

MARKET DISTRIBUTION CENTER



RENOVATIONS UNDERWAY

2805 MARKET STREET | GARLAND, TEXAS 75041

FOR MORE INFORMATION:

JOSH BARNES
972.280.8353
jbarnes@holtlunsford.com

BLAKE TROIANI
972.265.0126
btroiani@holtlunsford.com

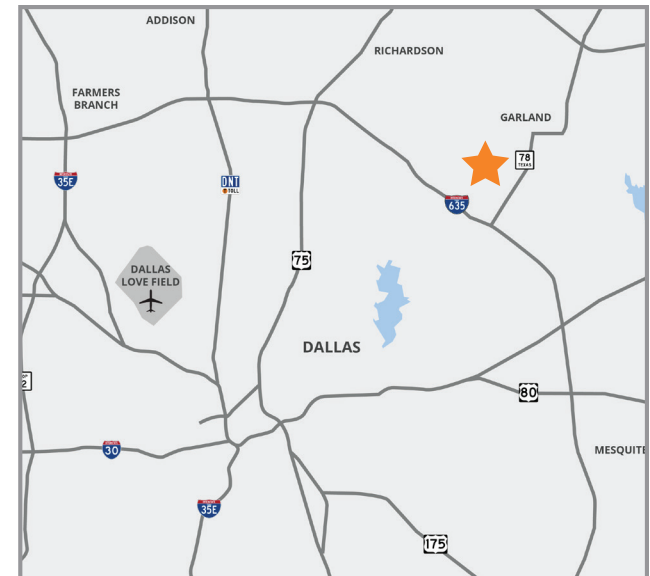
DANNY PHILLIPS
972-585-5102
dphillips@holtlunsford.com

HOLT LUNSFORD COMMERCIAL
5950 Berkshire Lane, Suite 900
Dallas, Texas 75225
www.holtlunsford.com



PROPERTY FEATURES

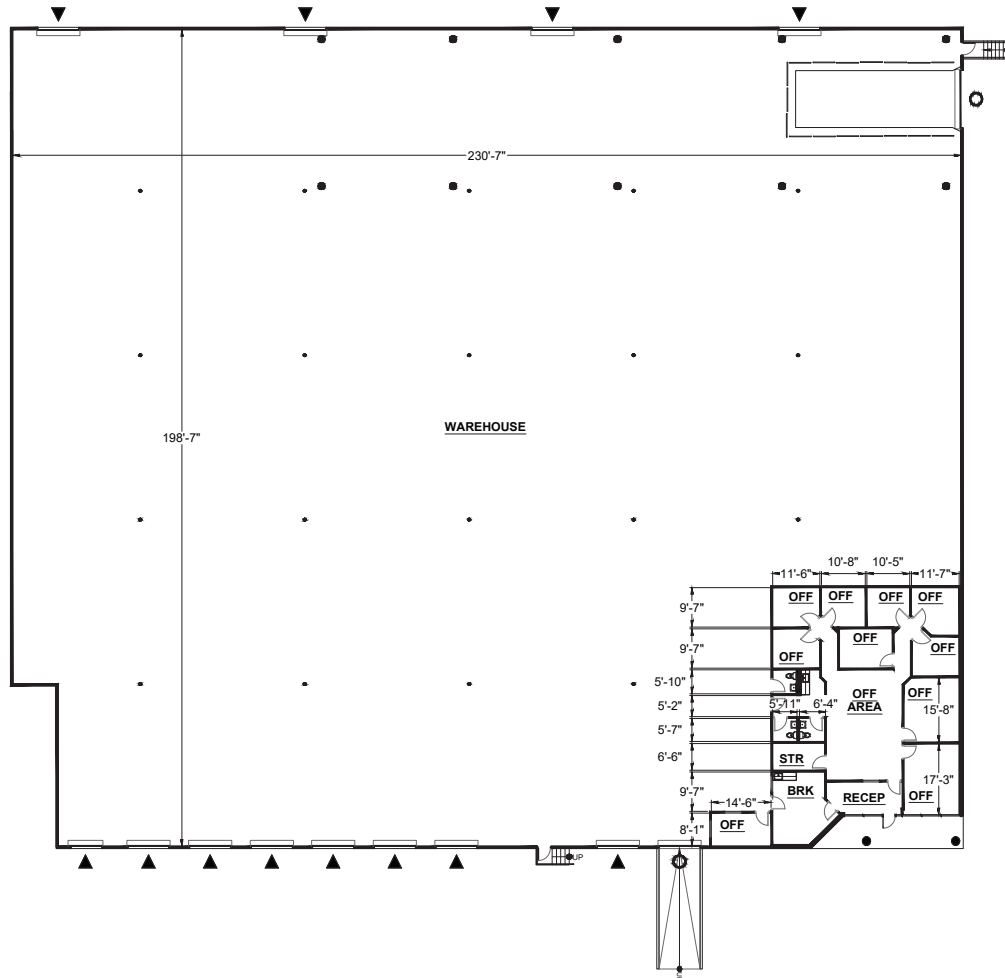
- Total Building Size: 112,000 SF
- Available Space: 47,200 SF
- Office Size: 3,212 SF
- Clear Height: 22'
- Fully Sprinklered!
- Column Spacing: 40' x 40'
- Rail Served by Genesee & Wyoming
- 15 Ton Bridge Crane in Place
- Easy Access to I-635



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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FLOOR PLAN



UNDER NEW OWNERSHIP



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SUITE INFORMATION

- Office: 3,213 SF
- (1) 8'W x 10H' Overhead Dock Door with Pit Leveler
- (7) 10'W x 10'H Overhead Dock Doors
 - 3 Edge of Dock Levelers
- (1) 10'W x 10'H Overhead Dock Door With Ramp
- (1) 14'W x 14'H Overhead Door-Truck Well
- (4) 10'W x 10'H Rail Doors
- 15 ton Bridge Crane
- LED Lights in Warehouse with Motion Sensors



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.**

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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone