

**INFILL IOS FACILITY AVAILABLE
17,232 SF ON 10.71 ACRES**



DIVISIBLE TO 4,879 SF ON 6.11 ACRES & 12,353 SF ON 4.6 ACRES

502 W Oakdale Road
Grand Prairie, Texas 75050



502 W Oakdale, Grand Prairie, TX



Industrial
bradford.com

Bradford and Davidson Bogel are pleased to present a premiere Industrial Service Facility (ISF) available to lease at 502 W Oakdale Rd. in Grand Prairie, Texas. The subject property consists of multiple buildings, including a 12,353 square foot shop/maintenance facility with eight (8) oversized drive-through doors and a 4,879 square foot office trailer complex on 10.71 acres. The property offers prospective tenants the flexibility and convenience to either lease the entire property or split it into separate suites with ample outside storage for either layout. With it's LI – Light Industrial zoning designation in Grand Prairie, the property offers a variety of permitted uses, such as (not exhaustive list) heavy machine sales (outside/inside), lumber sales, mobile home dealer, tool rental (outside/inside), auto dealer, auto/truck rental, auto parking (primary), heavy truck/equipment repair, contractor shop/outside storage with heavy equipment.

Situated within a block of SH-161 in the Greater Southwest (GSW) submarket, the property is located in the middle of the DFW metroplex with close proximity to Hwy 183 and I-30, surrounded by modern and vintage warehouse product and residential rooftops, creating for a unique Industrial Outdoor Storage site with scale and functional shop and office improvements.



Single-Tenant Site Plan



Property Highlights

Total SF: ± 17,232 SF Shop/Maintenance facility

Office: ± 5,379 sf

Acres: ± 10.71 acres

Surface: Flex base surface improvement

Grade level doors: Eight (8) oversize doors with shop rails

Three (3) 24' x 18'

Five (5) 19' x 18'

Drive-Through: Two (2) bays

Clear height: 19'

Lights: LED

Power: 240V

Fully secured - screened fence & electronic gate

Multiple access points

Heavy concrete drive aisle

LI Zoning - Light Industrial

Multi-Tenant Site Plan



Suite A Highlights

- Total SF:** ± 12,353 SF Shop/Maintenance facility
- Office:** ± 500 sf
- Acres:** ± 4.6 acres
- Surface:** Flex base surface improvement
- Grade level doors:** Eight (8) oversize doors with shop rails
 - Three (3) 24' x 18'
 - Five (5) 19' x 18'
- Drive-Through:** Two (2) bays
- Clear height:** 19'
- Lights:** LED
- Power:** 240V

Suite B Highlights

- Total SF:** ± 4,879 SF Office trailers (9)
- Acres:** ± 6.11
- Surface:** Flex base surface improvement

Property Highlights

- Fully secured - screened fence & electronic gate
- Multiple access points
- Heavy concrete drive aisle
- LI Zoning - Light Industrial



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Conveniently located within a short distance drive to DFW Airport with excellent access and connectivity to some of Dallas-Fort Worth's major landmarks and highways, including I-35E, I-30, Hwy 161 and Hwy 183.



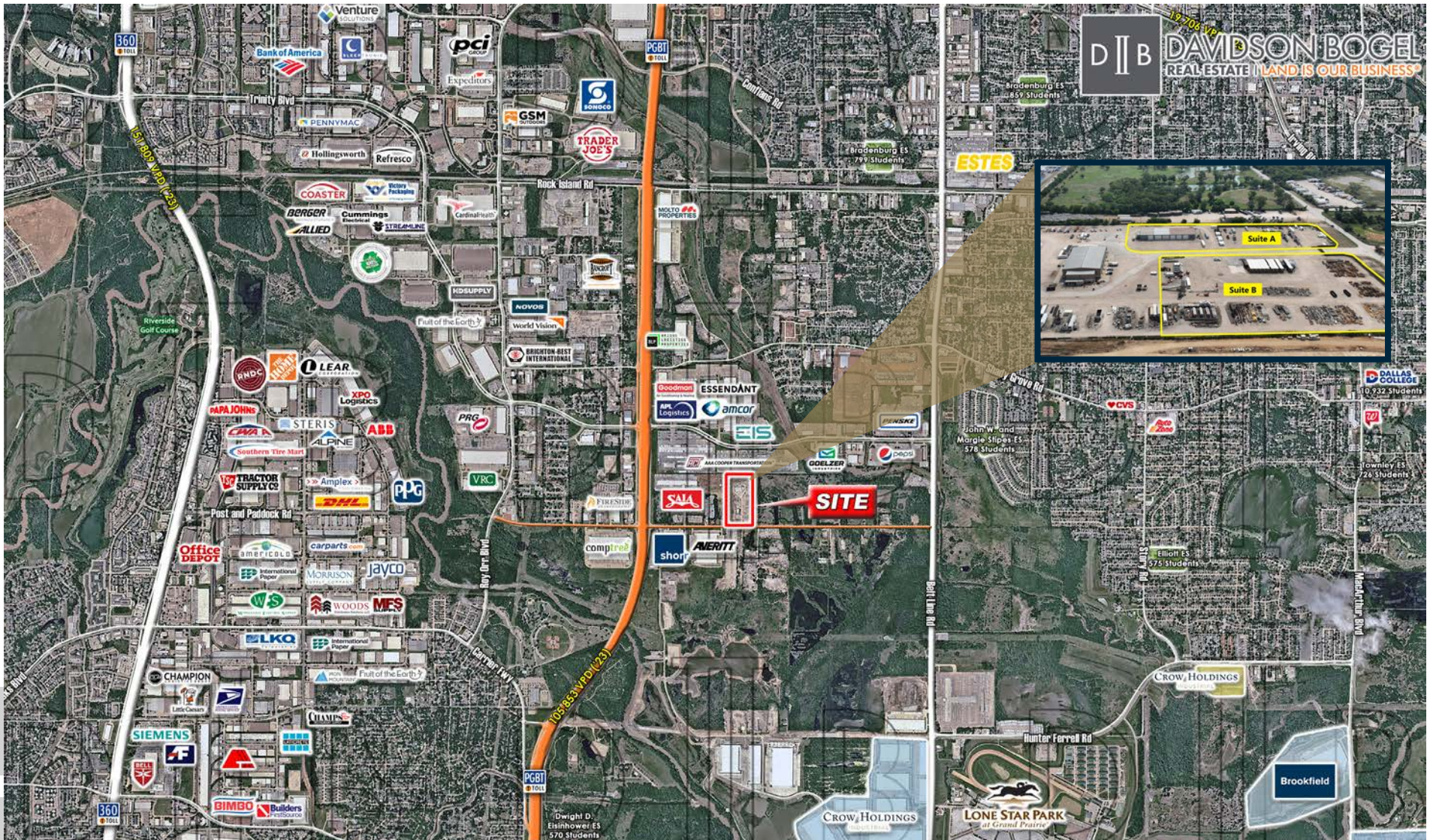
6 MILES
TO DFW AIRPORT



15 MILES
DOWNTOWN DALLAS



29 MILES
TO INTERMODAL DALLAS



The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

LEASING INFORMATION



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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.

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.

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 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
Designated Broker of Firm	License No.	Email	Phone
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