

FOR LEASE

EDITH LANE BUSINESS PARK

2910-2923 Edith Lane
Haltom City, TX 76111

RifleCRE



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PROPERTY SUMMARY



EDITH LANE BUSINESS PARK

PROPERTY HIGHLIGHTS

10-minute commute from
downtown Fort Worth

28 minutes from DFW Airport

Excellent visibility from E 28th Street,
averaging 16,773 VPD

Modern black and white exterior

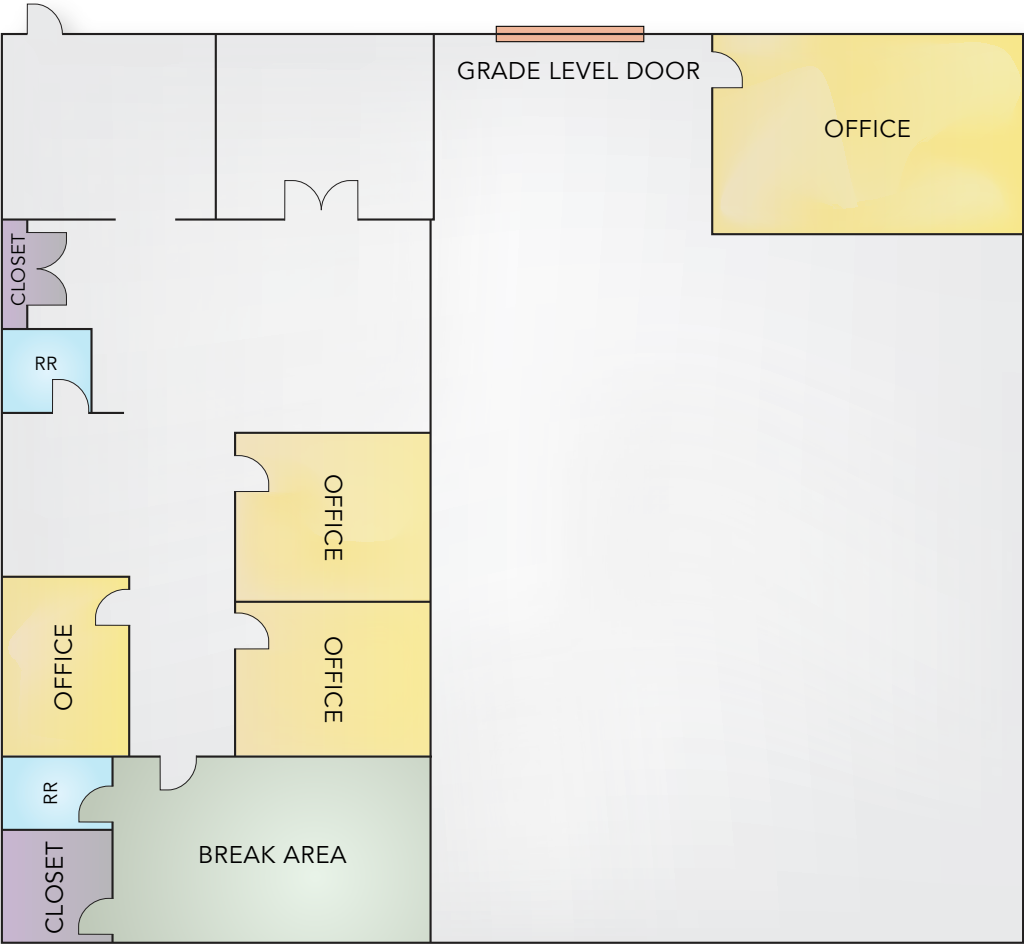
Site provides excellent ingress/egress for
semi-trucks and large freight

ECONOMICS

Base Rent: \$13.00 NNN

OPEX: \$2.30 PSF/Annually

SUITE 2910



SPACE HIGHLIGHTS

- One (1) 10' x 10' grade level door
- Four offices
- Large break area

- Two restrooms/ One shower
- Two closet
- 14' clear height

SUITE 2912

DETAILS

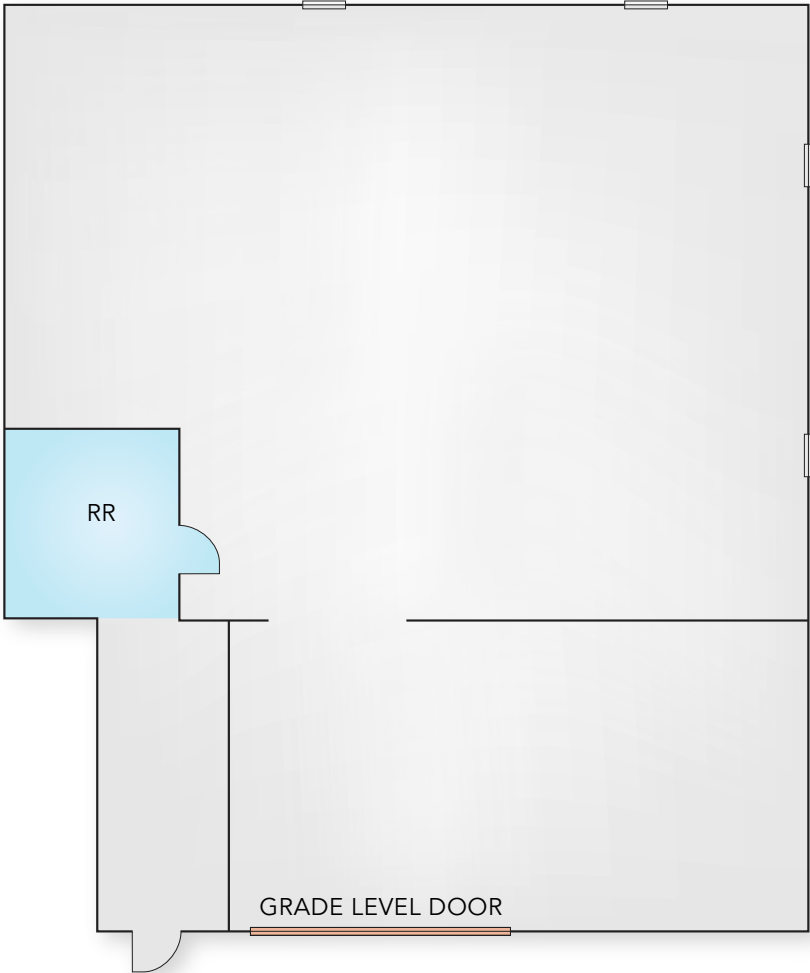
- Two (2) 16' x 9' grade level doors
- Fully renovated
- Climate controlled warehouse
- New roof
- New LED lights in warehouse








SUITE 2911



EDITH LANE BUSINESS PARK



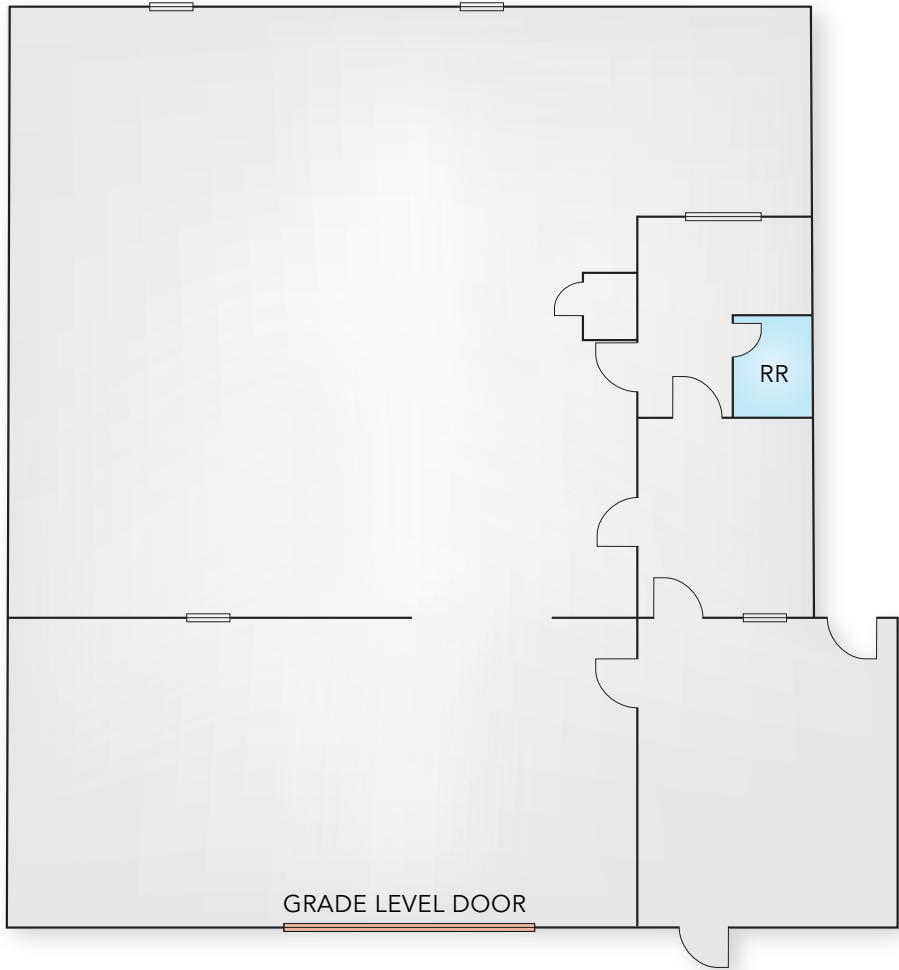
SPACE HIGHLIGHTS

- | | | | |
|---|-----------------------------------|---|-----------------------------|
|  | One (1) 16' x 9' grade level door |  | New roof |
|  | One restroom |  | New LED lights in warehouse |
|  | Climate controlled warehouse |  | Fully renovated |

SUITE 2913



EDITH LANE BUSINESS PARK



SPACE HIGHLIGHTS

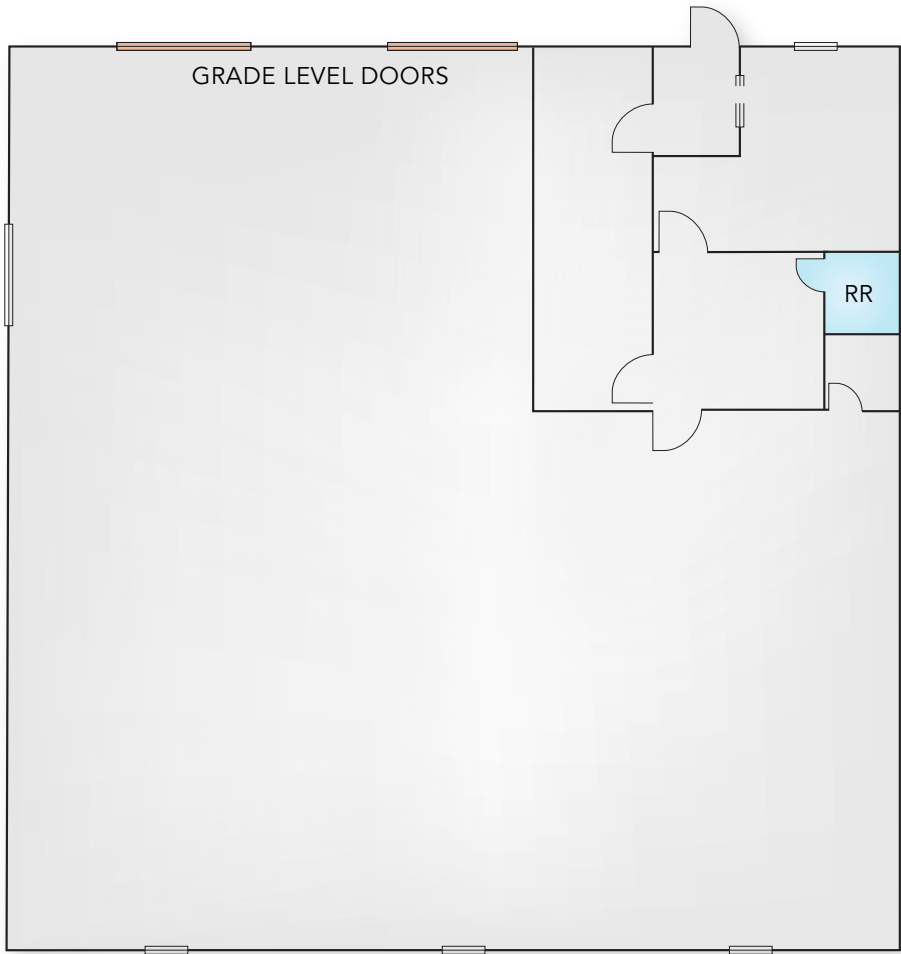
- One (1) 16' x 9' grade level door
- One restroom
- Climate controlled warehouse

- New roof
- New LED lights in warehouse
- Fully renovated

SUITE 2914









EDITH LANE BUSINESS PARK



+/- 7,768 SF

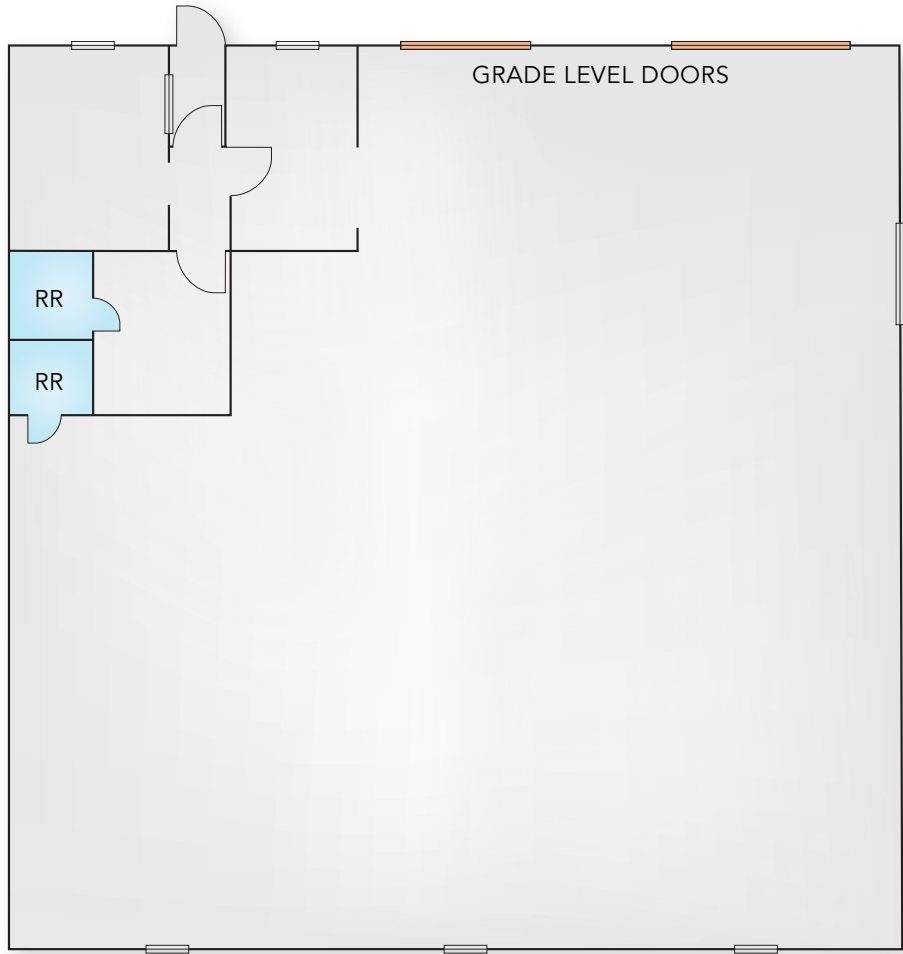
SPACE HIGHLIGHTS

- | | |
|---|---|
|  One (1) 8'-10" x 9' grade level door
One 12' x 9' grade level door |  New roof |
|  Two restroom |  New LED lights in warehouse |
|  +/- 1,222 SF Office |  Fully renovated |







SUITE 2918



EDITH LANE BUSINESS PARK



SPACE HIGHLIGHTS

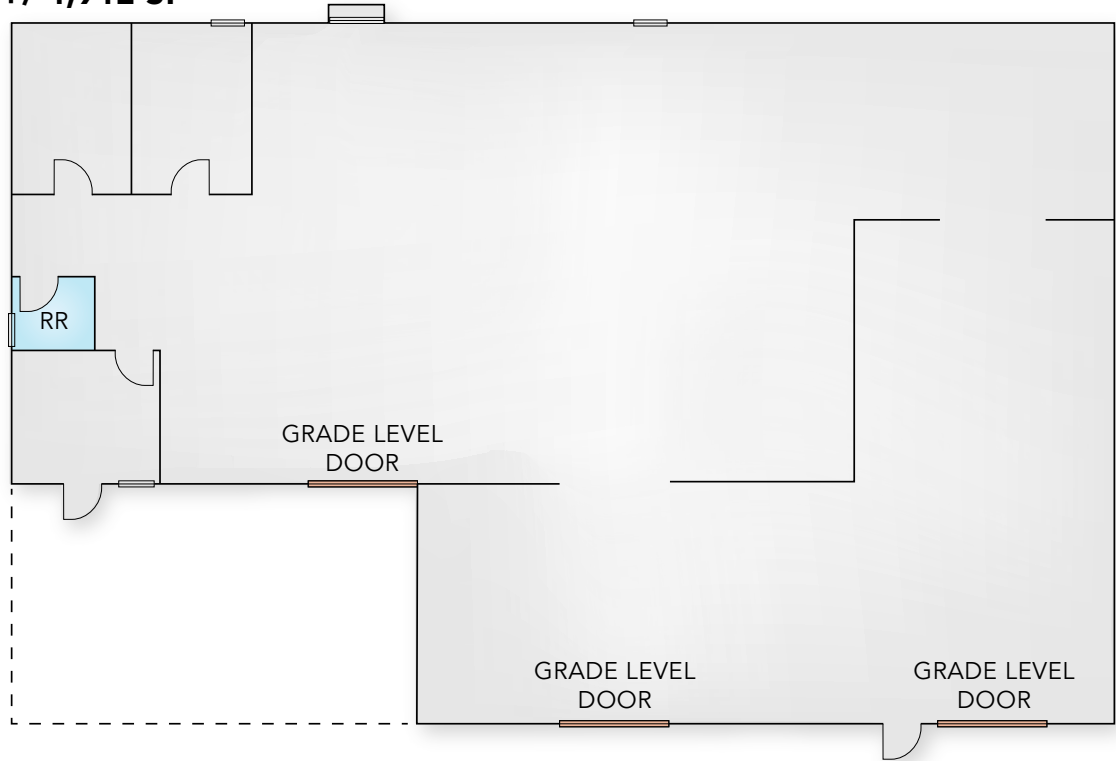
- | | | | |
|---|-----------------------------------|---|-----------------------------|
|  | Two (2) 9' x 9' grade level doors |  | New LED lights in warehouse |
|  | Two restroom |  | Fully renovated |
|  | +/- 1,222 SF Office |  | New roof |

SUITE 2915



EDITH LANE BUSINESS PARK

+/-4,912 SF



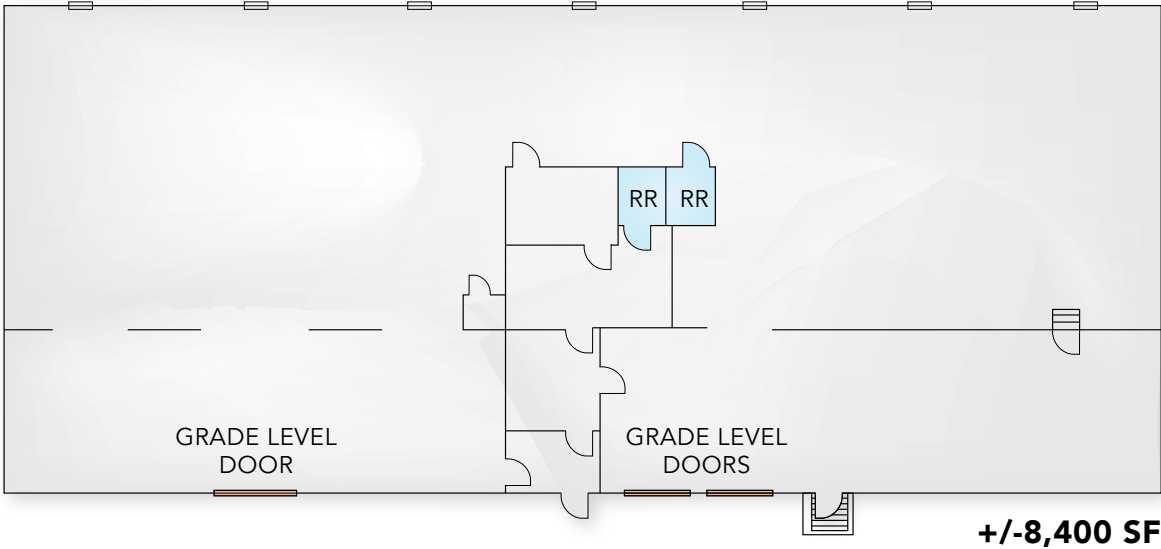
SPACE HIGHLIGHTS

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | Three (3) 9' x 9' grade level doors | <input checked="" type="checkbox"/> | New roof |
| <input checked="" type="checkbox"/> | One restroom | <input checked="" type="checkbox"/> | New LED lights in warehouse |
| <input checked="" type="checkbox"/> | +/-174 SF Office | <input checked="" type="checkbox"/> | Fully renovated |
| <input checked="" type="checkbox"/> | Climate controlled warehouse | | |

SUITE 2923



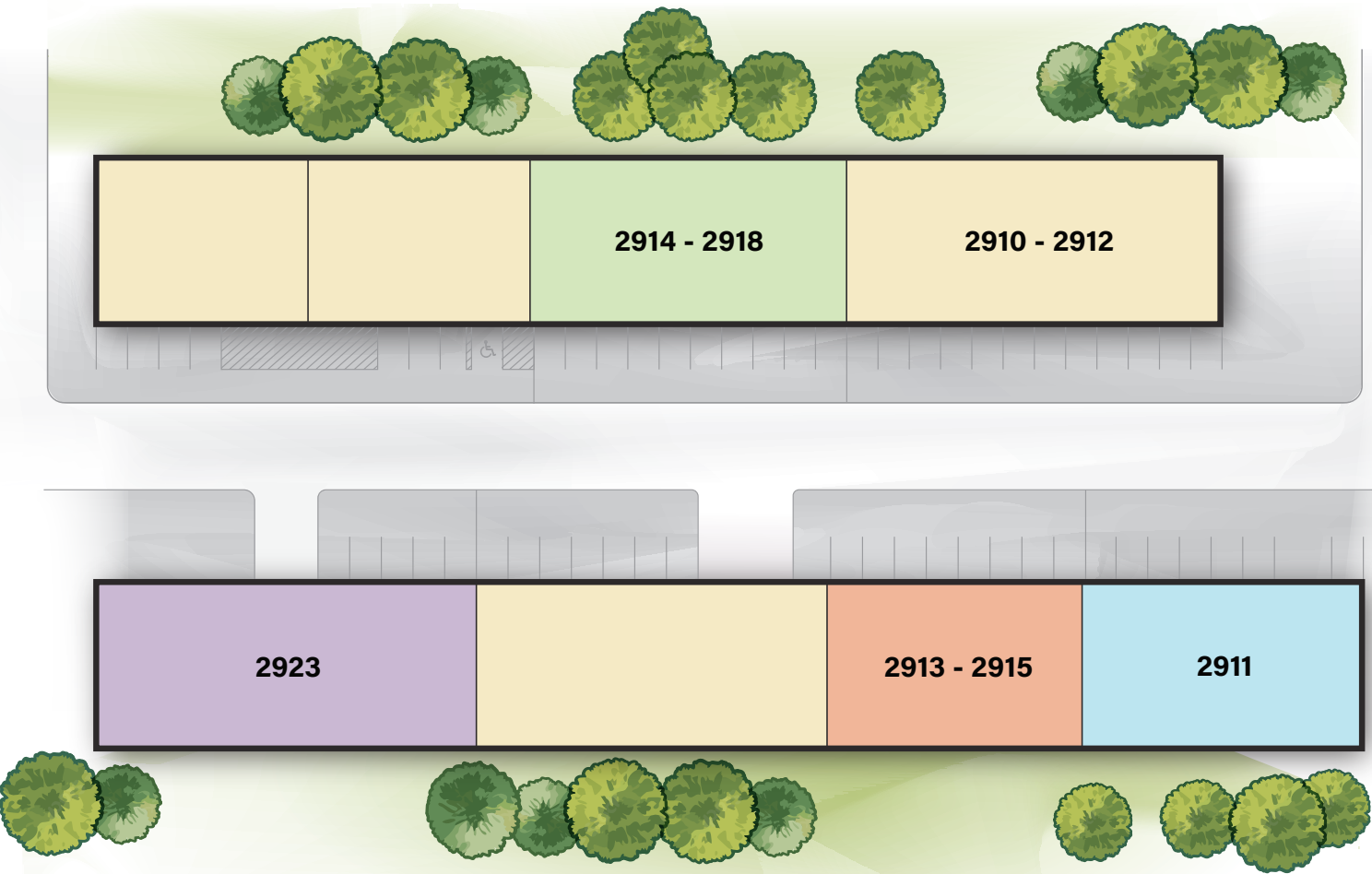
EDITH LANE BUSINESS PARK



SPACE HIGHLIGHTS

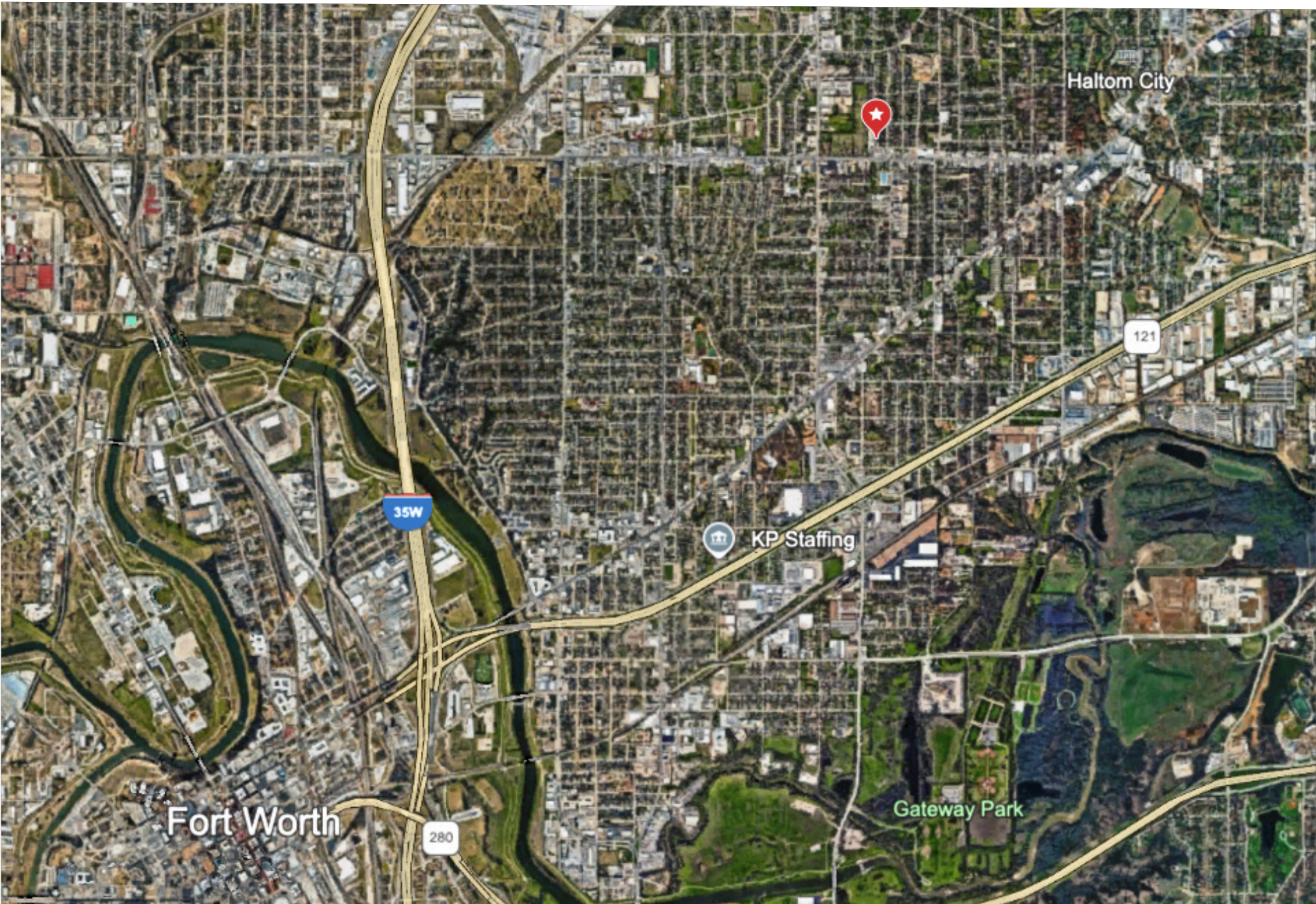
- | | | | |
|--------------------------|---|--------------------------|-----------------------------|
| <input type="checkbox"/> | One (1) 10' x 8' dock high door
Two (2) 8' x 8' dock high door | <input type="checkbox"/> | New roof |
| <input type="checkbox"/> | Two restroom | <input type="checkbox"/> | New LED lights in warehouse |
| <input type="checkbox"/> | Climate controlled warehouse | <input type="checkbox"/> | Fully renovated |
| <input type="checkbox"/> | +/-174 SF Office | | |

SITE PLAN



Edith Lane Business Park
2910-2923 EDITH LANE, HALTOM CITY, TX 76111

MAP LOCATION





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:
 - 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 Supervisor of Sales Agent/Associate	License No	Email	Phone
Sales Agent/Associate's Name	License No	Email	Phone

Sales Agent/Associate's Name

Date