

NORTHEAST CORRIDOR INDUSTRIAL / FLEX INVENTORY

9400 N. Central Expressway
 Suite 500
 Dallas, Texas 75231
 www.bradford.com
 972-776-7000
 972-776-7083 Fax

March-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
1st Street																
409	N. 1st	Garland	9,000	0			1	16'-18'		S/L			\$2.50/sf IG \$850,000		Dead Storage 190 Tpk/Hwy 78	Chris Stout
Arapaho Place																
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	
2700 Avenue K																
2700	Avenue K	Plano	5,000	1,200				16'		L	Immediate		8.00 IG			Chris Stout
Beltwood Pky																
14540	E. Beltwood Pky	Farmers Branch														
	Suite 2		3,750				N	Y		S/L	Immediate		\$6.50	\$75.00 PSF	Great location nice product	
	Suite 5		2,074				N	Y		S/L	Immediate		\$6.50	\$75.00 PSF	Excellent location.	
	Suite 6		7,356				N	Y		S/L	Immediate		\$6.50	\$75.00 PSF		
15050	Beltwood Pky	Addison	24,190	8,000	0.5		Y	Y		S/L	Immediate		\$8.00	2,00,0000	For Lease or Sale / Fabrication or General Office/Warehouse Use	Leigh Richter / Chris Larzalere
Counterpoint Business Center																
750	International Parkway - Building A	Richardson	45,544	45,544			1	1		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			L	Immediate		\$12.00/sf IG		Office/ Data Center	
700	International Parkway - Building C	Richardson														
	Suite 102		5,989	5,989				1		L	Immediate		\$8.00/sf IG		Office/tech spec suite - move- in ready	
	Suite 104		13,636	13,636				1		L	Immediate		\$8.00/sf IG		Office/tech spec suite - move- in ready	
Gateway East Business Park																
4009	Distribution	Garland	212,800	17,180			29			L	Immediate	\$1.32	\$2.75NNN		Cross-dock facility	Susan Singer
			152,000	17,180			20			L	Immediate	\$1.32	2.75NNN		Cross -dock facility	Chris Stout
			60,800	4,765			9	1		L	Immediate	\$1.32	\$2.75 NNN		Cross -dock facility, divisible to 30, 400sf	
14540 E. Beltwood Pkwy																
14540	E. Beltwood Pky, Ste. 400	Addison	3,029	1,000			N	Y		L/S	Immediate		6.5 IG	55 PSF	Free rent, 11 S, 8% Commission, Easy Access to 635 & Tollway For Sale at \$55 PSF. Negotiable.	Chris Larzalere

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1500 Distribution Center																
1357	N. Glenville	Richardson	6,612	1,916		2		18'		L	Immediate	\$1.69	5.50N			Singer/Stout
Highway 80																
2414	E. Hwy 80	Garland	12,000										\$6.50 - 7.00 IG		Office/Flex/Warehouse	Chris Stout
	Suite 301		5,000										\$6.50 - 7.00 IG		Office/Flex/Warehouse	Chris Stout
	Suite 409		500										\$6.50 - 7.00 IG		Office/Flex/Warehouse	Chris Stout
	Suite 120		2,100										\$6.50 - 7.00 IG		Office/Flex/Warehouse	Chris Stout
2218 S. Jupiter																
2218	S. Jupiter	Garland	1800 - 4000			N	Y	16	Y	S/L	Immediate		\$10.00 FS		Excellet visibility and traffic count. Retail or Flex	Chris Larzalere
Kearney																
502	Kearney		1300 - 10000			N	Y	16	Y	L	Immediate		\$10.00 FS		Excellent visibility and traffic count. New building	Chris Larzalere
Marsh Business Park - West																
1050	Venture Court #140	Carrollton	18,674	FTS		2	0	20'	Y	L	Immediate	\$1.65	\$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 Sublease. Term through 5/13/16 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	\$1.65	\$4.00 Net			
1100	Venture Court #140	Carrollton	37,752	1,500		3	0	20'	Y	L	Immediate	\$1.65	\$4.00 Net			
1215	Marsh Lane #150	Carrollton	16,500	2,300		4	0	20'	Y	L	Immediate	\$1.65	Neg			
1215	Marsh Lane #165	Carrollton	49,485	FTS		10	0	20'	Y	L	Immediate	\$1.65	\$3.00 Net			
1050	Venture Court #200	Carrollton	37,980			4	0	20'	Y	L	Immediate	\$1.65	\$4.00 Net		Jason Miller/Singer	
Marsh Business Park - East																
3786	Arapaho	Addison	1,708	1,593		0	1	14'	N	L	Immediate	\$2.88	\$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	\$2.88	\$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	\$2.88	\$7.00 Net		Recently remodeled/updated exterior of the building	Jason Miller/Singer
15177	Business Avenue	Addison	5,301	1,595		0	2	14'	N	L	Immediate	\$2.88	\$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	\$2.88	\$6.50 Net		Recently remodeled/updated exterior of the building	
3750	Arapaho	Addison	8,137	4,735		1	1	14'	N	L	Immediate	\$2.88	\$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	\$2.88	\$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	\$2.88	\$6.50 Net		Frontage on Marsh Lane / Recently remodeled/updated exterior of the building	Jason Miller/Singer

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Midway Commons Business Park																Susan Singer
3410	Midcourt Rd., Bldg 1	Carrollton														
	Midcourt Rd.		3,428	3,428		N	N	9'	No	L	Immediate	\$2.44	\$7.00 NNN		Open office plan	
	Suite 136		6,291	5,791		N	1	12'	No	L	Immediate	\$2.44	\$6.25 NNN		100% HVAC, one (1) grade level door	
	Suite 115		9,543	9,543		N	1	9'	No	L	Immediate	\$2.44	\$7.00 NNN		100% HVAC, one (1) grade level door	
3414	Midcourt Rd	Carrollton										\$2.44				
	Suite 105		975	975		N	N	9'	No	L	Immediate	\$2.44	\$8.00 NNN		Small office suite	
3418	Midcourt Rd, Bldg 3	Carrollton										\$2.44				
	Suite 105		8,734	8,734		N	N	12'	No	L	Immediate	\$2.44	\$7.00 NNN		Open office plan with lab space;	
3424	Midcourt Rd, Bldg 4	Carrollton										\$2.44				
	Suite 100		34,213	34,213		N	N	9'	No	L	Immediate	\$2.44	\$7.00 NNN		For Sale - \$65.00/SF, Divisible to 15,000 sf	
Military Parkway																
3201	Military Parkway	Mesquite	2,000-12,000 sf			Y	Y	24'		L	Immediate		\$3.00 IG		Easy access to I-635	Chris Stout
10520 Plano Rd																
10520	Plano Rd	Garland	1,600	500		Y	N	20'		L	Immediate		\$5.00 IG		Flex - Easy access to 635	Chris Larzalere
			2,100	500		N	Y	20'		L	Immediate		\$5.00 IG		Flex	
2805 E. Plano Pkwy																
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
3201 Premier Dr.																
3201	Premier Dr	Irving	17,500			Y	N	24'	Y	L	Immediate		\$5.00 IG	N/A	Nice building. Easy access to Major highways, free rent	Chris Larzalere
10725 Sandhill																
10725	Sandhill	Dallas	2,823	1,000		Y	N	24'	N	L	Immediate		6.50 IG		Easy access to 635. Nice Industrial Space.	Chris Larzalere

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Twin Creeks Business Center																
1303	N. Waters Road - Suite 100	Allen	20,475	1,667		Yes	0	24'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	Chris Stout
1305	N. Waters Road - Suite 100	Allen	24,000	BTS		Yes	0	28'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	
	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		56,000	BTS		Yes	0	24'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	
1303-1305	N. Waters Road - Suite 200	Allen	124,000	BTS		Yes	0	24' - 28'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	
1303-1307	N. Waters Road - Suite 300		170,000	BTS		Yes	0	24' - 28'	Y	L	Immediate	\$1.60	\$5.50 N		New Development	

Land / Building For Sale Opportunities

K Avenue																
6900	K Avenue	Plano			3.735					S	Immediate			\$4.50 psf		Richter/Singer
3600 Leon Road																
	3600 Leon Road	Garland			29 AC					S	Immediate			\$3.75 psf	Industrial	Kevin Santaularia
5214 Beeman																
5214	Beeman		5,000		1 AC	N	N			S	Immediate			\$20 psf		Chris Larzalere
4949 Beeman																
4949	Beeman Ave.		up to 12,000			Y	N	24		S/L	Immediate		3.00 IG	\$20 psf	Easy access to I-30	Chris Larzalere
Dennison																
	1404 W. Washington	Denison	242,594			10	2	14'-32'		S/L	Immediate		\$1.50 N			Karen Simon
Land Marsh Lane																
	Marsh Lane	Carrollton			.798/3.13 AC					S	Immediate			\$10-12/sf	Retail Pad Site 5	Susan Singer
Midcourt																
															Office building for Sale	
CF Hawn Freeway																
6625	CF Hawn Freeway	Dallas			0.75					S/L	Immediate		\$200/Mo	#####	Land Development or Car Lot	Chris Larzalere
Land FM 515 and 69																
	FM 515 and 69	Emory	958,320		22					S	Immediate			1.25/sf	Excellent Development Opportunity	Chris Larzalere
Land 423 Gavnety																
423	423 Gavnety	Garland	1,280		1 AC		Y			S	Immediate			375,000	Great Contractor Building	Chris Stout
Land 840 N. 1ST																
840	N. 1ST	Garland	6,500		1 AC		Y			S	Immediate			300,000	Great Contractor Building	Chris Stout