/A	Call for Pricing	\$1.59	Rear load	Ferris/Spain
2609-2613	Aero Drive	Grand Prairie	6,300	750	0	2	14'	No	No	Immediate	N/A	\$4.50	\$1.65	Frontage space	Kang
2550	114th Street, #150	Grand Prairie	7,348	1,500	1	1	18'	No	No	May 2012	N/A	\$5.25	\$1.08	Rear load design. Double row parking in front. Contact us for 2012 availability and pricing	Ferris/Spain

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2650	Aero Drive	Grand Prairie	7,740	BTS	0	2	14'	No	No	Immediate	N/A	\$4.50	\$1.65	Large warehouse	Kang
605	E. Palace Parkway, C-4 / C-5	Grand Prairie	7,800	6,000	1	0	14'	No	No	Immediate	N/A	\$4.25	\$1.85	Excellent space for back office type use	Kang
1515	Avenue S, #203	Grand Prairie	7,938	2,669	2	1 RMP	17'	No	No	July 2012	N/A	\$5.00	\$1.56	2,669 s.f. office plus 4,135 s.f. open production area	Ferris/Spain
2214	Paddock Way, #500	Grand Prairie	8,386	6,405	0	1	16'	No	No	Immediate	N/A	Call for Pricing	\$2.08	Great Image	Ferris/Spain
2909	Avenue E	Arlington	10,000	10,000	0	1	12'	No	Yes	Leased	\$42.50/s.f.	Leased	Leased	Investment opportunity for 10,000 s.f. building on 1.33 acres. 6/1,000 parking ratio; 10.7% cap rate on current income; Rent increases in 2014; call for details	Ferris/Spain
1515	Avenue S, #200	Grand Prairie	10,434	2,131	3	1 RMP	17'	No	No	Aug. 2012	N/A	\$4.45	\$1.56	End cap space; 5 private offices with exterior windows	Ferris/Spain
2505	Dalworth	Grand Prairie	10,780	900	1	1 RMP	17'	No	No	Immediate	N/A	\$3.75	Gross	Front park, front load configuration	Pafford/Miller
2507	Dalworth	Grand Prairie	10,780	1,046	3	1	17'	No	No	Immediate	N/A	\$3.75	Gross	Front load	Pafford/Miller
2450	114th Street, #270	Grand Prairie	12,800	400	2	0	24'	Yes	No	Immediate	N/A	\$3.00	\$1.08	Up to 32,000 s.f. available	Ferris/Spain
1515	Avenue S, #206	Grand Prairie	13,313	1,317	3	1 RMP	17'	No	No	April 2012	N/A	\$3.50	\$1.56	Great image in Upper GSW. Front park / rear load design; contact us for future availability and pricing	Ferris/Spain
3101	Pinewood	Arlington	14,280	0	1	1	22'	Yes	Yes	Immediate	N/A	\$2.99	Gross	Dead Storage	Pafford/Miller
637	107th Street	Arlington	15,000	4,322	1	1 RMP	14'	No	No	Immediate	\$49.00	\$5.50	Gross	Single tenant building; front park - rear load design	Spain/Talley
726	Avenue R	Grand Prairie	15,820	1,410	1	1 RMP	20'	No	No	Immediate	N/A	\$3.75	Gross	1 block east of Hwy. 360; ample parking	Pafford/Miller
609	Avenue R	Grand Prairie	18,543	875	7	0	18'	No	No	Immediate	N/A	Call for Pricing	\$1.14	New spec office; front loadr with dense dock coverage	Ferris/Spain

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2450	114th Street	Grand Prairie	19,200	1,700	3	1 RMP	24'	No	Yes	Immediate	N/A	\$2.75	\$1.08	Expandable to 32,000 s.f.	Ferris/Spain
2214	Paddock Way, #200	Grand Prairie	20,625	17,000	0	5	16'	No	No	Immediate	Yes	Call for Pricing	\$2.08	3,625 s.f. climate controlled storage; will consider dividing	Ferris/Spain
2505-2507	Dalworth	Grand Prairie	21,560	1,950	4	2	17'	No	No	Immediate	N/A	\$3.50	Gross	Front load	Pafford/Miller
2320	Michigan Court	Arlington	22,900	7,320	2	1 RMP	16'	No	Yes	Immediate	\$1,100,000	\$5.25	Net	\$10,019.00/Month (\$5.25/s.f.)	Simon/Talley
2430-2434	January Lane	Grand Prairie	25,050	3,700	3	1 RMP	12'	No	No	Immediate	\$650,000	N/A	N/A	For Sale (\$650,000) - Investor or User Multi Tenant Building	Pafford
2905	Avenue E	Arlington	29,957	12,000	1	1	14'	No	Yes	Dec. 2012	\$25.87	\$4.00	Gross	Great value option for user or investor. 29,957 s.f. building on 2.4 acres; 85 parking spaces. Add'l contiguous land also available.	Ferris/Spain
1460	Avenue S	Grand Prairie	30,000	BTS	Yes	0	24'	No	ESFR	Immediate	N/A	Call for Pricing	N/A	Planned construction	Ferris/Spain
925	111th Street	Arlington	36,000	5,900	3	0	18'	No	Yes	Immediate	\$34.72	N/A	N/A	Heavy Power; Fenced Parking	Spain / J. Santaularia
2800	112th Street, #300	Grand Prairie	40,243	5,072	5	1 RMP	26'	No	Yes	Oct. 2012	N/A	\$3.25	\$1.25	Climate controlled warehouse with insulated roof. Heavy power. Up to 6 dock doors with levelers available	Ferris/Spain
3101	Pinewood	Arlington	42,808	11,010	6	1 RMP	22'	No	Yes	Immediate	N/A	\$2.00	Gross	End cap space; can expand to 57,130 s.f. or 99,938 s.f.	Pafford/Miller
3021	Pinewood	Arlington	42,850	5,512	5	1 RMP	22'	No	Yes	Immediate	N/A	\$2.00	Gross	End cap space; can expand to 57,130 s.f.	Pafford/Miller
2700	112th Street, #200	Grand Prairie	49,985	2,844	7	1 RMP	28'	No	Yes	Feb. 12, 2012	N/A	\$2.85	\$1.25	120' truck court; double row parking	Spain/Ferris
2910	Avenue F	Arlington	52,032	3,132	3	1 RMP	13'	No	Yes	Immediate	N/A	Call for Pricing	N/A	Expandable to 188,000 s.f.; abundant parking / trailer parking	Spain/Ferris
2910	Avenue F	Arlington	52,364	52,364	0	1	13'	No	Yes	Immediate	N/A	Call for Pricing	N/A	Expandable to 188,000 s.f.; abundant parking / trailer parking	Spain/Ferris

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2890	112th Street	Grand Prairie	54,747	7,338	10	2 RMPS	24'	No	Yes	Immediate	N/A	\$3.00	\$1.25	Freestanding Building on 2.73 acres +/- 12,000 s.f. of fenced loading/parking/storage; Divisible to 18,248 s.f. Available for sublease through 4/30/13. Direct lease possible.	Ferris/Spain
3021-3101	Pinewood	Arlington	57,130	5,512	6	2	22'	No	Yes	Immediate	N/A	\$2.00	Gross	End-Cap Space	Pafford/Miller
1460	Avenue S	Grand Prairie	60,000	BTS	Yes	0	24'	No	ESFR	Immediate	N/A	Call for Pricing	N/A	Planned construction	Ferris/Spain
2910	Avenue F, Suite 3	Arlington	84,182	10,000	2	1	14'	No	Yes	Oct. 2012	Call for Pricing	Call for Pricing	Call for Pricing	Value option for climate controlled back office / production space. Abundant parking available; Expansion capability up to 188,000 s.f. Located in the south-east quadrant of I-30 and SH-360.	Spain/Ferris
1460	Avenue S	Grand Prairie	90,000	BTS	Yes	0	16'-24'	No	ESFR	Immediate	Yes	Call for Pricing	Call for Pricing	Planned construction; 30,000 - 90,000 s.f. available; For sale, lease or BTS	Ferris/Spain
3021-3101	Pinewood	Arlington	99,938	16,169	12	3 RMP	22'	No	Yes	Immediate	N/A	\$2.00	Gross	Freestanding Building	Pafford/Miller
2910	Avenue F	Arlington	104,396	52,032	3	0	13'	No	Yes	Immediate	N/A	Call for Pricing	N/A	New listing; aggressive rental rates	Spain/Ferris
4200	Buckingham Road	Fort Worth	146,520	137,520	4	0	20'	No	Yes	Immediate	Yes	\$7.00	\$2.00	Call center with furniture available; divisible 30,000 s.f.	Spain/ Ferris
1029-1035	Post & Paddock	Grand Prairie	425,000	BTS	58	0	32'	No	ESFR	June 2012	N/A	\$3.35	TBD	Planned construction, divisible to 85,000 s.f.	Spain / K. Santaulaira

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Erik Blais (817-921-8179)

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2006 N. Highway 360, Grand Prairie, TX 75050

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Jason Miller (972-337-9336)

Brian Pafford (972-389-9002)

Joe Santaularia (214-212-5576)

Kevin Santaularia (972-776-7034)

Michael Spain (972-337-9325)

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IRVING/LAS COLINAS INDUSTRIAL PROPERTIES															
320	S. Beltline Road, #101	Irving	1,250	250	1	0	14'	No	ESFR	Immediate	N/A	\$4.50	\$1.77	Corner space	Lambeth/ J. Santaularia
350	S. Beltline Road, #104	Irving	1,250	250	1	0	14'	No	ESFR	Immediate	N/A	\$4.50	\$1.77	Corner space	Lambeth/ J. Santaularia
3244-A	Skyway Circle North	Irving	2,333	2,333	0	0	14'	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
3242	Skyway Circle North	Irving	2,660	2,660	0	0	14'	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
309	S. Beltline Road, #129	Irving	3,500	1,200	0	2	N/A	No	No	Immediate	N/A	\$4.25	\$1.77	Easy access to SH 183 and I-30.	Kang
260	S. Beltline Road, #288	Irving	4,250	N/A	2	2	16'	No	No	Immediate	N/A	\$4.25	\$1.77	Available immediately; faces frontage	Kang
3242-3244A	Skyway Circle North	Irving	4,993	4,993	0	0	14'	No	No	Immediate	N/A	\$9.00	Gross	Las Colinas location / Conveniently located near DFW Airport	Pafford/Miller
2916	Story Road West	Irving	5,625	2,800	0	2	14'	No	No	Immediate	\$550,000	\$9.00	Gross	Freestanding building / Las Colinas location / Conveniently located to DFW Airport	Pafford/Miller
D/FW AIRPORT INDUSTRIAL PROPERTIES															
1240	Texan Trail	Grapevine	6,837	2,000	6	1 RMP	18'	No	No	Immediate	N/A	\$6.50	Gross	Multi-tenant; off of Highway 114	Simon/Talley
1200	Texan Trail	Grapevine	16,200	3,257	13	3	18'	No	No	Immediate	N/A	\$6.00	Gross	Multi-tenant; off of Highway 114; End Cap Space	Simon/Talley
1900	Enchanted	Grapevine	26,485	BTS	0	0	N/A	N/A	Yes	Immediate	\$2,622,000	N/A	N/A	User or Investment Sale; 2 story office building; built 2010	Lambeth / J. Santaularia
2611	Regent	Irving	45,000	BTS	9	0	30'	No	ESFR	Immediate	N/A	\$2.95	\$1.25	Office build-to-suit; abundant trailer parking	Lambeth/ J. Santaularia
2611	Regent	Irving	48,000	BTS	10	0	30'	No	ESFR	Immediate	N/A	\$2.95	\$1.25	Office build-to-suit; abundant trailer parking	Lambeth/ J. Santaularia

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2611	Regent	Irving	65,000	BTS	14	0	30'	No	ESFR	Immediate	N/A	\$2.95	\$1.25	Office build-to-suit; abundant trailer parking	Lambeth/ J. Santaularia
2611	Regent	Irving	93,000	BTS	21	0	30'	No	ESFR	Immediate	N/A	\$2.95	\$1.25	Office build-to-suit; abundant trailer parking	Lambeth/ J. Santaularia
2611	Regent	Irving	158,000	BTS	30	0	30'	No	ESFR	Immediate	N/A	\$2.95	\$1.25	Office build-to-suit; abundant trailer parking	Lambeth/ J. Santaularia

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MID-CITIES INDUSTRIAL PROPERTIES															
1501	Central Park	Hurst	5,000	2,000	1	0	12'	No	No	Immediate	N/A	\$5.00	Gross	Easy access to I-121 and Loop 820	Lambeth
1900	L. Don Dodsen Drive	Bedford	15,000	BTS	6	0	9'	No	Yes	Immediate	N/A	\$7.00	N/A	A/C Production/Storage; Divisible	Spain
1500	Heritage Parkway	Mansfield	22,811	3,000	3	3	18-20'	No	No	Immediate	\$1,600,000	\$4.75	Gross	Free standing building on 6 acres	Scott / Talley
CARROLLTON INDUSTRIAL PROPERTIES															
2009	McKenzie Drive, #130	Carrollton	8,634	6,800	2			No	No	Immediate	N/A	\$5.00	\$1.86	Mezzanine Office; Sublease thru 5-31-12; minutes from DFW Airport; 2-story executive office	J. Santaularia
FORT WORTH INDUSTRIAL PROPERTIES															
4213	Clay Avenue	Haltom City	7,348	3,000	0	4	14'	No	No	Immediate	\$385,000	\$5.00	Gross	Free standing; 100% concrete & fenced	Lambeth
8912	Oak Grove Road, #C	Fort Worth	7,050	6,000	1	0	18'	No	No	Immediate	N/A	\$6.00	Gross	Office includes +/- 1,000 s.f. of A/C production space. Space may be configured to 50% office and 50% warehouse. Sublease term expires 12/2015	Talley/Ferris
8912	Oak Grove Road, #A	Fort Worth	8,100	4,200	2	0	18'	No	No	Immediate	N/A	\$6.00	Gross	7,050 - 24,650 s.f. climate controlled space available	Talley/Ferris
8912	Oak Grove Road, #B	Fort Worth	9,500	6,800	2	0	18'	No	No	Immediate	N/A	\$6.00	Gross	Office includes +- 2000 s.f. of A/C production space. Space may be configured to 50% office and 50% warehouse. Sublease term expires 12/2015	Talley/Ferris
355	North Beach	Fort Worth	10,000	1,200	2	0	20'	No	No	Immediate	N/A	\$3.75	Gross		Simon/Talley
10395	Alta Vista	Keller	12,635	2,205	0	3	14'-18'	No	Yes	Immediate	N/A	\$5.70	Gross	Zoning - Light Industrial	Scott

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361	Beach Street	Fort Worth	14,926	2,000	2	0	20'	No	Yes	Immediate	N/A	\$3.50	Gross	End Cap Space	Talley/Simon
	Clay Street	Fort Worth	19,800			Yes		No		Immediate	N/A	\$5,200/Month	Gross	2 Industrial buildings of 9,900 s.f. each; outside fenced storage	Simon/Talley
5718	Airport Freeway	Fort Worth	56,666	24,000	2	0		No	No	Immediate	\$60.00/s.f.	N/A	N/A	Freestanding building with Highway 121 frontage; \$3,399,960	Talley
8912	Oak Grove Road, #8912	Fort Worth	24,650	17,000	5	0	18'	No	No	Immediate	N/A	\$6.00	Gross	Divisible to 7,050 s.f.; space may be configured to 50%-70% office and A/C warehouse	Talley/Ferris
800	S. Blue Mound Road	Fort Worth	24,000	5,000	4	1 RMP	13'	No	Yes	30 Days		\$5.75	Gross	Newly renovated offices	Lambeth
4801	Esco	Fort Worth	83,900	7,056	6	2	23'	No	Yes	Immediate	\$50.00/s.f.	\$4.00		Free standing buildings on 12.3 acres	Talley
1520	Everman Parkway	Fort Worth	53,652	9,000	2	2	14'	No	No	60 Days	\$32.62/s.f.	N/A		Purchase Price \$1,750,000; 5.03 acres; 90% A/C	Scott/Simon

PINNACLE PARK/REDBIRD INDUSTRIAL PROPERTIES

4305	Pinnacle Point Drive, #303	Dallas	6,600	BTS	3	0	24'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	New development; generous TI package	Pafford/Miller
1444	Cockrell Hill Road, #102	Dallas	10,830	8,000	2	1	24'	No	Yes	Immediate	N/A	Call for Pricing	\$1.68	Showroom space	Pafford/Miller
4310	Adler Drive #204	Dallas	12,041	BTS	4	0	28'	No	Yes	Immediate	N/A	\$3.50 N	\$1.56	Restaurants & Amenities Close By	Pafford/Miller
4310	Adler Drive #304	Dallas	13,200	986	4	1	24'	No	Yes	Immediate	N/A	\$4.25 N	\$1.68	End Cap Space	Pafford/Miller
1707	Falcon Drive, #106	DeSoto	13,977	2,645	3	0	22'	No	No	Immediate	N/A	\$2.50	\$0.94	End Cap Space	Spain/Pafford
1707	Falcon Drive, #101	DeSoto	23,834	2,500	3	1	22'	No	No	Immediate	N/A	\$2.50	\$0.94	End Cap Space	Spain/Pafford
1444	Cockrell Hill Road, #106	Dallas	24,545	BTS	11	2	24'	No	Yes	Immediate	N/A	\$3.50 N	\$1.68	Restaurants & Amenities Close By	Pafford/Miller
4305	Pinnacle Point Drive, #302 & 303	Dallas	19,800	BTS	10	0	24'	No	Yes	Immediate	N/A	\$3.50 N	\$1.68	Restaurants & Amenities Close By	Pafford/Miller
4305	Pinnacle Point Drive, #302-304	Dallas	33,000	986	14	1	24'	No	Yes	Immediate	N/A	\$3.75 N	\$1.68	Free standing building	Pafford/Miller
4646	Bronze Way	Dallas	85,802	9,500	7	1	17-20'	No	Yes	Immediate	\$25.00/s.f.	\$0.50	\$0.90	Free standing building; with fenced outside storage	Spain/Pafford

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OFFICE BUILDINGS AVAILABLE

ARLINGTON OFFICE PROPERTIES

OFFICES AT BROOKHOLLOW																
1701	E Lamar Blvd	Arlington	Suite 175	1,142						Immediate	Lease	\$16.50	+ Electricity		Simon/Scott	
			Suite 155	1,630						Immediate	Lease	\$16.50	+ Electricity		Simon/Scott	
			Suite 175A	2,551							Immediate	Lease	\$16.50	+ Electricity		Simon/Scott
			Suite 290	8,065							Immediate	Lease	\$16.50	+ Electricity		Simon/Scott
2200 SMITH BARRY ROAD																
2200	Smith Barry Road	Pantego	150	3,636						Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang	
		(Arlington)	203	187						Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang	
			206	846						Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang	
			205	557						Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang	
			209	405						Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang	
			213	393						Immediate	Lease	\$11.00	Full Service	Non sprinklered - short term leases available	Kang	
CORPORATE CENTER II																
2229	Avenue J	Arlington		1,521						Immediate	Lease	\$14.50	Full Service + Electricity	Class B office building; 10 minutes from DFW Airport; close to restaurants, hotels and bacnks near entertainment district; immediate access to I-30 and SH-360	Simon / Scott	

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OAKHOLLOW WEST															
2301	Avenue J	Arlington		19,821						Immediate	Lease/ Sale	\$14.00 / \$850,000	Full Service	Fully sprinklered; heavy power; divisible	Scott/Simon
FORT WORTH OFFICE PROPERTIES															
CENTERPORT ONE															
4200	Buckingham Road	Fort Worth	146,250	137,520	4	0	20'	No	Yes	Immediate	\$51.19/s.f	\$7.00		Call center with furniture available. Phased occupancy from 30,000 s.f.	Spain/ Ferris
TEXAS STREET															
600	Texas Street	Fort Worth	203	3,464						Immediate	Lease	\$17.00	+ Electricity	Easy access to I-30; divisible	Simon
TAYLOR STREET															
830	Taylor Street	Fort Worth	11,585	11,585						60 Days	\$1,200,000			Beautifully finished in downtown Fort Worth Office Building	Simon/Scott
GRAND PRAIRIE OFFICE PROPERTIES															
ONE PADDOCK PLACE															
2214	Paddock Way, #200	Grand Prairie	20,625	20,625						Immediate		Call for Pricing	\$2.42	Divisible	Ferris/Spain
2214	Paddock Way, #1100	Grand Prairie	4,436	4,436						Immediate	N/A	Call for Pricing	\$2.42	Excellent image project	Ferris/Spain

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1000 POST & PADDOCK															
1000	Post & Paddock, #200	Grand Prairie	1,089	1,089						Immediate		\$11.00	Gross		Lambeth/ J. Santaularia
1000	Post & Paddock, #103	Grand Prairie	2,184	2,184						Immediate		\$10.50	Gross		Lambeth/ J. Santaularia
1000	Post & Paddock, #203	Grand Prairie	2,784	2,784						Immediate		\$9.00	Gross		Lambeth/ J. Santaularia
PREMIER BUSINESS CENTER I															
3100- 3150	Premier Drive	Irving	Suite 200	4,695	0	1	14'	No	No	Immediate	Sale	\$8.50 G	+ Electricity	Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 232	5,566	0	1	14'	No	No	Immediate	Sale	\$8.50 G	+ Electricity	Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 206	8,659	0	1	14'	No	No	Immediate	Sale	\$8.50 G	+ Electricity	Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 226	9,229	0	1	14'	No	No	Immediate	Sale	\$8.50 G	+ Electricity	Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 128	11,572	0	1	14'	No	No	Immediate	Sale	\$8.50 G	+ Electricity	Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 204	19,745	19745	1	14	No	No	Immediate	Sale	\$8.50 G	+ Electricity	Las Colinas location / Conveniently located near DFW Airport	Miller/Kang
			Suite 204	45,000	45000	5	14'	No	No	Immediate	Sale	\$8.50 G	+ Electricity	Las Colinas location / Conveniently located near DFW Airport	Miller/Kang

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LAND FOR SALE															
2805	Post & Paddock	Grand Prairie	1.93 Acres									\$4.75/s.f.		Zoned light industrial; outstanding location near retail, office and multi-family; visibility on Highway 360; near Entertainment District; easy access to I-30, SH360 & Sh 183; traffic count for SH 360 is 150,890 vehicles daily	Spain / J. Santaularia
1800	North I-35 East	Carrollton	2.02 Acres									Call for Pricing		Frontage along I-35 East	Miller
	January Lane & Duncan Perry	Grand Prairie	2.5 Acres									\$3.50/s.f.		Zoned light industrial	Spain
2847	Anderson Gibson	Grapevine	2.5 Acres									\$8.00/s.f.		Next to Grapevine Mills Mall	Simon/Scott
	Matlock & Eden	Arlington	2.3 Acres									\$4.00- \$6.00/s.f.		Retail and Office pad sites; divisible to 1 acre	Scott
8401, 8409, 8411	Clifford	White Settlement	3.04 Acres									\$250,000		3 commercial lots + 6 town home lots	Simon/Scott
1460	Avenue S	Grand Prairie	4.28 Acres									\$3.50/s.f.		Zoned Light Industrial; GSW Industrial park; Triple Freeport; BTS Available; located just north of Carrier Parkway; 565' frontage on Avenue S	Spain/Ferris
	Davis & Mockingbird	North Richland Hills	4.82 Acres									\$5.00/s.f.		Excellent retail / office site	Simon/Scott
	I-20 East of S. Hampton	Dallas	5 Acres									\$6.50/s.f.			Simon
39490	LBJ Freeway	Dallas	5 Acres									\$6.50/s.f.			Scott / Simon

FORT WORTH OFFICE

600 Texas Street, #100 Fort Worth, TX 76102

Main Number (817-921-8170)

Karen Simon (817-921-8171)

Nick Talley (817-921-8177)

Brian Scott (817-921-8182)

Erik Blais (817-921-8179)

GSW / FORT WORTH / TARRANT COUNTY INVENTORY**JANUARY 2012**

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GREAT SOUTHWEST OFFICE

2006 N. Highway 360, Grand Prairie, TX 75050

Jim Ferris (972-337-9334)

James Kang (972-337-9335)

Todd Lambeth (972-776-7081)

Jason Miller (972-337-9336)

Brian Pafford (972-389-9002)

Joe Santaularia (214-212-5576)

Kevin Santaularia (972-776-7034)

Michael Spain (972-337-9325)

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6799	Vistaview	Fort Worth	5.34 Acres								\$6.00/s.f.			Zoned E-Commercial	K Santaularia / Simon
	Thompson Road	Keller	5.5 Acres								\$2.00/s.f.			\$479,160	Simon/Talley
	Cockrell Hill & US 67	Duncanville	5.52 Acres								\$4.00/s.f.			Zones LR	Scott
313	N. Great Southwest Parkway	Arlington	5.89 Acres								\$3.50/s.f.			Zoned IM, 363' of frontage on GSW Pkwy.; BTS available; located just north of Division Street (Highway 80).	Spain/Ferris
2100	W. Pleasant Ridge	Arlington	6.42 Acres								\$1,089,000			Zoned Office	Simon/Scott
3625	Thompson Road	Keller	6.6 Acres								\$653,400			3,000 s.f. home, shop, barn, apartment	Simon/Talley
	I-20 West of New York Avenue	Arlington	6.8 Acres								\$8.00/s.f.			Zoned BP-IM; allows new car sales	Scott
5722	Airport Freeway	Fort Worth	6.93 Acres								\$4.50/s.f.			Over 200 feet of frontage on 121 and Airport Freeway	Talley
1319	Minters Chapel	Grapevine	9.42 Acres								\$5.00/s.f.			Great location right off of Highway 114; 1/2 mile from D/FW Airport - UNDER CONTRACT	Lambeth / J. Santaularia
	Cantrell Sampson	Haltom City	27.031 Acres								\$1.50/s.f.				Simon/Talley

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OTHER BUILDINGS FOR SALE															
2916	Story Road West	Irving	5,625	2,800	0	2	14'	No	No	30 days	\$557,000	N/A		Freestanding building; Las Colinas location; Conveniently located to DFW Airport	Pafford / Miller
2345	Fort Worth Street	Grand Prairie	4,500	2,000	1	1 RMP	15'	No	No	Immediate	\$225,000	N/A	N/A	Freestanding building with outside storage	Ferris / Kang
4809	Brentwood Stair	Fort Worth	8,060							Immediate	\$400,000	N/A	N/A	48% leased; nicely finished	Simon / Scott
5001	Brentwood Stair	Fort Worth	8,060							Immediate	\$350,000	N/A	N/A	Vacant, bank owner	Simon / Scott
2556 & 2564	Fabens Road	Dallas	20,419	2,500	0	11	16'	No	No	Immediate	\$600,000	N/A	N/A	Bank Owned	Simon/Scott
2430-2434	January Lane	Grand Prairie	25,050	3,700	3/1 RMP	0	12'	No	No	30 Days	\$650,000	N/A	N/A	Sale Price \$650,000 Can be demised 10K - 10K - 5K s.f. Owner will leaseback or vacate	Pafford
1900	Enchanted	Grapevine	26,485	BTS	0	0	N/A	N/A	Yes	Immediate	\$2,622,000	N/A	N/A	User or Investment Sale; 2 story office building; built 2010	Lambeth / J. Santaularia
8821	Forum Way	Fort Worth	45,000		6 / 2 with levellers	1 RMP	16'-18'	No	No	Immediate	\$1,815,200	N/A	N/A	Investment Property; rear load facility; Building depth 100' easy access to I-35 & I-20	Santaulatia / Lambeth
4325	Murray Avenue	Fort Worth	55,985								\$1,679,550	N/A	N/A	Investment Property	Simon/Talley
4910	Rondo Drive	Fort Worth	58,240	Yes	6	4 Ramps	18'	No	No		\$1,736,717	N/A	N/A	Investment Property; multi-tenant	K. Santaularia/ Lambeth