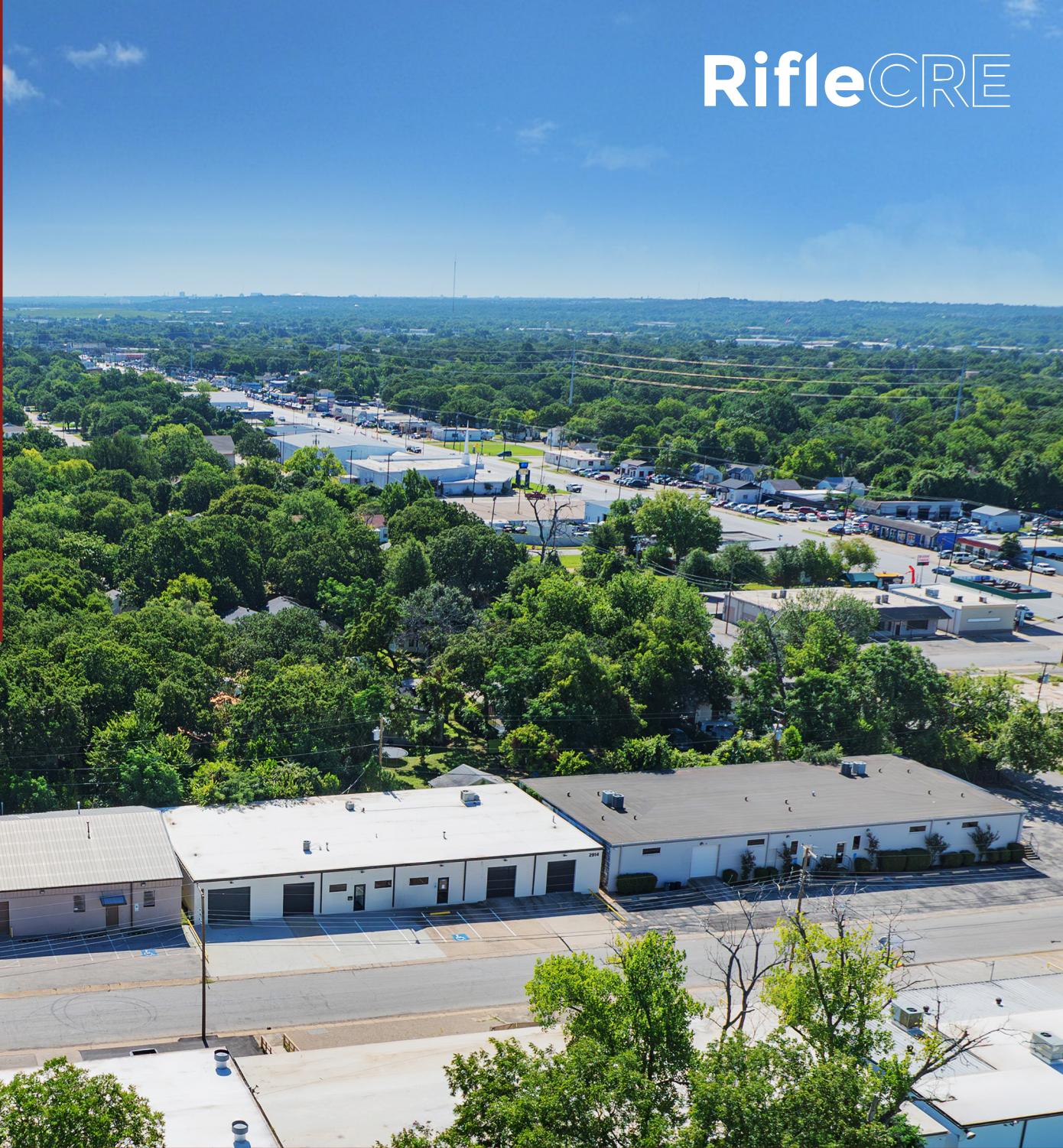


FOR LEASE

# EDITH LANE BUSINESS PARK

2910-2923 Edith Lane  
Haltom City, TX 76111

Rifle<sup>CRE</sup>



**NICK TERRY, SIOR, CCIM** | MANAGING PARTNER  
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281.584.6414 | [caitlin@riflecre.com](mailto:caitlin@riflecre.com)

# 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

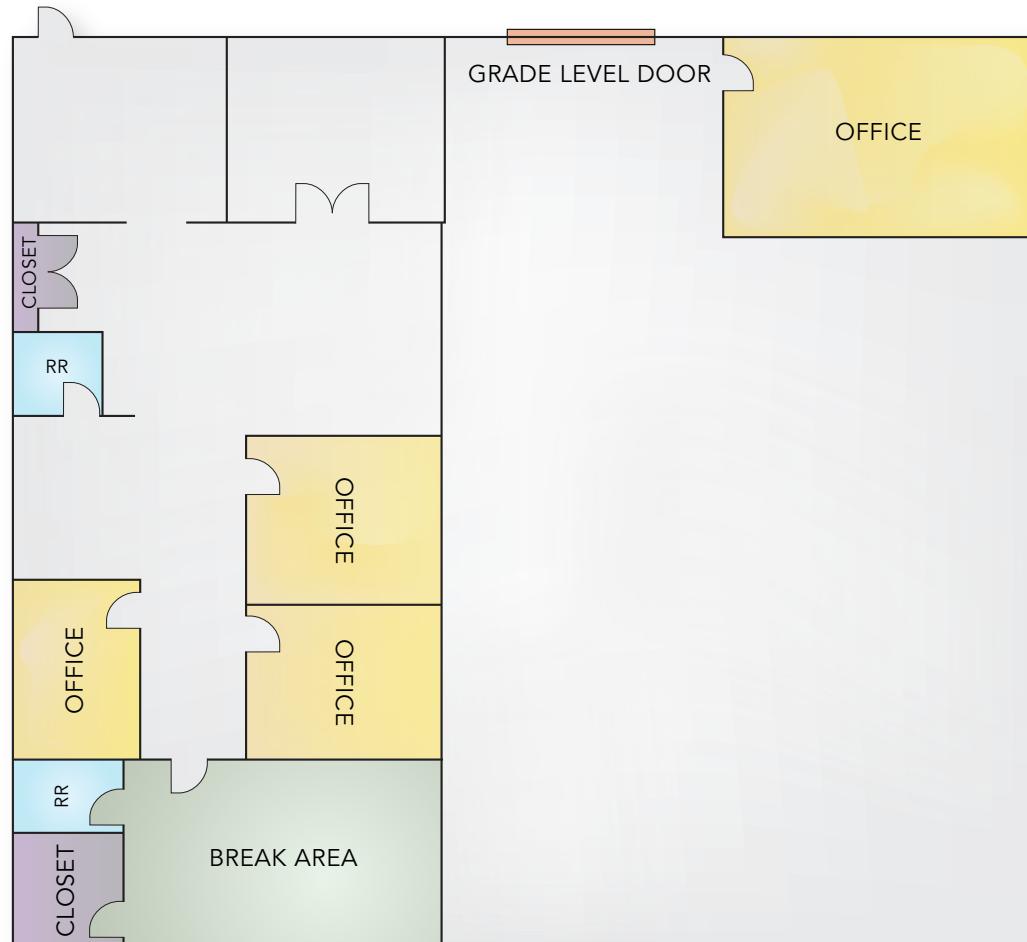
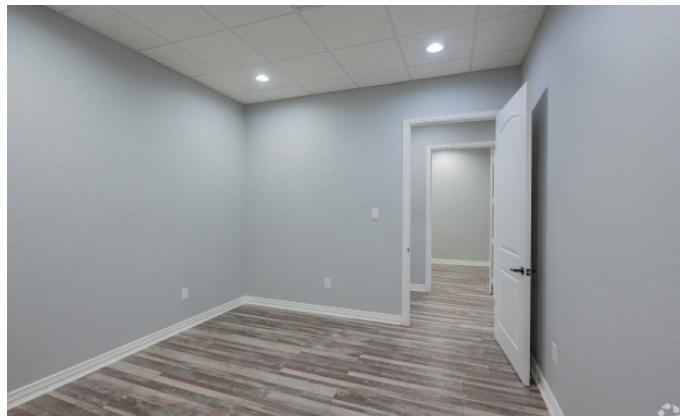
Site provides excellent ingress/egress for  
semi-trucks and large freight

## 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

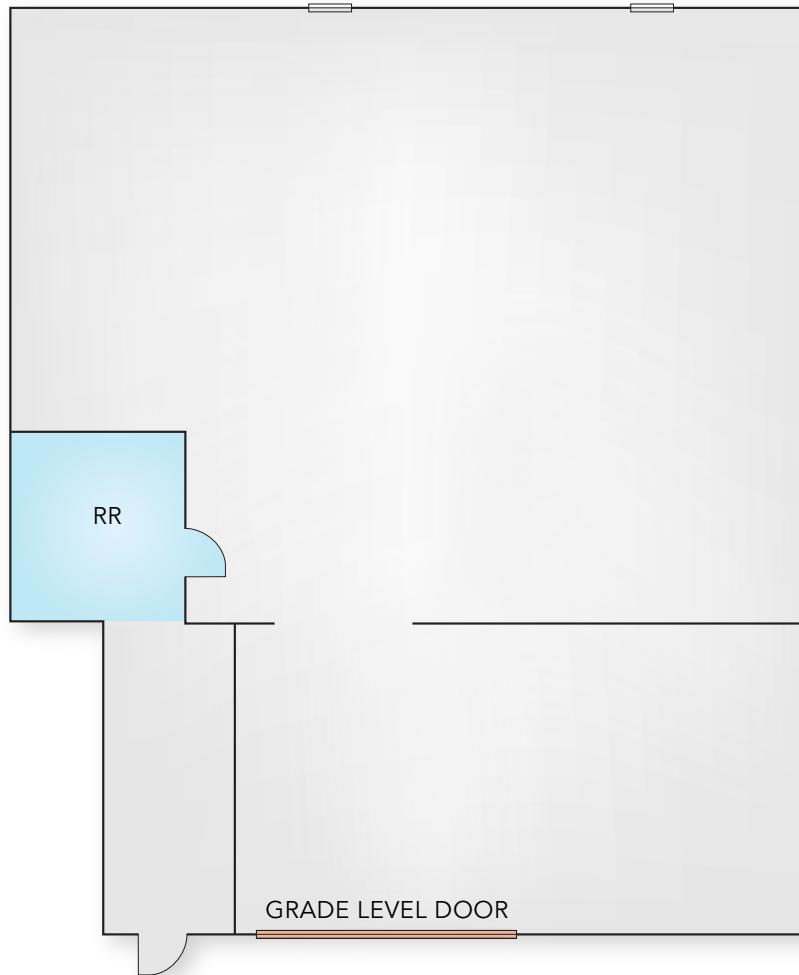
# SUITE 2912

## DETAILS

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



# SUITE 2911



## SPACE HIGHLIGHTS

One (1) 16' x 9' grade level door

One restroom

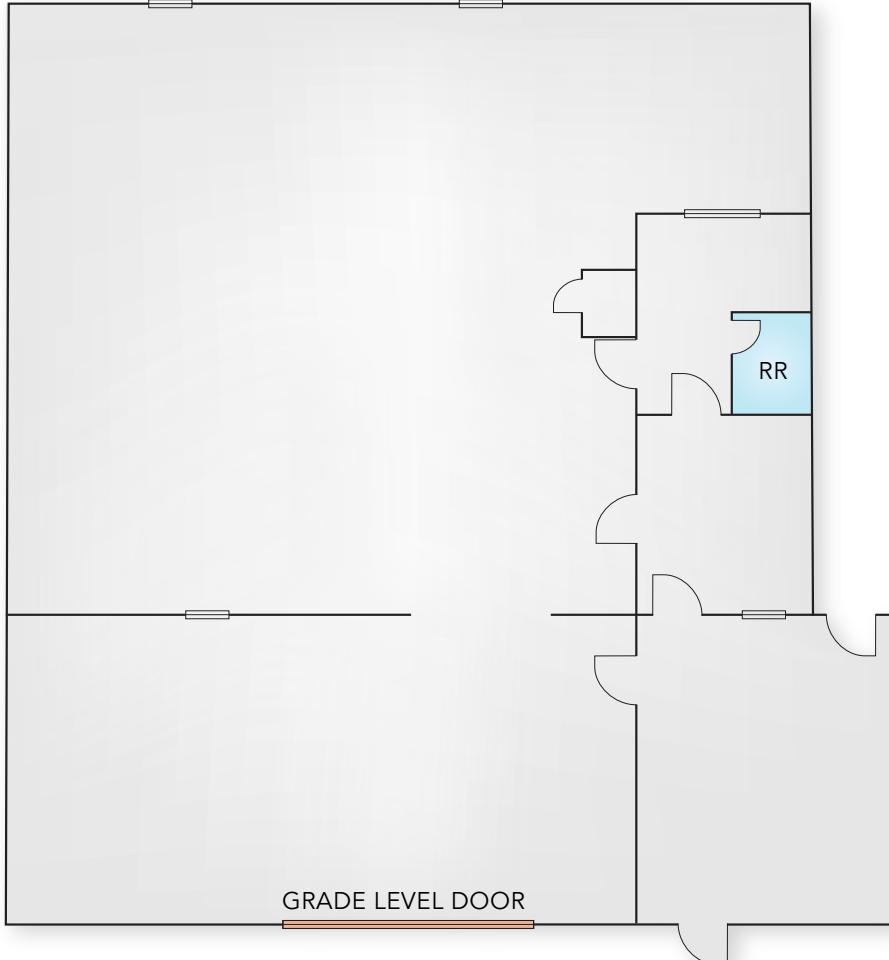
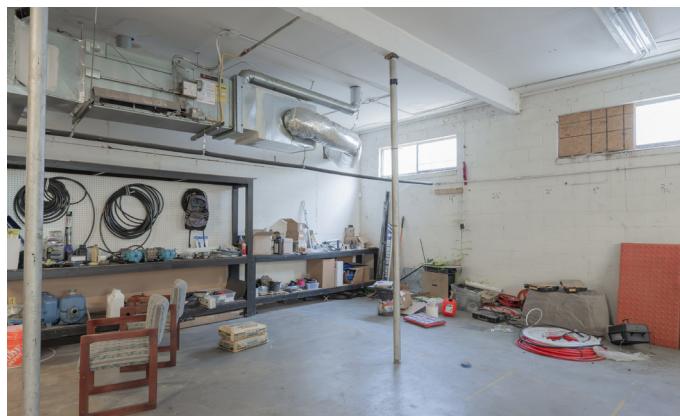
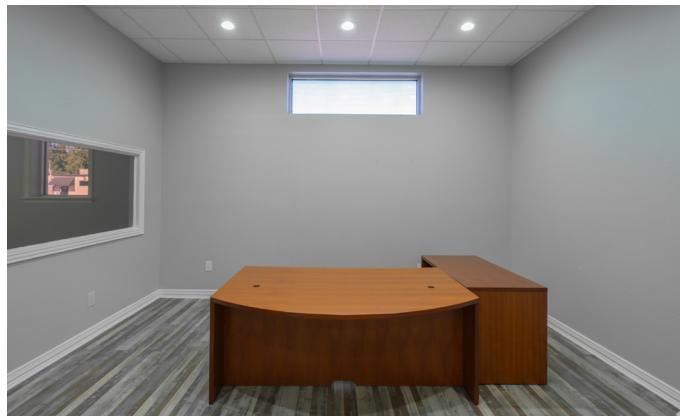
Climate controlled warehouse

New roof

New LED lights in warehouse

Fully renovated

# SUITE 2913

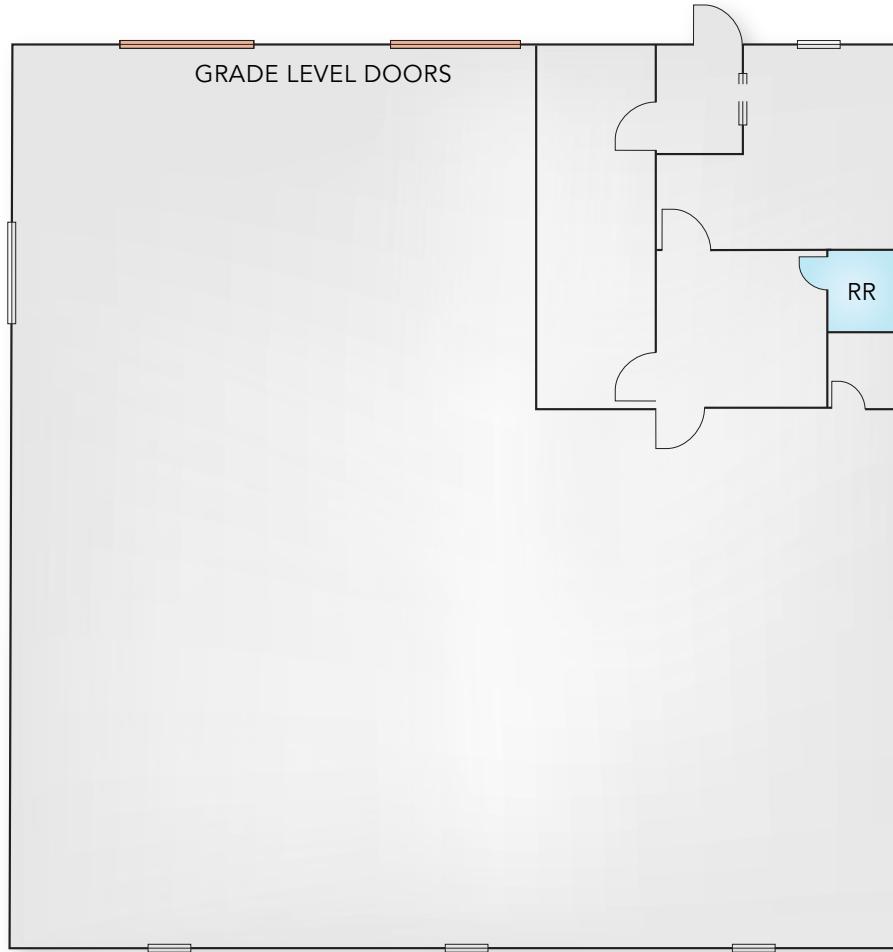


## SPACE HIGHLIGHTS

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

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

# SUITE 2914



**+/- 7,768 SF**

## SPACE HIGHLIGHTS

 One (1) 8'-10" x 9' grade level door  
One 12' x 9' grade level door

 Two restroom

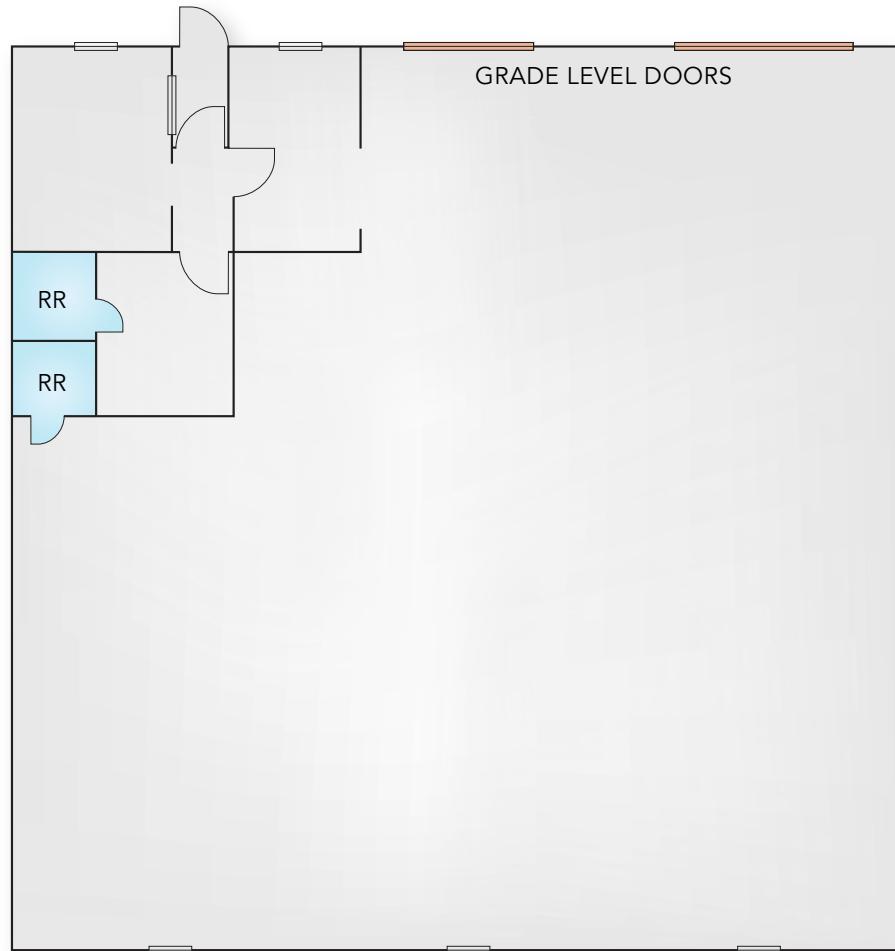
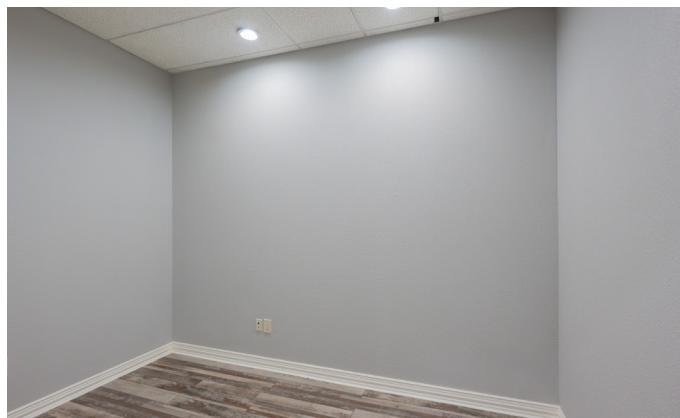
 +/- 1,222 SF Office

 New roof

 New LED lights in warehouse

 Fully renovated

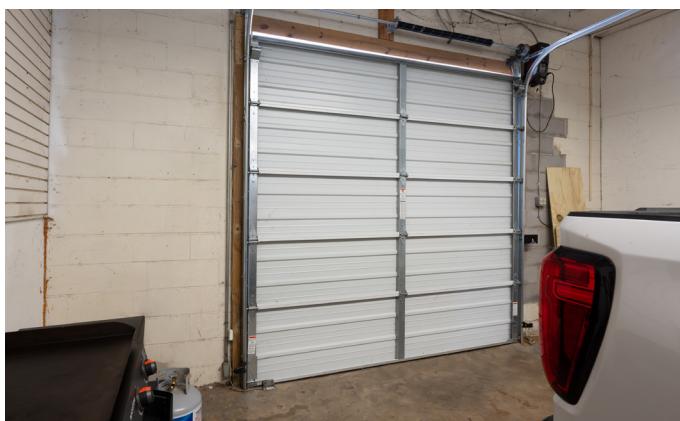
# SUITE 2918



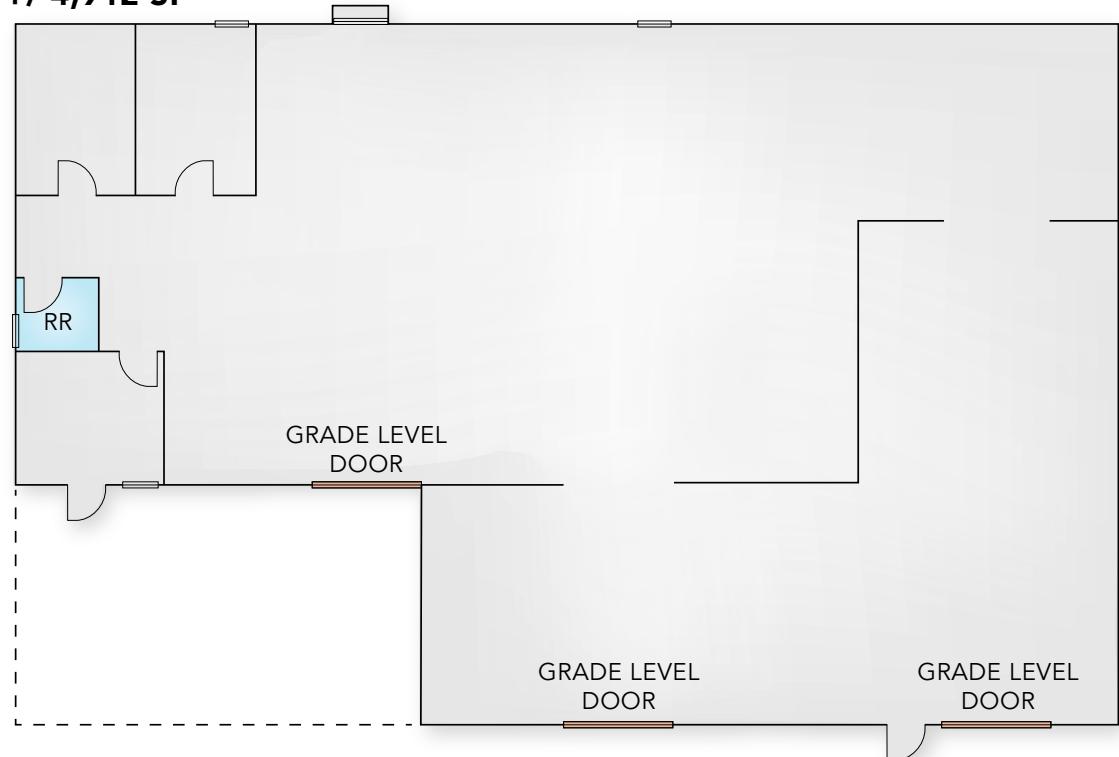
## SPACE HIGHLIGHTS

<span style="background-color: #e69138; border: 1px solid black; padding: 2px 5px;"></span>	Two (2) 9' x 9' grade level doors
<span style="background-color: #46b8d8; border: 1px solid black; padding: 2px 5px;"></span>	Two restroom
<span style="background-color: #d9e1f2; border: 1px solid black; padding: 2px 5px;"></span>	+/- 1,222 SF Office
<span style="background-color: #d9e1f2; border: 1px solid black; padding: 2px 5px;"></span>	New LED lights in warehouse
<span style="background-color: #d9e1f2; border: 1px solid black; padding: 2px 5px;"></span>	Fully renovated
<span style="background-color: #d9e1f2; border: 1px solid black; padding: 2px 5px;"></span>	New roof

# SUITE 2915



**+/-4,912 SF**

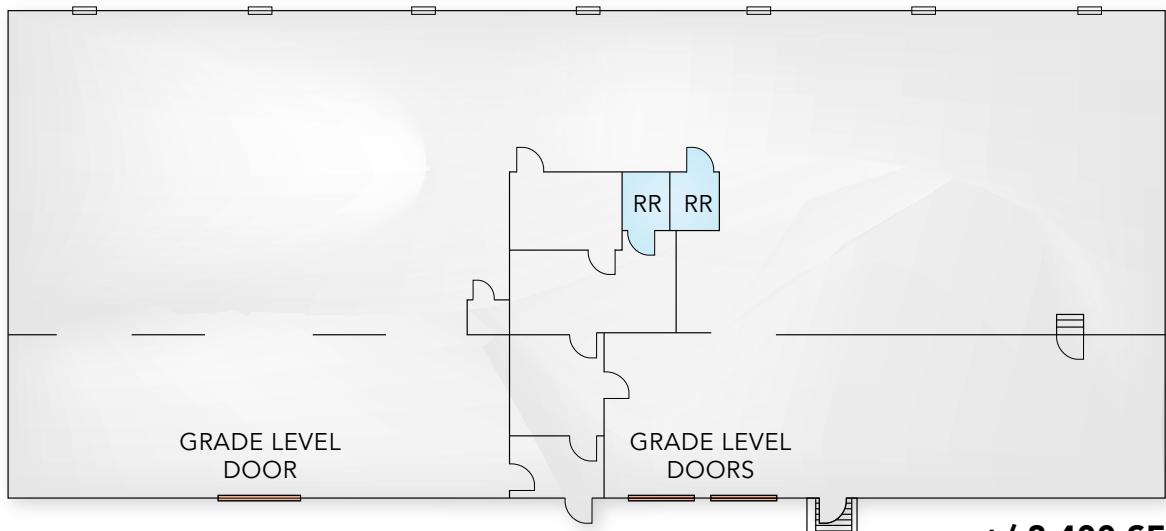
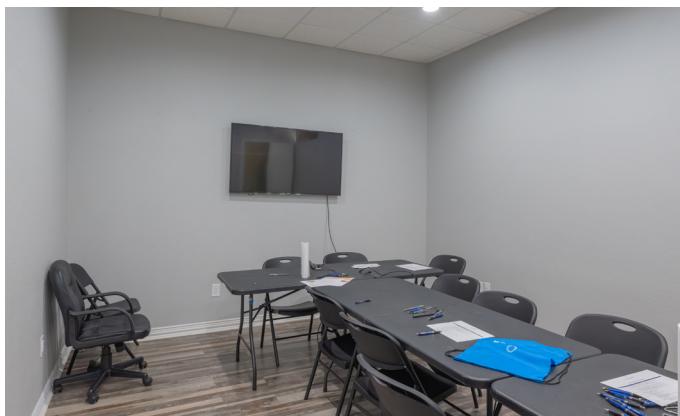
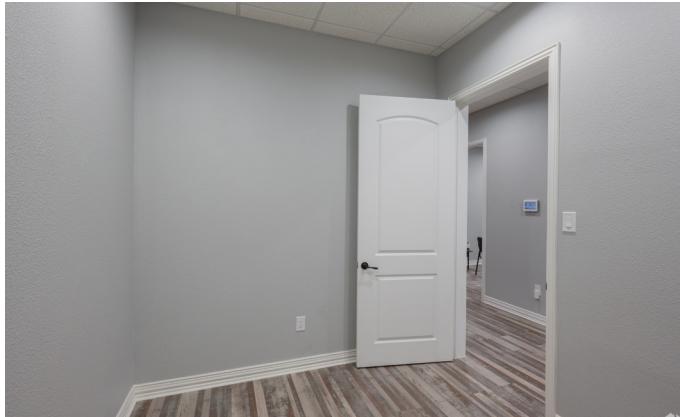


## SPACE HIGHLIGHTS

- Three (3) 9' x 9' grade level doors
- One restroom
- +/-174 SF Office
- Climate controlled warehouse

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

# SUITE 2923



**+/-8,400 SF**

## SPACE HIGHLIGHTS

One (1) 10' x 8' dock high door  
Two (2) 8' x 8' dock high door

Two restroom

Climate controlled warehouse

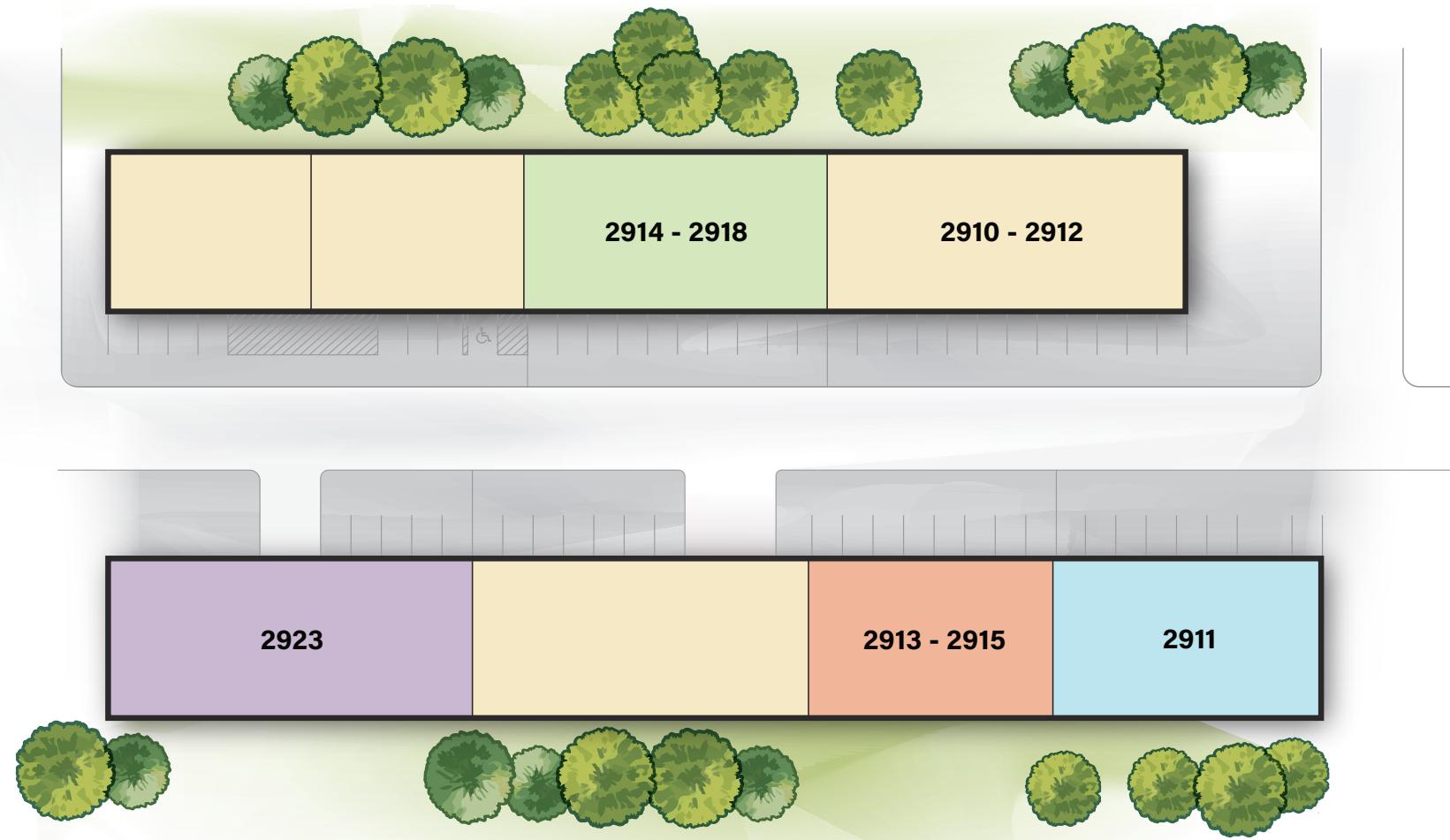
+/-174 SF Office

New roof

New LED lights in warehouse

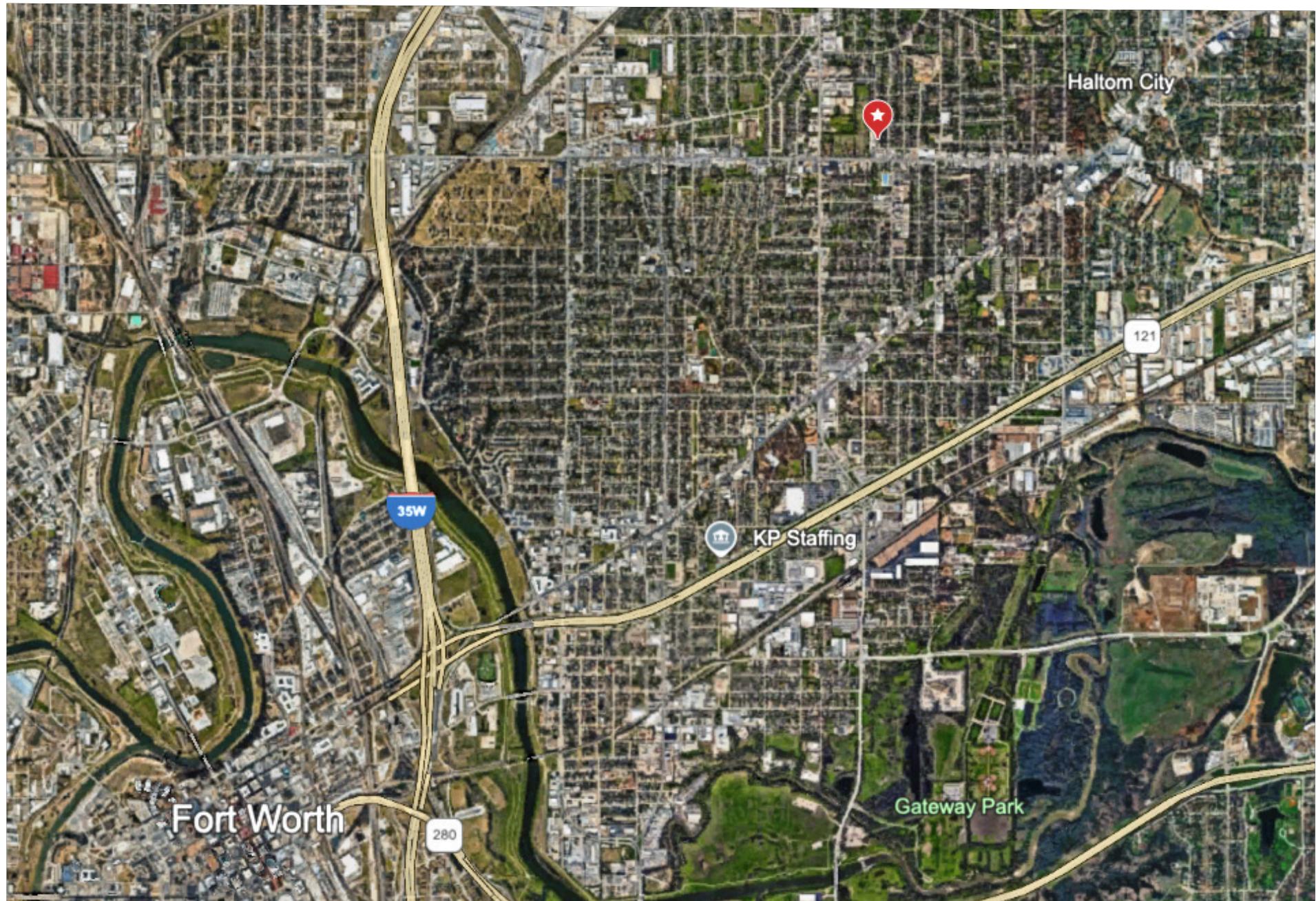
Fully renovated

# 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.

RIFLE BROKERAGE, LLC	9008666	info@riflecre.com	713.936.4081
Licensed Broker/Broker Firm or Primary Assumed Business Name	License No	Email	Phone
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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
Sales Agent/Associate's Name		Date	