

SKYLINE BUSINESS PARK

41,350 - 179,266 SF AVAILABLE

1100 CHASE ROAD - SUITE 100/200/300
MESQUITE, TX 75149



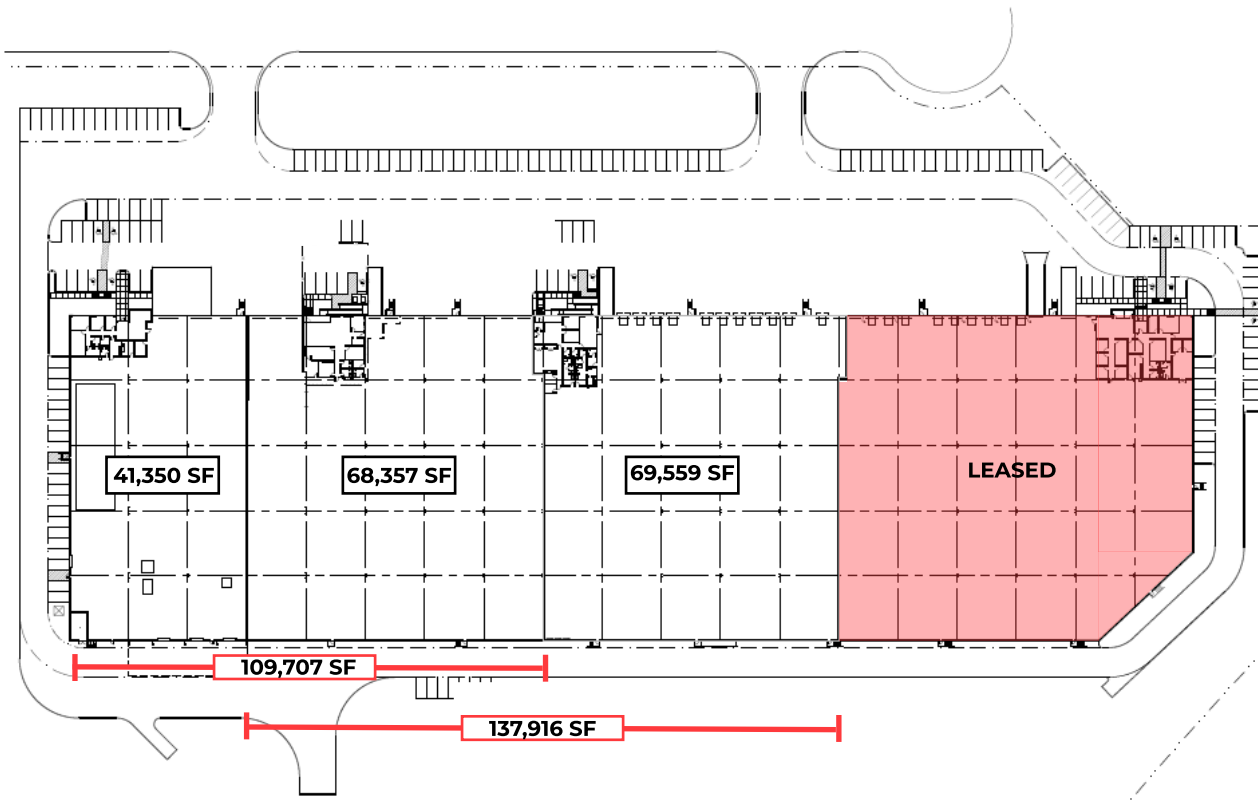
LEASED BY



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

FLOORPLAN: Suites 100 - 300

1100 CHASE ROAD



AVAILABLE	41,350 - 179,266 SF
STE 100 OFFICE AREA	2,160 SF
STE 200 OFFICE AREA	2,598 SF
STE 300 OFFICE AREA	2,650 SF
LOADING	22 DOCK HIGH DOORS - 11 DOCK PACKAGES - 7 SHELTERS AND 2 LEVELERS 4 RAMPS (2 OVER-SIZED) 4 GRADE LEVEL DOORS
CLEAR HEIGHT	28'
COLUMN SPACING	50' X 53'
BUILDING DEPTH	265'
TRUCK COURT	140'
SPRINKLERS	ESFR SPRINKLER SYSTEM
POWER	2,000 Amps, 480 Volt, 3 Phase



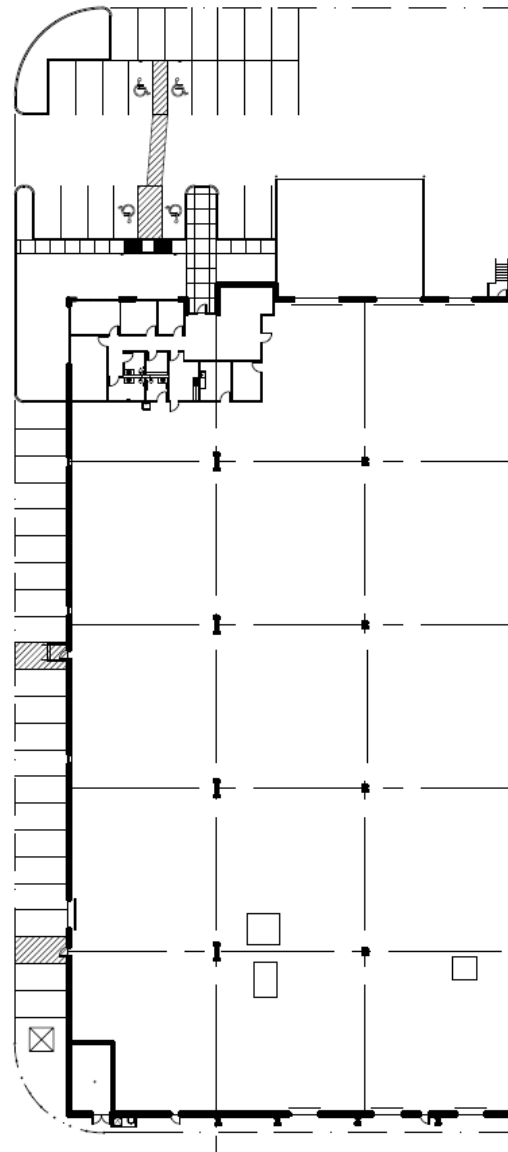
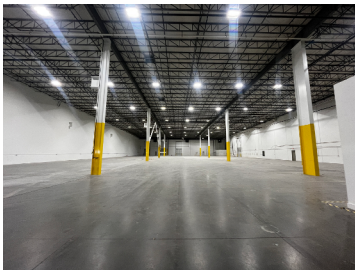
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FLOORPLAN: Suite 100

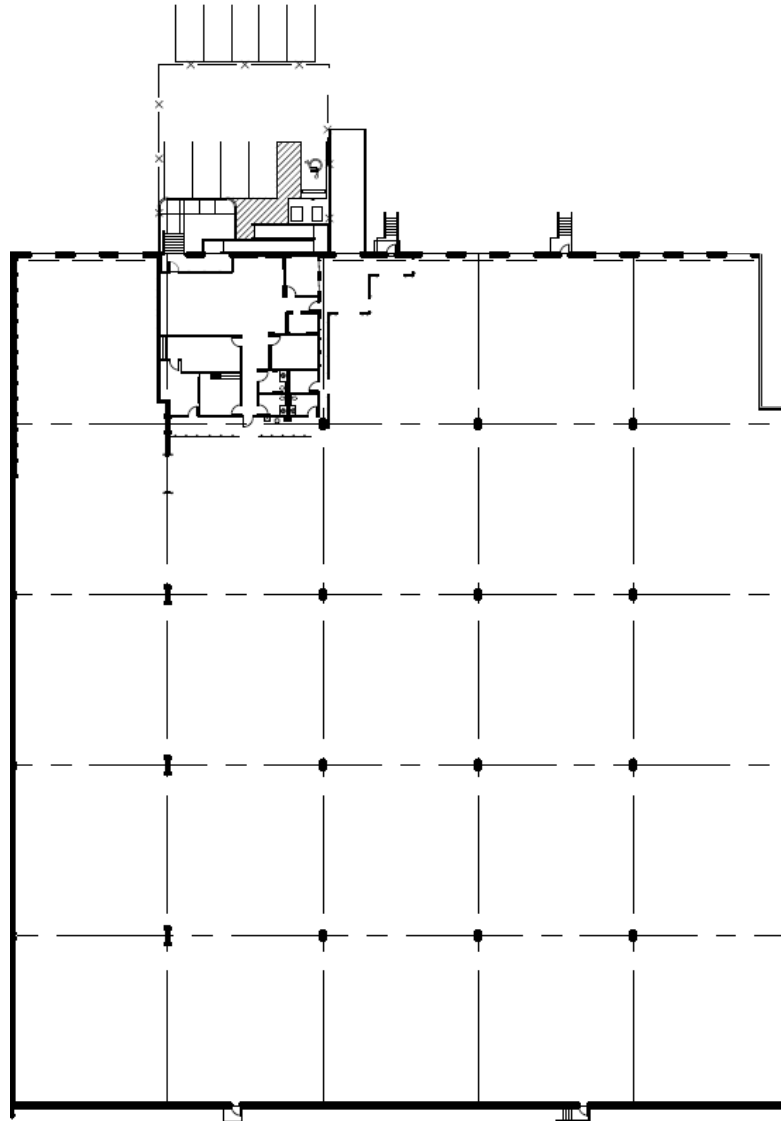
1100 CHASE ROAD



AVAILABLE	41,350 SF
OFFICE AREA	2,160 SF
LOADING	One (1) OH Dock High Door Two (2) Over-sized Ramped Doors Three (3) Grade-Level Doors in Rear
CLEAR HEIGHT	28'
COLUMN SPACING	50' X 53'
BUILDING DEPTH	265'
TRUCK COURT	140'
SPRINKLERS	ESFR SPRINKLER SYSTEM
PARKING	59 Car Parks
POWER	1,200 Amps, 480 Volt, 3 Phase

FLOORPLAN: Suite 200

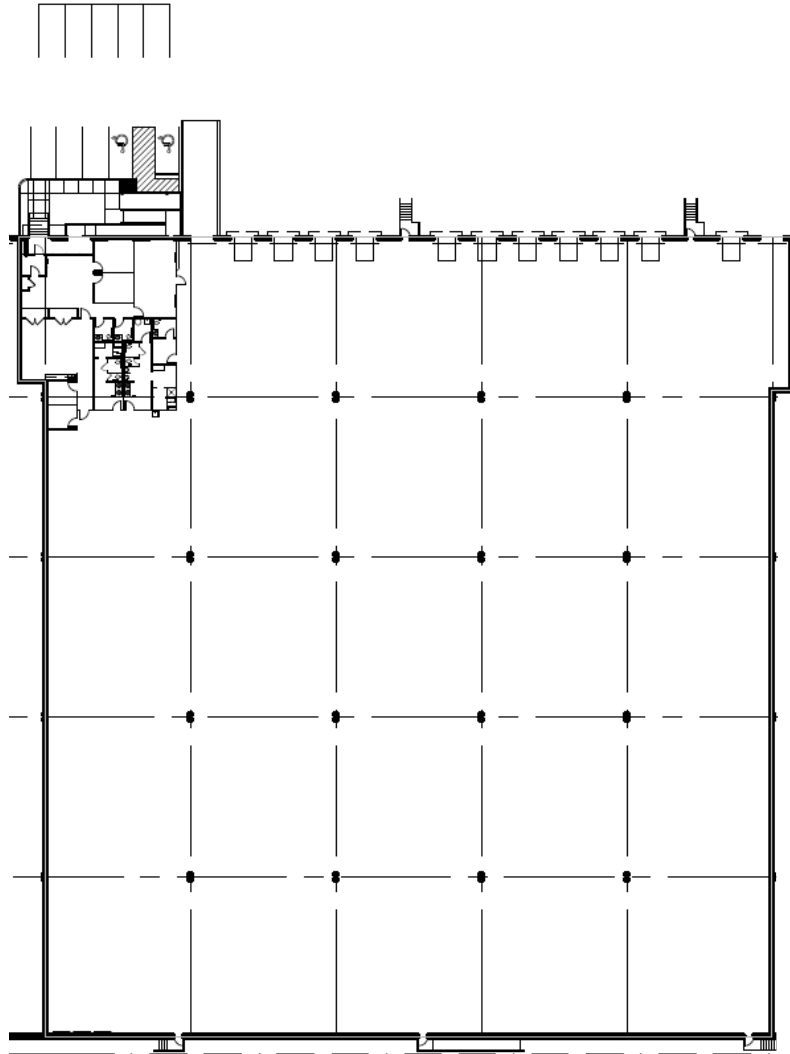
1100 CHASE ROAD



AVAILABLE	68,357 SF
OFFICE AREA	2,598 SF
LOADING	Ten (10) OH Dock High Doors 2 Dock Levelers, 7 Dock Shelters One (1) Ramped Door
CLEAR HEIGHT	28'
COLUMN SPACING	50' X 53'
BUILDING DEPTH	265'
TRUCK COURT	140'
SPRINKLERS	ESFR SPRINKLER SYSTEM
PARKING	32 Car Parks
POWER	400 Amps, 480 Volt, 3 Phase

FLOORPLAN: Suite 300

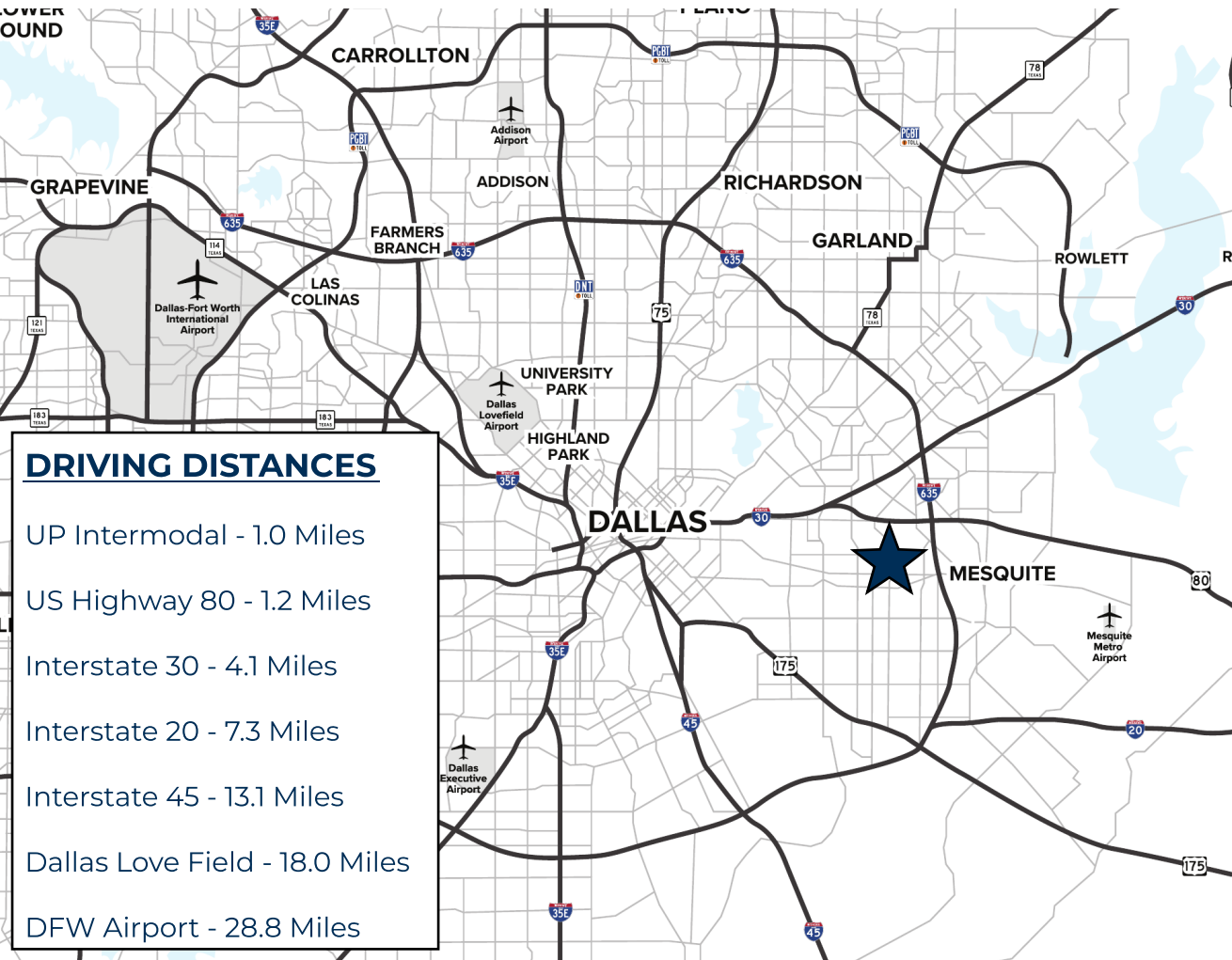
1100 CHASE ROAD



AVAILABLE	69,559 SF
OFFICE AREA	2,650 SF
LOADING	Eleven (11) Dock High Doors Full Dock Packages (Shelter, Electric Leveler, Light, & Dock Restraint) One (1) Ramped Door
CLEAR HEIGHT	28'
COLUMN SPACING	50' X 53'
BUILDING DEPTH	265'
TRUCK COURT	140'
SPRINKLERS	ESFR SPRINKLER SYSTEM
PARKING	28 Car Parks
HVLS FANS	Six (6) Fans
CHARGING STATION	Ten (10) Forklift Chargers
POWER	400 Amps, 480 Volt, 3 Phase

STRATEGIC LOCATION

1100 CHASE ROAD



LOCATION HIGHLIGHTS

- **Prime Location:** Easy access to US Highway 80 and Interstate 635
- **Strong Workforce:** Centrally located in a solidified labor market
- **National Connectivity:** Highway 80 provides direct connectivity from the East Coast to West Coast
- **Business Advantage:** No state income tax, relocation incentives.
- **Business Friendly Environment!**

MESQUITE
T E X A S

DRIVING DISTANCES

- UP Intermodal - 1.0 Miles
- US Highway 80 - 1.2 Miles
- Interstate 30 - 4.1 Miles
- Interstate 20 - 7.3 Miles
- Interstate 45 - 13.1 Miles
- Dallas Love Field - 18.0 Miles
- DFW Airport - 28.8 Miles



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone