



FOR SALE

Owner User Opportunity

1120 Metrocrest Dr. Carrollton, TX 75006

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Property Overview

Asking Price	\$2,900,000
Address	1120 Metrocrest Drive
City, State, Zip	Carrollton, Texas 75006
Building Size	22,176 SF
Lot Size	1.18 AC
Year Built / Renovated	1983 / 2018-2022
Floors	2
Floor Plate Size	11,088 SF
Parking Ratio	3.52:1,000 (78 spaces)
Tenancy	Single or Multi
Construction	Masonry
Submarket	Quorum/Bent Tree





Property Highlights



User/Value-Add Asset

High quality and well-maintained building with opportunity for User to occupy and/or cash flow growth.



Private Parking Lot

Gated & private parking lot with 57 spaces



Fully Furnished

Building selling with furniture in place*



Nearby Amenities

Close proximity to retail, restaurants and service amenities



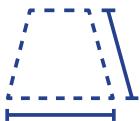
Location

Minutes from I-35E, George Bush Turnpike, and Dallas North Tollway

*Subject to certain items being removed by Owner.

Building Specs

	Total Building Size 22,176 SF		Construction Type Masonry		Elevators One (1) Passenger
	Year Built Renovated 1983 2018-2022		Interior Individual offices, open office areas, three break rooms and four restrooms.		HVAC System Roof-mounted central HVAC system
	No. of Floors 2		Floors Carpet and ceramic tiled floors.		Foundation Concrete Slab
	Floor sizes 11,088 SF		Generators Yes		Roof Flat TPO membrane.
	Parking 78 Spaces 3.52 per 1,000 SF		Utility Providers Electric: Various Providers Gas: Atmos Water: City Sewer: City		Frontage 175 ft along Metrocrest Dr.
	Zoning PD 001 – Planned Development District		Security Metal security gates 40 security cameras installed throughout the interior and exterior Badge access system at all perimeters		

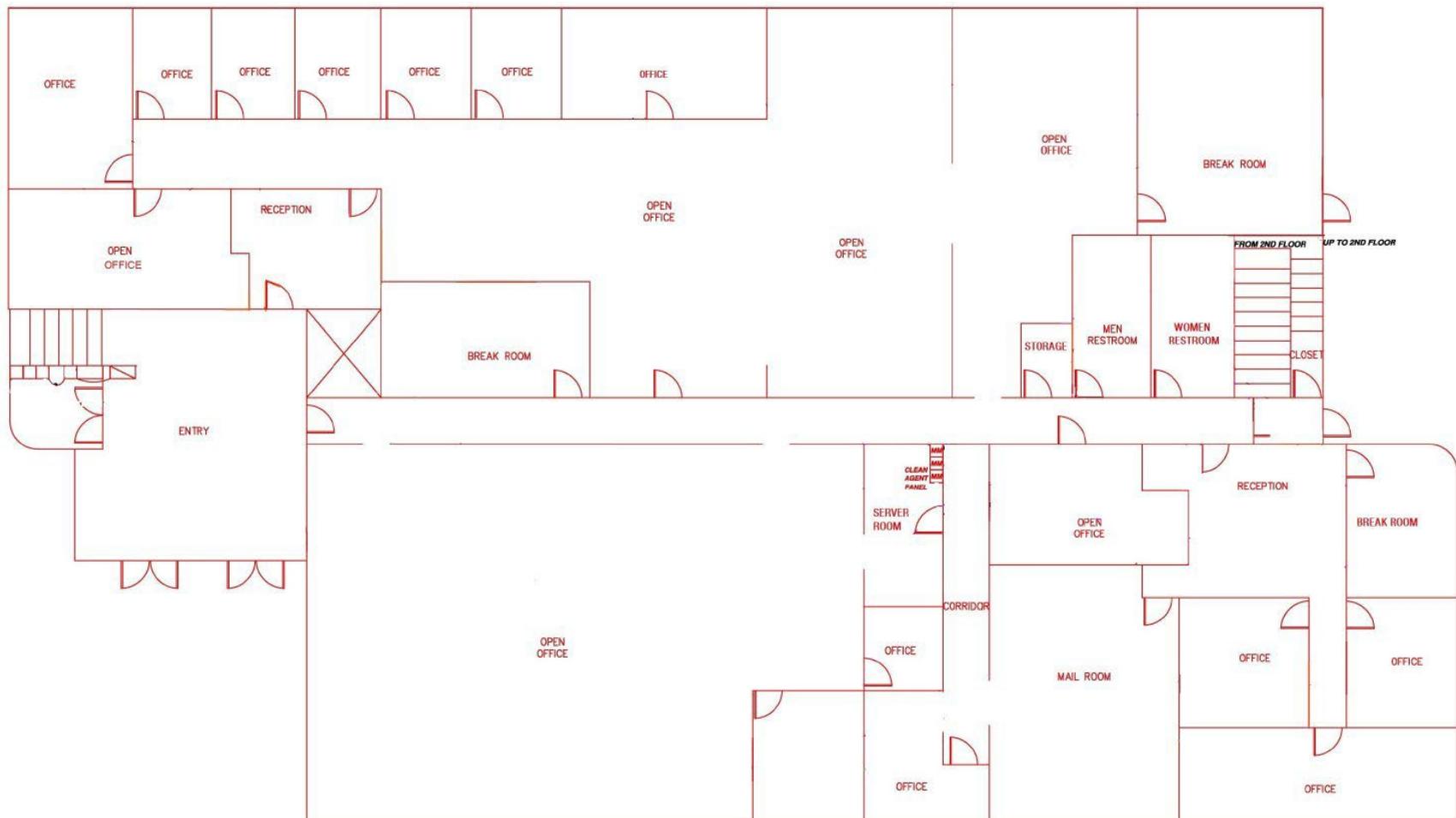


Site Plan



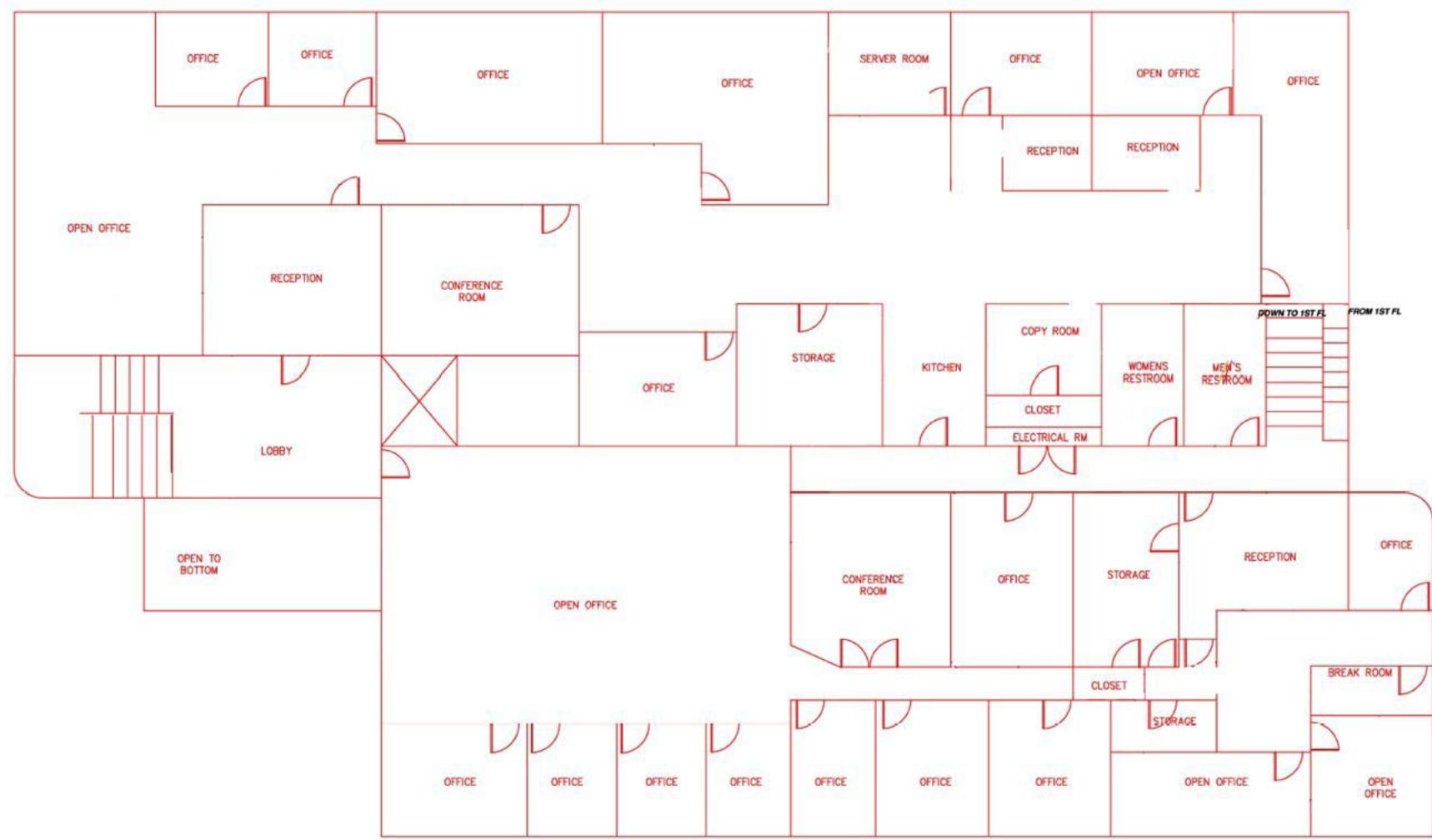


1st Floor Plan

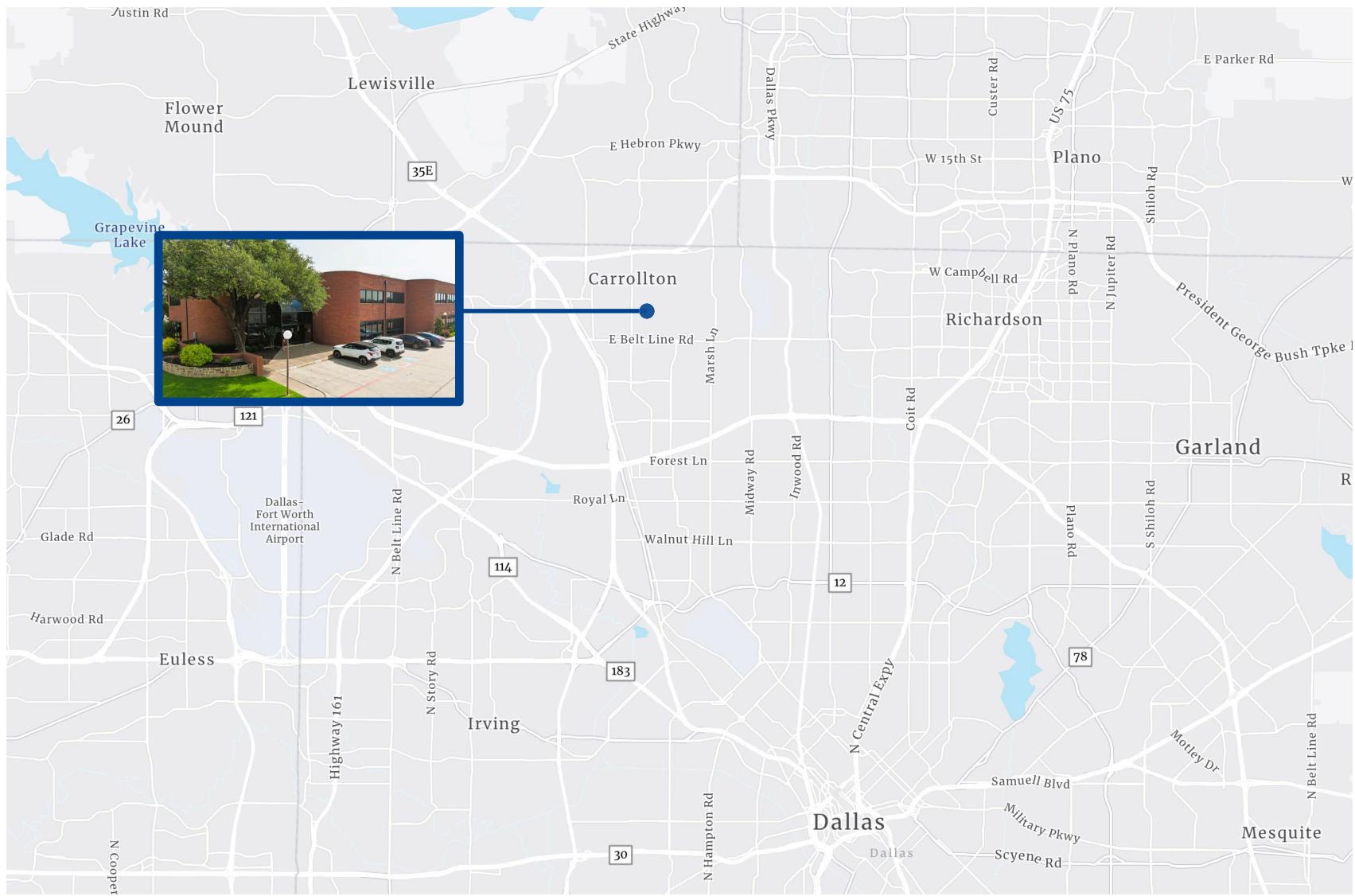




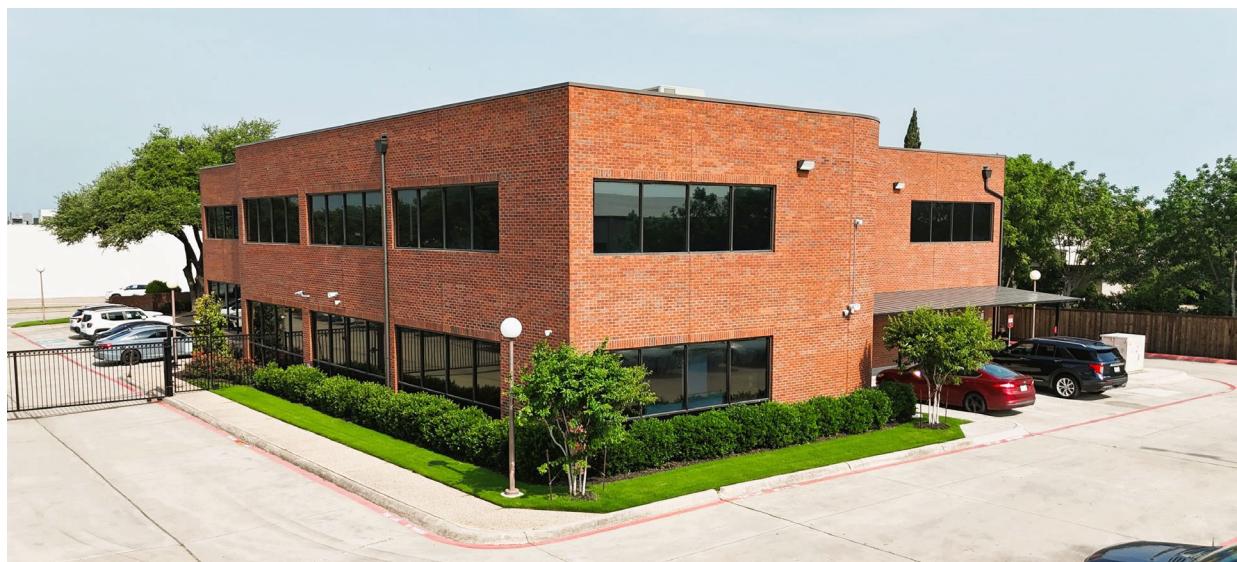
2nd Floor Plan



Location Map



Property Photos



Flex Industrial Experts

Give us a Call!



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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.

11-2-2015

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:
 - 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 CLEARLYESTABLISH:

- 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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Buyer/Tenant/Seller/Landlord Initials

Date