

FLEX INDUSTRIAL – FOR SALE



1380 RIVER BEND DR UNITS 124 AND 142, DALLAS, TX, 75247

FIELDCRE.COM

PROPERTY HIGHLIGHTS

OFFERED AT \$1,835,640
\$360 PER SQUARE FOOT
APPROXIMATELY 5,099 SF

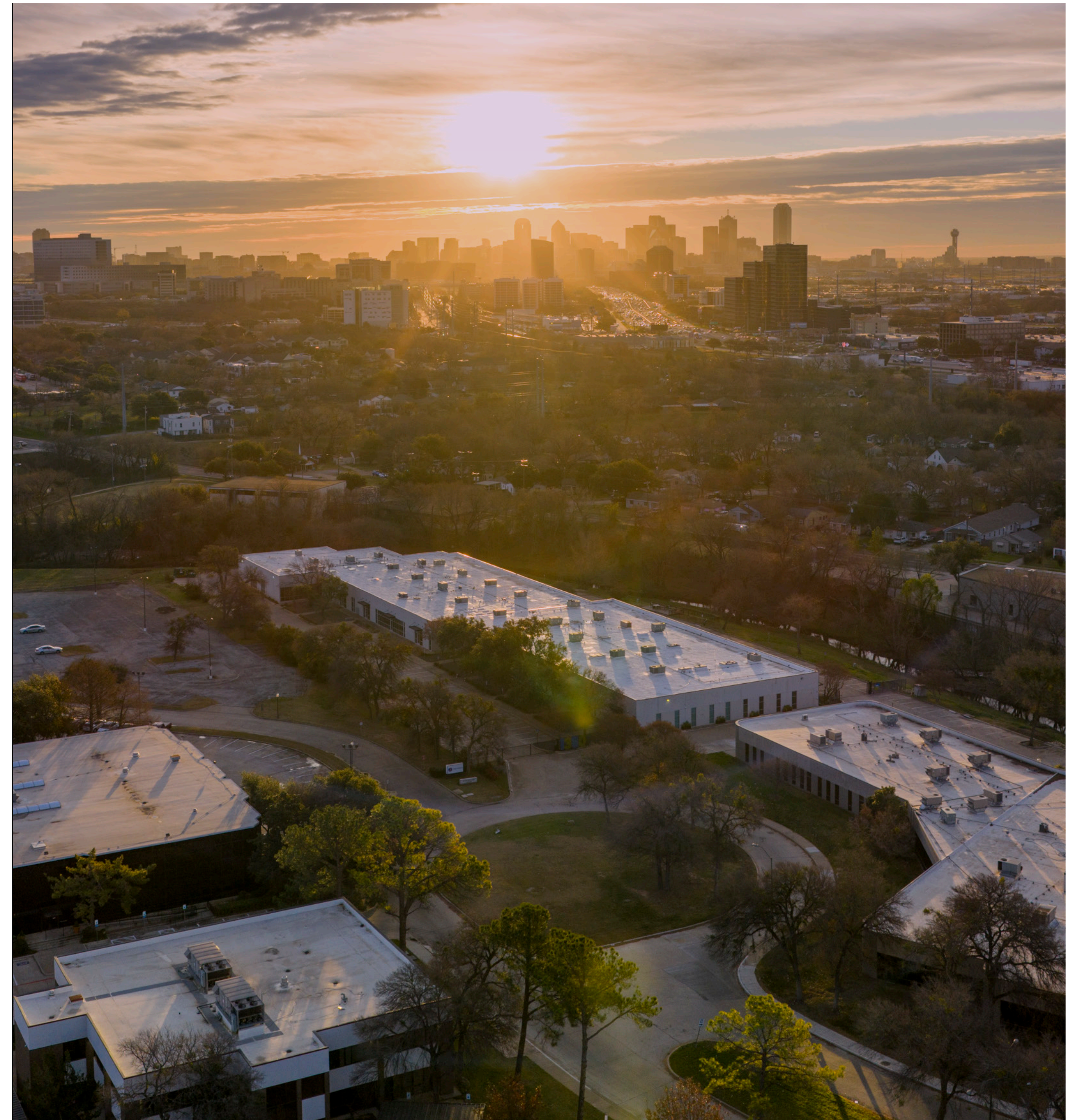
THIS PROPERTY DELIVERS A RARE BLEND OF POLISHED INTERIOR DESIGN AND OPERATIONAL WAREHOUSE CAPABILITY. THE SPACE FEELS ELEVATED AND INTENTIONAL, WHILE MAINTAINING THE FLEXIBILITY AND FUNCTIONALITY REQUIRED IN A TRUE INDUSTRIAL ENVIRONMENT.

IT WORKS EQUALLY WELL AS A CONTRACTOR HEADQUARTERS, A DESIGN STUDIO WITH STORAGE, OR A HYBRID SHOWROOM AND OPERATIONS FACILITY.

LOCATION

POSITIONED WITHIN THE NORTHWEST DALLAS INDUSTRIAL CORRIDOR, THE PROPERTY OFFERS:

- IMMEDIATE ACCESS TO LOOP 12
 - CONNECTIVITY TO I-35E AND SH-183
 - MINUTES TO LOVE FIELD AIRPORT
 - CENTRAL ACCESS TO DOWNTOWN DALLAS AND THE BROADER METROPLEX
 - THE LOCATION SUPPORTS BOTH CLIENT AND OPERATIONAL LOGISTICS
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INTERIOR ENVIRONMENT

THE OFFICE BUILD-OUT PRESENTS WITH WARMTH, INTENTION, AND MODERN FINISH UNCOMMON IN SMALL-BAY INDUSTRIAL PRODUCT.

- GLASS STOREFRONT ENTRY
- DEFINED RECEPTION PRESENCE
- PRIVATE OFFICES WITH NATURAL LIGHT
- CONFERENCE ROOM CAPABILITY
- OPEN STUDIO-STYLE WORKSPACE
- UPGRADED LIGHTING AND FINISHES
- BREAKROOM WITH MODERN AESTHETIC
- CLEAN, CONTEMPORARY RESTROOMS

THE SPACE READS LESS LIKE WAREHOUSE OFFICE AND MORE LIKE A CREATIVE OPERATIONS STUDIO.

IT SUPPORTS CLIENT MEETINGS, COLLABORATIVE DESIGN WORK, AND EXECUTIVE PRESENCE WITHOUT SACRIFICING OPERATIONAL PRACTICALITY.



WAREHOUSE COMPONENT

- OPEN CLEAR WAREHOUSE AREA
- GRADE-LEVEL OVERHEAD ACCESS
- CLEAN CONCRETE FLOORING
- FUNCTIONAL CLEAR HEIGHT FOR STORAGE, FABRICATION, OR STAGING
- INTEGRATED FLOW BETWEEN STUDIO AND OPERATIONAL AREAS

THE WAREHOUSE PROVIDES THE INFRASTRUCTURE REQUIRED FOR PRODUCT STORAGE, LIGHT FABRICATION, MATERIALS STAGING, OR LOGISTICS SUPPORT.



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IDEAL USER PROFILES

TRADE AND SERVICE OPERATORS:

- ELECTRICAL, HVAC, PLUMBING, ROOFING
- GENERAL CONTRACTORS
- MILLWORK AND FABRICATION TEAMS
- FIELD SERVICE COMPANIES

DESIGN AND CREATIVE USERS:

- ARCHITECTURE FIRMS
- INTERIOR DESIGN STUDIOS
- SHOWROOM OPERATORS
- PRODUCT DESIGNERS
- FURNITURE OR LIGHTING BRANDS
- CREATIVE PRODUCTION TEAMS
- EXPERIENTIAL BUILD TEAMS

HYBRID OPERATIONS:

- E-COMMERCE BRANDS WITH SHOWROOM PRESENCE
- REGIONAL HEADQUARTERS WITH FULFILLMENT COMPONENT
- FABRICATORS WITH CLIENT-FACING WORKSPACE

THE LAYOUT SUPPORTS TEAMS THAT NEED BOTH PRESENTATION AND PERFORMANCE IN ONE COHESIVE FACILITY.



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FIELD

COMMERCIAL REAL ESTATE

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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.

2-10-2025



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date