

FOR LEASE

**2505 FARRINGTON STREET
DALLAS, TEXAS**



15,260 SF
Food Production Facility with
Existing Kitchen, Freezers, and Coolers

partners

FOR LEASE



PROPERTY FACTS

Address	2505 Farrington St, Dallas, TX 75207
Property Type	Food-Grade Facility with Commercial Kitchen
Total Building Size	15,260 SF
Land Size	28,880 SF
Clear Height	14'
Loading	3 Grade-Level Doors 3 Dock-High Doors (10'x10') 3 OH Dock Doors (8'x10')
Power	3-Phase Heavy Power
Parking	20 Parking Spaces with Ability to Add 21 More

FEATURES

- 4,025 SF Office
- 5,373 SF Commercial Kitchen
- 4,713 SF Climate-Controlled Warehouse
- 1,164 SF Cooler
- 1,144 SF Freezer
- Dock Seals
- Surface Mt'd Dock Levelers
- Pit Dock Leveler
- Private Parking Lot
- New Roof with 20-Yr Warranty
- Great Corner Location

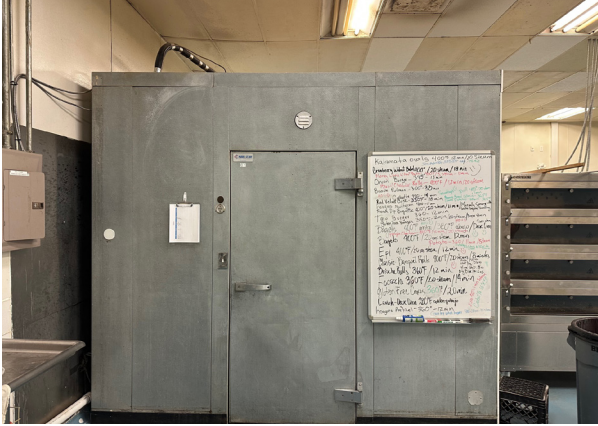
LEASING TEAM

Hanes Chatham, Jr., SIOR
Partner
817 729 5555
hanes.chatham@partnersrealestate.com

Graham Dressel
Industrial Brokerage Services
817 992 0739
graham.dressel@partnersrealestate.com

Property Photos

2505 FARRINGTON STREET
DALLAS, TEXAS

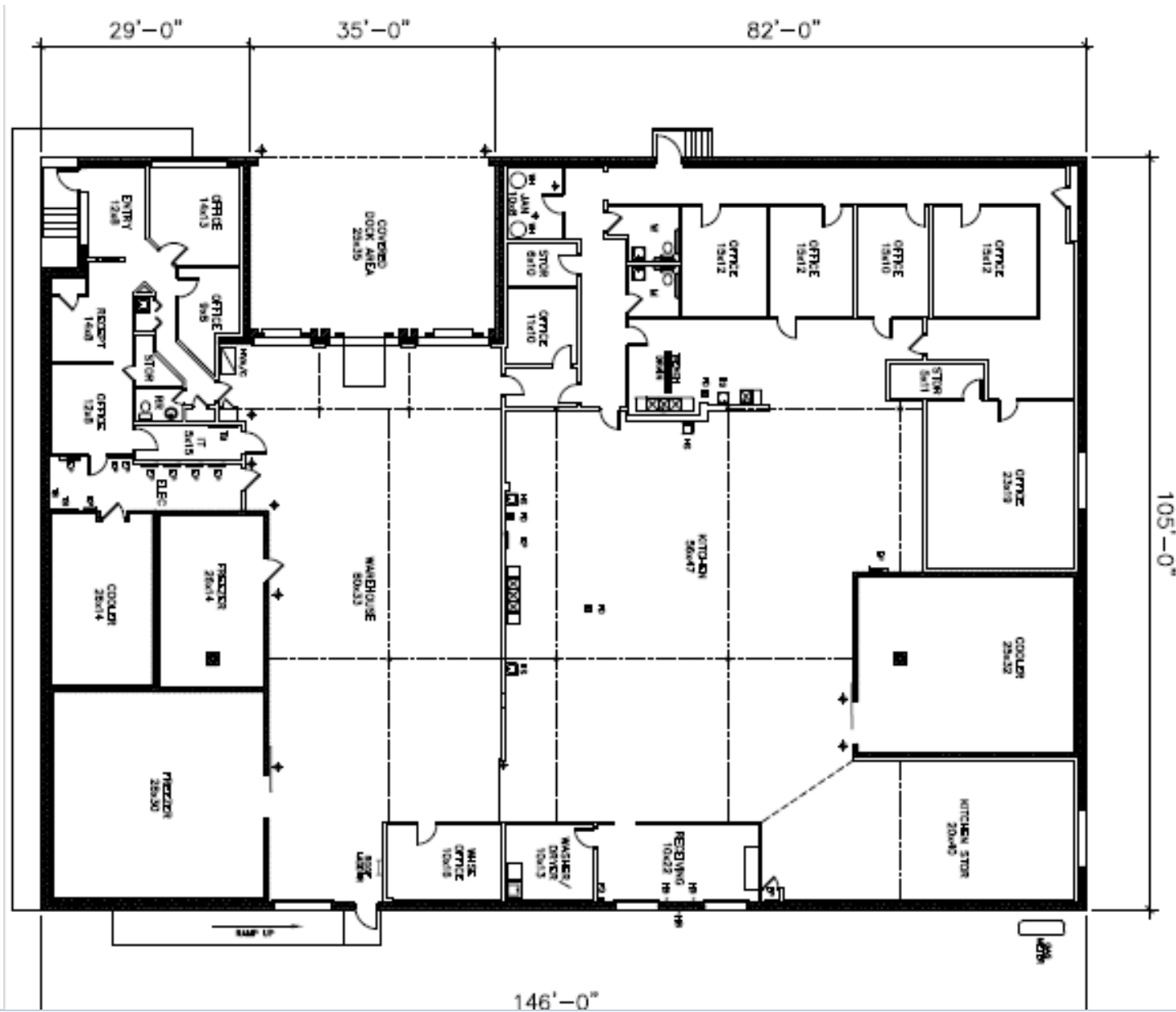


Hanes Chatham, Jr., SIOR
Partner
817 729 5555
hanes.chatham@partnersrealestate.com

Graham Dressel
Industrial Brokerage Services
817 992 0739
graham.dressel@partnersrealestate.com

Floor Plan

2505 FARRINGTON STREET
DALLAS, TEXAS

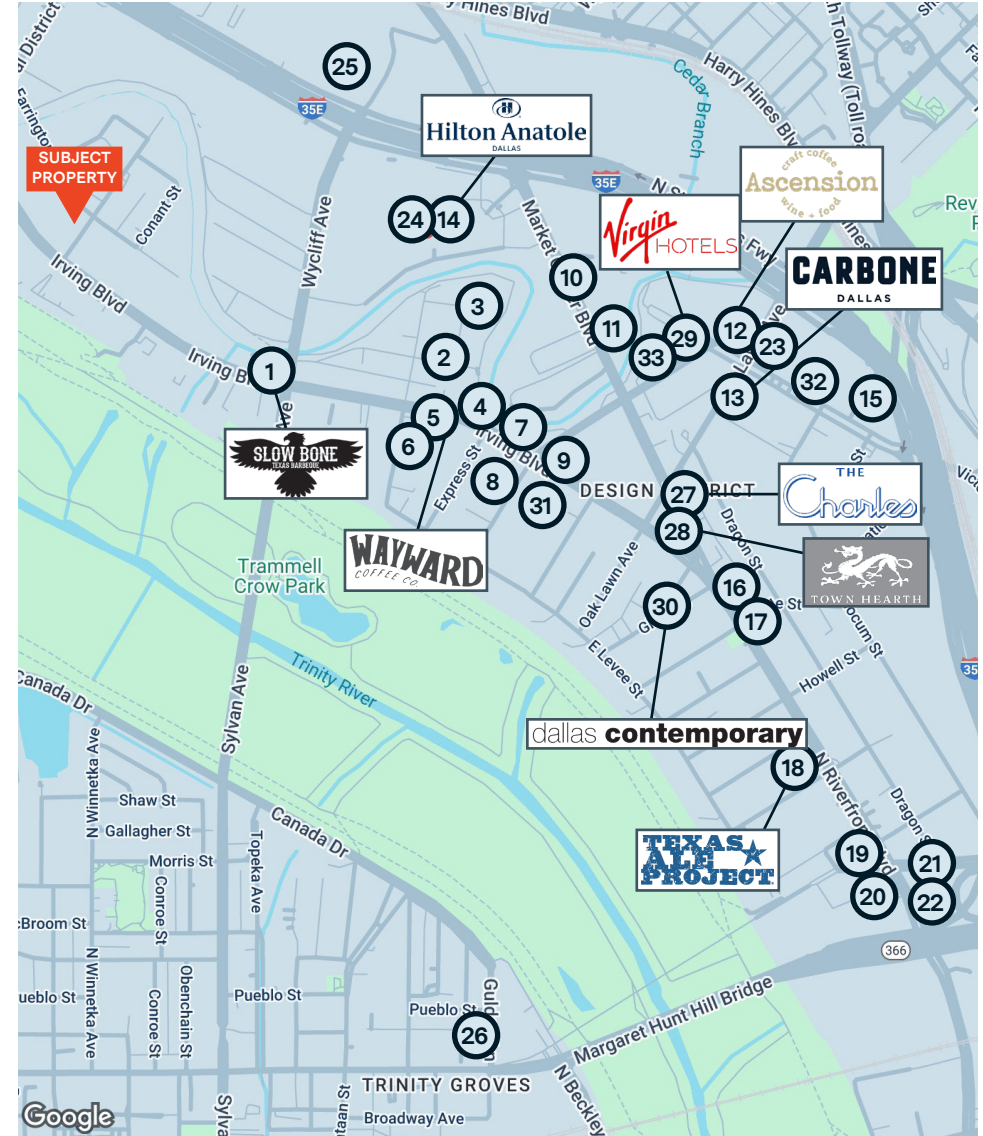


Design District Amenity Map

2505 FARRINGTON STREET
DALLAS, TEXAS

LOCATION HIGHLIGHTS

- | | |
|-----------------------------|--------------------------------|
| 1. Slow Bone BBQ | 21. Popeye's Louisiana Kitchen |
| 2. Penticolas Brewing | 22. McDonald's |
| 3. Inwood Estates Vineyards | 23. Delucca Gaucho |
| 4. Mama's Daughter's Diner | 24. SER |
| 5. Wayward Coffee Co. | 25. Asador |
| 6. Subway | 26. Trinity Groves |
| 7. Evelyn | 27. The Charles |
| 8. Bowlounge | 28. Town Hearth |
| 9. Flying Fish | 29. Virgin Hotel |
| 10. Denny's | 30. Dallas Contemporary |
| 11. Rodeo Goat | 31. Culinary Dropout |
| 12. Ascension Coffee | 32. Delilah |
| 13. Carbone | 33. The Mexican |
| 14. Hilton Anatole | |
| 15. The Bodega | |
| 16. Taboo Lounge | |
| 17. El Carlos Elegante | |
| 18. Texas Ale Project | |
| 19. Burger King | |
| 20. Jack in the Box | |





Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Dallas-Fort Worth, LLC	9013094	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Hanes Chatham, Jr.	537536	hanes.chatham@partnersrealestate.com	214 550 2990
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Graham Dressel	800687	graham.dressel@partnersrealestate.com	214 550 2990
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date