

NORTHEAST CORRIDOR INDUSTRIAL / FLEX INVENTORY

9400 N. Central Expressway  
 Suite 500  
 Dallas, Texas 75231  
 www.bradford.com  
 972- 776- 7000  
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September- 10



Main Number (972) 776- 7000  
 Dave Besserer (972) 776- 7040  
 Breck Besserer (972)- 776- 7037  
 Andy Harder (972) 776- 7042  
 R. Curtis Linn (972) 776- 7041  
 Chris Larzalere (972) 776- 7096  
 Leigh Richter (972) 776- 7032  
 Chris Stout (972) 776- 7070

Address	Street Name	City	Avail. Sq. Ft.	Office Sq. Ft.	Land Acres	DH Doors	GL Doors	Clear Hgt.	Spk	Sale/ Lease	Avail- ability	Exp	Rental Rate	Purchase Price	Comments	Primary Contact
<b>1st Street</b>																
409	N. 1st	Garland	9,000	0			1	16'-18'		S/L			\$2.50/sfIG \$850,000		Dead Storage 190 Tpke/Hwy 78	Chris Stout
<b>Arapaho Place</b>																
850	Arapaho Road	Richardson													100% Leased	Susan Singer Bernard Deaton
851	International Parkway	Richardson	39,006	39,006			4	14'	Yes	L	Immediate		\$8.00/sf IG		100% HVAC, divisible to 11,475sf	
901	International Parkway	Richardson	30,800	30,800			4	18'	Yes	L	Immediate		\$8.00/sf IG		100% HVAC, divisible to 6,925sf	
<b>2700 Avenue K</b>																
2700	Avenue K	Plano	5,000	1,200				16'		L	Immediate		8.00 IG			Chris Stout
<b>Beltwood Pky</b>																
14540	E. Beltwood Pky	Addison														Leigh Richter / Chris Larzalere
	Suite 2		3,750			N	Y	16'		S/L	Immediate		\$6.50	\$55.00 PSF	Great location nice product	
	Suite 14		3,029	1,500		N	Y	16'		S/L	Immediate		\$6.50	\$55.00 PSF	Excellent location.	
	Suite 6		7,356			N	Y	16'		S/L	Immediate		\$6.50	\$55.00 PSF		
15050	Beltwood Pky	Addison	24,190	8,000	0.5	Y	Y	24'	Y	S/L	Immediate		\$8.00	\$60.00PSF	For Lease or Sale / Fabrication or General Office/Warehouse use	
<b>Counterpoint Business Center</b>																
750	International Parkway - Building A	Richardson	45,544	45,544			1	14'	No	L	Immediate		\$8.00/sf IG		100% HVAC, single tenant office/tech facility, divisible to 15,000 sf	Susan Singer Bernard Deaton
730	Internatinal Parkway - Building B	Richardson	33,829				1	12'	No	L	Immediate		\$12.00/sf IG		Office/ Data Center	
700	International Parkway - Building C	Richardson														
	Suite 102		5,989	5,989				12'	No	L	Immediate		\$8.00/sf IG		Office/tech spec suite - move- in ready	
	Suite 104		13,636	13,636				12'	No	L	Immediate		\$8.00/sf IG		Office/tech spec suite - move- in ready	
<b>Gateway East Business Park</b>																
4009	Distribution	Garland	75,229	BTS			12	28'	Y	L	Immediate	\$1.32	\$2.75NNN		Cross-dock facility	Susan Singer Chris Stout
			30,845	BTS			6	28'	Y	L	Immediate	\$1.32	\$2.75 NNN			
4002	Miller Road	Garland	22,374	5,534			6	24'	Y	L	Immediate	\$1.32	\$4.50NNN			

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<b>2321 Executive</b>																Chris Stout
2321	Executive	Garland	5,000	1,200			Y	14'	No	L	Immediate		\$5.50IG			
<b>2218 S. Jupiter</b>																
2218	S. Jupiter	Garland	Upto 6,000 SF			N	Y	16	Y	S/L	Immediate		\$5.00G		Office, Medical, Retail and Warehouse	Chris Larzalere
<b>Kearney</b>																
502	Kearney	Mesquite	1300 - 10000			N	Y	16	Y	L	Immediate		\$10.00 FS		Excellent visibility and traffic count. New building	Chris Larzalere
<b>Marsh Business Park - West</b>																
1050	Venture Court #140	Carrollton	18,674	FTS		2	0	20'	Y	L	Immediate	\$1.57	\$4.00 Net	\$25 TI Allowance Heavy power / Recently updated exterior of the building Heavy power / Recently updated exterior of the building Heavy power / Recently updated exterior of the building Heavy power / Recently updated exterior of the building Heavy power / Recently updated exterior of the building	Jason Miller/Singer	
1050	Venture Court #160	Carrollton	19,306	FTS		2	0	20'	Y	L	Immediate	\$1.57	\$4.00 Net			
1100	Venture Court #140	Carrollton	37,752	1,500		3	0	20'	Y	L	Immediate	\$1.57	\$4.00 Net			
1215	Marsh Lane #165	Carrollton	49,485	FTS		10	0	20'	Y	L	Immediate	\$1.57	\$3.00 Net			
1050	Venture Court #200	Carrollton	37,980			4	0	20'	Y	L	Immediate	\$1.57	\$4.00 Net			
<b>Marsh Business Park - East</b>																
3786	Arapaho	Addison	1,708	1,593		0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled/updated exterior of the building	Jason Miller/Singer	
3772	Arapaho	Addison	1,713	1,563		0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled/updated exterior of the building	Jason Miller/Singer	
3712	Arapaho	Addison	3,446	2,330		0	2	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled/updated exterior of the building	Jason Miller/Singer	
3728	Arapaho	Addison	7,277	6,427		0	1	14'	N	L	Immediate	\$2.66	\$6.50 Net	Recently remodeled/updated exterior of the building	Jason Miller/Singer	
3750	Arapaho	Addison	8,137	4,735		1	1	14'	N	L	Immediate	\$2.66	\$6.50 Net	Recently remodeled/updated exterior of the building	Jason Miller/Singer	
15166	Marsh Lane	Addison	9,126	8,196		0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Frontage on Marsh Lane / Recently remodeled/updated exterior of the building	Jason Miller/Singer	
15160	Marsh Lane	Addison	18,338	10,038		1	1	14'	N	L	Immediate	\$2.66	\$6.50 Net	Frontage on Marsh Lane / Recently remodeled/updated exterior of the building	Jason Miller/Singer	
3708	Arapaho	Addison	1,126	536			1	14'	N	L	Immediate	\$2.66	7.00N		Jason Miller/Singer	
15182	Marsh Lane	Addison	14,622	11,698			1	14'	N	L	Immediate	\$2.66	7.00N		Jason Miller/Singer	
15190	Marsh Lane	Addison	5,755	5,000			1	14'	N	L	Immediate	\$2.66	7.00N		Jason Miller/Singer	

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<b>Midway Commons Business Park</b>																Susan Singer	
3410	Midcourt Rd., Bldg 1	Carrollton															
	Midcourt Rd.		3,428	3,428		N	N	9'	No	L	Immediate		\$2.44	\$6.50 NNN	Open office plan		
	Suite 136		6,291	5,791		N	1	12'	No	L	Immediate		\$2.44	\$6.00 NNN	100% HVAC, one (1) grade level door		
	Suite 115		9,543	9,543		N	1	9'	No	L	Immediate		\$2.44	\$6.50 NNN	100% HVAC, one (1) grade level door		
3414	Midcourt Rd		Carrollton														
	Suite 100			3,545	3,545		N	N	9'	No	L	Immediate		\$2.44	\$6.50 NNN	Small office suite	
	Suite 105			975	975		N	N	9'	No	L	Immediate		\$2.44	\$10.00 NNN		
	Suite 108		6,147	6,147		N	N	9'	No	L	Immediate		\$2.44	\$6.50 NNN			
3418	Midcourt Rd, Bldg 3		Carrollton														
	Suite 105			8,734	8,734		N	N	12'	No	L	Immediate		\$2.44	\$6.50 NNN	Open office plan with lab space;	
3424	Midcourt Rd, Bldg 4	Carrollton															
	Suite 100		34,213	34,213		N	N	9'	No	L	Immediate		\$2.44	\$6.50 NNN	For Sale - \$65.00/SF, Divisible to 15,000 sf		
<b>Military Parkway</b>																	
3201	Military Parkway	Mesquite	2,000-12,000 sf			Y	Y	24'		L	Immediate		\$3.00 IG		Easy access to I-635	Chris Stout	
<b>2805 E. Plano Pkwy</b>																	
2805	E. Plano Pkwy., Suite 200	Plano	16,995	3,000		Y	Y	22'		L	Q3		\$6.50 N		Production Area 100%. HVAC - Heavy Power	Chris Stout	
2805	E. Plano Pkwy., Suite 300	Plano	20,965	3,500		Y		22'		L	Immediate		\$5.50		100%. HVAC	Chris Stout	
<b>3201 Premier Dr.</b>																	
3201	Premier Dr	Irving	Upto 35,000 SF	3,000		Y	N	24'	Y	L	Immediate		\$5.50 IG	N/A	Nice building. Easy access to Major highways, free rent	Chris Larzalere	
<b>Richardson Business Center</b>																	
675	N. Glenville, Suite 135	Richardson	33,934	4,130		Y				L	Immediate	\$1.92	\$5.00 NNN	4 Has two warehouse sapces	Susan Singer		
	Suite 135A		11,284	4,130		Y				L	Immediate	\$1.92	\$5.00 NNN		Chris Stout		
	Suite 135B		8,721			Y				L	Immediate	\$1.92	\$5.00 NNN				
	Suite 135C		13,928			Y				L	Immediate	\$1.92	\$5.00 NNN				
	Suite 165		6,180	455		Y				L	Immediate	\$1.92	\$5.00 NNN				
	Suite 195		11,704	2,429		Y	Y	16"		L	Immediate	\$1.92	\$5.00 NNN				
670	International, Suite 150	Richardson	2,297	1,624						L	Immediate	\$1.92	\$6.00 NNN				
	Suite 100		3,178	1,578						L	Immediate	\$1.92	\$6.00 NNN				
660	International, Suite 100	Richardson	14,594	1,787						L	Immediate	\$1.92	\$6.00 NNN	Can be divided			
601	N. Glenville, Suite 105	Richardson	2,860	2,149						L	Immediate	\$1.92	\$6.00 NNN				
	Suite 115		5,500	4,076						L	Immediate	\$1.92	\$6.00 NNN				
	Suite 125		5,688	5,688						L	Immediate	\$1.92	\$6.00 NNN	100% Office			

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<b>10725 Sandhill</b>																
10725	Sandhill	Dallas	2,883	1,000		Y	N	24'	N	L	Immediate		6.50 IG		Easy access to 635. Nice Industrial Space.	Chris Larzalere
<b>Twin Creeks Business Center</b>																
1305	N. Waters Road - Suite 100	Allen	16,000	BTS		Yes	0	28'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	Susan Singer
	Suite 200		64,000	BTS		Yes	0	28'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	
1307	N. Waters Road - Suite 200	Allen	14,000	BTS		Yes	0	24'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	
	Suite 300		48,000	BTS		Yes	0	24'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	
1303-1307	N. Waters Road - Suite 300		104,000	BTS		Yes	0	24' - 28'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	
<b>Land / Building For Sale Opportunities</b>																
<b>K Avenue</b>																
6900	K Avenue	Plano			3.735					S	Immediate			\$4.50 psf		Richter/Singer
<b>3600 Leon Road</b>																
	3600 Leon Road	Garland			29 AC					S	Immediate			\$3.75 psf	Industrial	Kevin Santaularia
<b>Dennison</b>																
	1404 W. Washington	Denison	242,594			10	2	14'-32'		S/L	Immediate		\$1.50 N			Karen Simon

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<b>Land</b>	Marsh Lane				.798/3.13 AC					S	Immediate			\$10-12/sf	Retail Pad Site 5	Susan Singer
<b>Land</b>	423 Gaultney						Y			S	Immediate			375,000	Great Contractor Building	Chris Stout
423	423 Gaultney	Garland	1,280		1 AC		Y			S	Immediate			375,000	Great Contractor Building	Chris Stout
<b>Land</b>	840 N. 1ST						Y			S	Immediate			725,000	Great Contractor Building	Chris Stout
428	N 1ST	Garland	10,000		3.75 AC		Y			S	Immediate			725,000	Great Contractor Building	Chris Stout
840-860	N. 1ST	Garland	6,500		1 AC		Y			S	Immediate			300,000	Great Contractor Building	Chris Stout