

INDUSTRIAL OWNER REPRESENTATION CASE STUDY



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Dallas, Texas 75201
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Client:



The Garrett Group, LLC
Two BetterWorld Circle, Suite 200
Temecula, California 92590

Assignment overview:

- Lease 99,524 sf office/warehouse building that was a build-to-suit for and occupied by TRANE
- Minimize downtime and carry costs
- Minimize tenant improvement costs

Challenges:

- The building was serviced by a chiller system instead of traditional roof top units
- The office area was 40,000 sf that included 7,000 sf of mezzanine
- Nearly half of the loading doors were semi-dock instead of standard dock high doors

Result:

- Negotiated rental rate that was 11% higher than what the previous tenant was paying
- No downtime - the new tenant moved in the same month that TRANE vacated
- Limited the tenant improvements to just paint and carpet

*“The Bradford team
came through for us
again on this one.
I strongly endorse
their experience and
knowledge.”*

Paul Garrett
The Garrett Group

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