



1445 MacArthur Drive
Suite 116
Carrollton, TX 75007
www.bradford.com
Fax 972/389-9007

Main Number (972/389-9000)

Brian Pafford - (972/389-9002)

Jason Miller - (972/389-9006)

September-10

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Address	Street Name	City	Avail. Sq. Ft.	Office Sq. Ft.	DH Doors	GL Doors	Clear Hgt.	Spk	Sale/Lease	Availability	Expenses	Rental Rate	Comments	Primary Contact
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SOUTH STEMMONS / BROOKHOLLOW / HINES/ TRINITY INDUSTRIAL

REGAL BUSINESS CENTER														
4747	Irving Blvd., #242	Dallas	2,050	Deli	1 Semi dock	1	14'	No	L	Immediate	N/A	\$5.00 G	Former deli space	Pafford
4747	Irving Blvd. #239	Dallas	2,476	2,000	1 Semi dock	0	14'	No	L	Immediate	N/A	\$5.00 G	Great visibility	Pafford
4639	Irving Blvd., #312	Dallas	2,905	1,150	0	Ramp	14'	No	L	Immediate	N/A	\$5.00 G	Functional Space	Pafford
4747	Irving Blvd., #225	Dallas	3,490	1,500	1 Semi dock	Ramp	14'	No	L	Immediate	N/A	\$5.00 G	Frontage on Irving Blvd.	Pafford
4639	Irving Blvd., #315	Dallas	3,580	1,000	1 Semi dock	0	14'	No	L	Immediate	N/A	\$5.00 G	New Listing	Pafford
4747	Irving Blvd. #206	Dallas	3,700	3,250	1 Semi dock	0	14'	No	L	Immediate	N/A	\$5.00 G	Functional office	Pafford
4639	Irving Blvd. #306	Dallas	3,915	3,700	0	1 ramp	14'	No	L	Immediate	N/A	\$5.00 G	Move In Ready	Pafford
4639	Irving Blvd., #304	Dallas	4,000	3,000	1 Semi dock	Ramp	14'	No	L	Immediate	N/A	\$5.00 G	Functional Space	Pafford
4747	Irving Blvd., #245	Dallas	4,655	4,000	1 Semi dock	0	14'	No	L	Immediate	N/A	\$5.00 G	Great office space	Pafford
4747	Irving Blvd. #214	Dallas	5,519	5,000	1 Semi dock	0	14'	No	L	Immediate	N/A	\$5.00 G	Functional Space	Pafford
4747	Irving Blvd. #241	Dallas	5,783	5,783	0	0	14'	No	L	Immediate	N/A	\$5.00 G	End cap space	Pafford
4656	Leston Avenue, #513	Dallas	5,840	0	1	0	18'	Yes	L	Immediate	N/A	\$2.00 G	Dead Storage	Pafford
4757	Irving Blvd., #105	Dallas	6,054	0	1 Semi dock	0	14'	No	L	Immediate	N/A	\$2.00 G	Dead Storage	Pafford
4639	Irving Blvd., #320	Dallas	6,120	0	1 Semi dock	0	14'	No	L	Immediate	N/A	\$2.00 G	Dead storage	Pafford
4639	Irving Blvd. #302	Dallas	6,313	3,913	0	1 ramp	14'	No	L	Immediate	N/A	\$5.00 G	A/C warehouse/End cap space	Pafford
4747	Irving Blvd. #264	Dallas	6,598	1,581	1 dock 2 semi	1 ramp	14'	No	L	Immediate	N/A	\$5.00 G	End cap space, New Paint & Carpet	Pafford
4656	Leston Avenue, # 515	Dallas	6,910	1,280	2 Docks	1 ramp	18'	Yes	L	Immediate	N/A	\$3.95 G	Crossdock	Pafford
4757	Irving Blvd., #104	Dallas	8,685	6,337	1 Semi dock	0	14'	No	L	Immediate	N/A	\$5.00 G	HVAC warehouse; heavy power	Pafford
4647	Leston Ave. #507	Dallas	10,600	3,242	4	0	18'	Yes	L	Immediate	N/A	\$3.95 G	Front park, rear load	Pafford
4656	Leston Ave. #501	Dallas	10,800	1,430	5	0	18'	Yes	L	Immediate	N/A	\$3.95 G	New Listing, end cap	Pafford
4647	Leston Ave. #601	Dallas	12,067	929	5	1	18'	Yes	L	Immediate	N/A	\$3.95 G	End cap space	Pafford
4656	Leston Avenue #511	Dallas	14,470	4,000	1	0	18'	Yes	L	Immediate	N/A	\$3.95 G	Former Production Space	Pafford
4653	Leston Avenue #727	Dallas	18,671	1,352	4	0	24'	Yes	L	Immediate	N/A	\$3.50 G	New Listing	Pafford
4653	Leston Avenue, #703	Dallas	27,800	930	6	0	24'	Yes	L	Immediate	N/A	\$3.50 G	New Paint and Carpet	Pafford



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4653	Leston Avenue, #729	Dallas	31,873	1,195	5	1 ramp	24'	Yes	L	Immediate	N/A	\$3.50 G	End cap space	Pafford
4653	Leston Ave. #710	Dallas	33,480	1,418	8	0	24'	Yes	L	Immediate	N/A	\$3.50 G	New Listing	Pafford
4653	Leston Avenue, #706	Dallas	47,877	5,797	6	1 ramp	24'	Yes	L	Immediate	N/A	\$3.50 G	Move In Ready	Pafford
4653	Leston Avenue #703 - 706	Dallas	75,677	6,727	12	1 ramp	24'	Yes	L	Immediate	N/A	\$3.25 G	Move In Ready	Pafford
11455 NEWKIRK														
11455	Newkirk St. S-1418	Dallas	2,352	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1420	Dallas	2,352	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1407	Dallas	2,352	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1409	Dallas	2,352	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1405	Dallas	2,856	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1411	Dallas	3,248	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1409, 1411	Dallas	5,600	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1407, 1409, 1411	Dallas	7,952	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$5.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
11455	Newkirk St. S-1405, 1407, 1409, 1411	Dallas	10,808	25%	0	1	16-20'	Yes	Sale or Lease	Immediate	N/A	\$4.00 G	small, functional warehouse space outside storage 12' x 14' grade level overhead door	Miller
PINNACLE PARK/REDBIRD														
1707	Falcon Drive #106	DeSoto	13,977	2,600	3	0	22'	Yes	L	30 Days	\$1.35	\$3.15 N	End cap space	Pafford/Spain
1707	Falcon Drive #101	DeSoto	23,834	5,129	5	1 ramp	22'	Yes	L	Immediate	\$1.35	\$2.50 N	Great location. End cap space	Pafford/Spain
4646	Bronze Way	Dallas	85,802	10,772	7	1	17-20'	No	25.00	Immediate	\$0.91	\$2.25 N	For Lease .99/sf First Year For Sale \$25.00 s.f.	Pafford/Spain



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PINNACLE														
4305	Pinnacle Point Drive #303	Dallas	6,600	BTS	3	0	24'	Yes	L	Immediate	\$1.56	\$3.50 N	Restaurants & Amenities Close by	Pafford / Miller
4310	Adler Drive #204	Dallas	12,041	BTS	4	0	28'	Yes	L	Immediate	\$1.56	\$3.50 N	Restaurants & Amenities Close by	Pafford / Miller
4305	Pinnacle Point Drive #301	Dallas	12,550	BTS	4	0	24'	Yes	L	Immediate	\$1.56	\$3.50 N	Restaurants & Amenities Close by	Pafford / Miller
4305	Pinnacle Point Drive #304	Dallas	13,200	986	4	1	24'	Yes	L	Immediate	\$1.56	\$4.25 N	Move in Ready	Pafford / Miller
1444	Cockrell Hill Road #101	Dallas	22,125	1,706	9	0	24	Yes	L	Immediate	\$1.56	\$4.25 N	New Spec Office	Pafford / Miller
1444	Cockrell Hill Road #106	Dallas	24,545	BTS	11	2	24	Yes	L	Immediate	\$1.56	\$3.50 N	Restaurants & Amenities Close by	Pafford / Miller
4305	Pinnacle Point Drive #301-303	Dallas	25,750	BTS	10	0	24'	Yes	L	Immediate	\$1.56	\$3.50 N	Restaurants & Amenities Close by	Pafford / Miller
4305	Pinnacle Point Drive #301-304	Dallas	38,950	986	14	1	24'	Yes	L	Immediate	\$1.56	\$4.00 N	Free standing building	Pafford / Miller

DFW AIRPORT / LAS COLINAS

PREMIER BUSINESS CENTER														
3100	Premier Drive, Suite 200	Irving	4,695	4,695	0	1	14'	N	Sale or Lease	Immediate		\$8.50 G	Las Colinas location / Conveniently located near DFW Airport	Kang / Miller
3100	Premier Drive, Suite 232	Irving	5,566	5,566	0	1	14'	N	Sale or Lease	Immediate		\$8.50 G	Las Colinas location / Conveniently located near DFW Airport	Kang / Miller
3100	Premier Drive, Suite 206	Irving	8,659	8,659	0	1	14'	N	Sale or Lease	Immediate		\$8.50 G	Las Colinas location / Conveniently located near DFW Airport	Kang / Miller
3100	Premier Drive, Suite 226	Irving	9,229	9,229	0	1	14'	N	Sale or Lease	Immediate		\$8.50 G	Las Colinas location / Conveniently located near DFW Airport	Kang / Miller
3100	Premier Drive, Suite 204	Irving	19,745	19,745	0	1	14'	N	Sale or Lease	Immediate		\$8.50 G	Las Colinas location / Conveniently located near DFW Airport	Kang / Miller
3100	Premier Drive	Irving	45,000	45,000	0	5	14'	N	Sale or Lease	Immediate		\$8.50 G	Las Colinas location / Conveniently located near DFW Airport	Kang / Miller
SKYWAY BUSINESS CENTER														
3002	Skyway Circle South	Irving	10,619	1,167	2	2 Ramps	20'	N/A	L	Immediate	\$1.82	\$3.75 Net	Great Las Colinas location / End cap space. Move in ready	Pafford / Miller
3014	Skyway Circle South	Irving	17,694	5,000	4	1 Ramp	18'	N/A	L	Immediate	\$1.82	\$3.75 Net	Great Las Colinas location / space is equipped with an additional 7,000 s.f. A/C production room	Pafford / Miller
LAS COLINAS DIST CENTER 4 & 5														
3244A	Skyway Circle	Irving	2,333	2,333	0	0	14'	N	L	Immediate	N/A	\$8.00 G	100% Air-Conditioned	Pafford/Miller
3242	Skyway Circle	Irving	2,660	2,660	0	0	14'	N	L	Immediate	N/A	\$8.00 G	100% Air-Conditioned	Pafford/Miller
3244A/3242	Skyway Circle	Irving	4,993	4,993	0	0	14'	N	L	Immediate	N/A	\$8.00 G	End cap space	Pafford/Miller



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CAPITAL HILLS BUSINESS CENTER														
2916	W. Story Rd.	Irving	5,645	2,800	0	2	14'	N	Sale or Lease	Immediate	N/A	\$9.50 G \$557,000.00	Great functional office/warehouse layout	Pafford/Miller

VALWOOD

CAPITAL TECH CENTER														
1611	N. Stemmons Freeway #114	Carrollton	1,600	1,600	0	0	12'	N	L	Immediate	\$2.86	\$5.50 N	<i>I-35 Visibility, former deli</i>	Pafford
1611	N. Stemmons Freeway, #310	Carrollton	2,086	2,086	0	1	12'	N	L	Immediate	\$2.86	\$5.50 N	<i>Move In Ready</i>	Pafford
1611	N. Stemmons Freeway, #230	Carrollton	2,346	2,346	0	1	12'	N	L	Immediate	\$2.86	\$5.50 N	<i>End cap space.</i>	Pafford
1611	N. Stemmons Freeway, #120	Carrollton	6,114	6,114	0	2	12'	N	L	Immediate	\$2.86	\$6.00 N	<i>Showroom Space - End Cap I-35 visibility</i>	Pafford
2450 N. I-35 E														
2450	N. I-35 E	Carrollton	8,000	2,000	2	1	16'	N	L	Immediate	N/A	\$6.50 G	Free standing building, I-35 visibility	Pafford

LEWISVILLE

HILLTOP CORNER														
2710	Denton Tap	Lewisville	800	250	0	1	14'	N	L	Immediate	N/A	12.75 G	New construction. Ready to occupy.	Richter/Miller
2680	Denton Tap	Lewisville	2,300	FTS	0	0	14'	N	L	Immediate	\$5.00	\$13.00 N	New construction. Generous TI Allowance	Richter/Miller
2680	Denton Tap	Lewisville	4,600	FTS	0	0	14'	N	L	Immediate	\$5.00	\$13.00 N	New construction. Generous TI Allowance	Richter/Miller
2680	Denton Tap	Lewisville	6,900	FTS	0	0	14'	N	L	Immediate	\$5.00	\$13.00 N	New construction. Generous TI Allowance	Richter/Miller
2680	Denton Tap	Lewisville	9,200	FTS	0	0	14'	N	L	Immediate	\$5.00	\$13.00 N	New construction. Generous TI Allowance	Richter/Miller

ADDISON/METROPOLITAN

MARSH BUSINESS PARK - EAST														
3780	Arapaho Road	Addison	1,126	534	0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled / updated exterior of the building	Singer / Miller
3774	Arapaho Road	Addison	1,343	770	0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled / updated exterior of the building	Singer / Miller
3786	Arapaho Road	Addison	1,708	1,593	0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled / updated exterior of the building	Singer / Miller
3712	Arapaho Road	Addison	3,446	2,330	0	2	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled / updated exterior of the building	Singer / Miller
15190	Marsh Lane	Addison	5,755	5,755	0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled / updated exterior of the building	Singer / Miller
3728	Arapaho Road	Addison	7,277	6,427	0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled / updated exterior of the building	Singer / Miller



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3750	Arapaho Road	Addison	8,137	4,735	1	1	14'	N	L	Immediate	\$2.66	\$6.50 Net	Recently remodeled / updated exterior of the building	Singer / Miller
15166	Marsh Lane	Addison	9,126	8,196	0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Frontage on Marsh / Recently remodeled / updated exterior of the building	Singer / Miller
15182	Marsh Lane	Addison	14,622	11,698	0	1	14'	N	L	Immediate	\$2.66	\$7.00 Net	Frontage on Marsh / Recently remodeled / updated exterior of the building	Singer / Miller
15167	Business Avenue	Addison	14,965	14,965	1	2	14'	N	L	Immediate	\$2.66	\$7.00 Net	Recently remodeled / updated exterior of the building	Singer / Miller
15160	Marsh Lane	Addison	18,338	10,038	1	1	14'	N	L	Immediate	\$2.66	\$6.50 Net	Frontage on Marsh / Recently remodeled / updated exterior of the building	Singer / Miller
MARSH BUSINESS PARK - WEST														
1050	Venture Court, Suite 200	Carrollton	18,674	FTS	2	0	20'	Y	L	Immediate	\$1.57	\$4.00 Net	Heavy Power / Recently updated exterior of the building	Singer / Miller
1050	Venture Court, Suite 300	Carrollton	19,306	FTS	2	0	20'	Y	L	Immediate	\$1.57	\$4.00 Net	Heavy Power / Recently updated exterior of the building	Singer / Miller
1050	Venture Court, Suite 200	Carrollton	37,980	FTS	4	0	20'	Y	L	Immediate	\$1.57	\$4.00 Net	Heavy Power / Recently updated exterior of the building	Singer / Miller
1215	Marsh Lane, Suite 165	Carrollton	49,485	FTS	10	0	20'	Y	L	Immediate	\$1.57	\$3.00 Net	Heavy Power / Recently updated exterior of the building	Singer / Miller
NORTHWAY PLAZA														
3210	Belt Line, Suite 146	Farmers Branch	1,800	625	1	0	14'	N	L	Immediate	\$2.08	\$6.00 Net	Prominent location on Belt Line Road	Pafford/Miller
3208	Belt Line, Suite 240	Farmers Branch	1,930	1,039	1	0	16'	N	L	Immediate	\$2.40	\$6.00 Net	Belt Line visibility, end cap	Pafford/Miller
3210	Belt Line, Suite 106	Farmers Branch	2,900	2,780	1	0	14'	N	L	Immediate	\$2.08	\$6.00 Net	Prominent location on Belt Line Road	Pafford/Miller
3208	Belt Line, Suite 208	Farmers Branch	2,925	2,925	0	1	16'	N	L	Immediate	\$2.40	\$6.00 Net	Prominent location on Belt Line Road	Pafford/Miller
3214	Belt Line, Suite 440	Farmers Branch	3,570	1,785	1	0	16'	N	L	Immediate	\$1.93	\$6.00 Net	Prominent location on Belt Line Road	Pafford/Miller
GREAT SOUTHWEST														
3442	Dalworth	Arlington	5,000	1,469	1	0	17'	N	L	Immediate	N/A	\$4.25 G	End cap space	Pafford/Miller
3432	Dalworth	Arlington	5,000	1,096	1	0	17'	N	L	Immediate	N/A	\$4.25 G	Functional Space	Pafford/Miller
3438	Dalworth	Arlington	5,000	apprx 2,500	1	0	17'	N	L	Immediate	N/A	\$4.25 G	Functional Space	Pafford/Miller
2505	Dalworth	Grand Prairie	10,780	899	1	1	17'	N	L	Immediate	N/A	\$3.75 G	Functional Space	Pafford/Miller
2507	Dalworth	Grand Prairie	10,780	1,046	3	1	17'	N	L	Immediate	N/A	\$3.75 G	Functional Space	Pafford/Miller
2505 & 2507	Dalworth	Grand Prairie	21,560	1,899	4	2	17'	N	L	Immediate	N/A	\$3.50 G	Functional Space	Pafford/Miller
3101	Pinewood	Arlington	14,280	0	1	1 ramp	22'	Y	L	Immediate	N/A	\$2.00 G	Dead storage	Pafford/Miller
726	Ave R	Arlington	15,820	1,410	1	1 ramp	20'	N	L	Immediate	N/A	\$3.75 G	Functional Space	Pafford/Miller
3101-B	Pinewood	Arlington	42,808	11,010	6	1	22'	Y	L	Immediate	N/A	\$2.00 G	End cap space	Pafford/Miller



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3021	Pinewood	Arlington	42,850	5,512	5	1	22'	Y	L	Immediate	N/A	\$2.00 G	End cap space	Pafford/Miller
3101-B & 3101	Pinewood	Arlington	57,088	11,010	1	1	22'	Y	L	Immediate	N/A	\$2.00 G	End cap space	Pafford/Miller
3021-3101	Pinewood	Arlington	57,130	5,512	2	1	22'	Y	L	Immediate	N/A	\$2.00 G	End cap space	Pafford/Miller
3021, 3101-B & 3101	Pinewood	Arlington	99,938	16,522	12	3	22'	Y	L	Immediate	N/A	\$2.00 G	End cap space	Pafford/Miller

Land / Building Sale Opportunities

VALWOOD

1335	Whitlock	Carrollton	21,615	2,348	1	ramp	16'	Y	Sale	Immediate	N/A	N/A	Investor or Owner occupy opportunity	Pafford
1800	N. I-35 East	Carrollton	2 acres +-						Sale			Call for Pricing	Frontage on I-35	Miller

GREAT SOUTHWEST

2430-2434	January Lane	Grand Prairie	25,050	3,700	3	1 ramp	12'	N	Sale	Immediate	N/A	\$650,000	Investor or User	Pafford
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IRVING

1745	W. Irving Blvd.	Irving	2 acres +-	-	-	-	-	-	Sale	Immediate	N/A	\$900,000.00	NEQ of Irving Blvd. and Pioneer	Pafford
	2916 W. Story													
2916	W. Story Rd.	Irving	5,625	2,800	0	2	14'	N	Sale	Immediate	N/A	\$557,000.00	Great functional office/warehouse layout	Pafford/Miller

LANCASTER

3156	Springfield Ave.	Lancaster	12,000	1,200	3	1	24'	N	L	Immediate	N/A	\$700,000.00	Outside storage, Apprx 5 acres of land	Pafford / Santaularia
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METROPOLITAN

PROTON														
14388	Proton	Addison	20,540		1	8	18'	N	Sale or Lease	Immediate	N/A	\$50 PSF	tollway and 635. Negotiable. 100% Vacant	Larzalere