

INDUSTRIAL BUILDING + OUTDOOR STORAGE

912 E. Walnut St. Garland, Texas 75040



Contact:

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Industrial Flex Building:

Building: +/- 4,950 SF
Zoning: Industrial
Power: 3 Phase / 480V / 600 Amps
AC: 100% HVAC

Parking / Outdoor Storage:

Area for Parking / IoS:
+/- 1.2 Acres (~50,000 SF)
Total Property: 1.78 Acres

Leasing Memorandum

912 E. Walnut St. Garland, Texas 75040

EXECUTIVE SUMMARY



- Nadolsky Properties is pleased to present **912 E. Walnut St. (“The Property”)** in **Garland, TX** for lease to prospective tenants
- The Property features a +/- **4,950 SF Building (Flex)**, supporting parking (+/- 40 spaces), as well as **~50,000 SF of Industrial Outdoor Storage or Fleet Parking space**
- The building was formerly occupied by Micropac Industries, a provider of small electronic components, for over 40 years - and was used for **light industrial manufacturing, laboratory, office space and storage**
- **Ownership is willing to cover up to [90]% of the cost to pave the land in the rear of the property for IoS or Fleet Parking (see slide 19).** The land may be leased with (or separate from) the existing building.
- **Located 30 minutes from Downtown Dallas**, the Property is situated in a heavily commercialized section of Garland, TX
- The Property is **Zoned: Industrial**, and may accommodate a wide array of use-cases

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1. Building & Existing Improvements

Building Summary

- **Structure:** Flex building (+/- 4,950 SF) suited to a wide array of use-cases
- **Zoning:** Industrial
- **Use-Cases:**
 - ✓ Office
 - ✓ Manufacturing
 - ✓ Research & Development
 - ✓ Laboratory
 - ✓ Product Storage
 - ✓ Distribution
- **Exterior:**
 - ✓ Paved Parking Onsite:
 - (+/-) 40 spaces dedicated to Tenant
 - Located in front, side and rear of building
 - ✓ 2 Entrances / Exits from E. Walnut St.
 - ✓ Separate Lanes for Ingress / Egress



Building Specifications

➤ **Building Specs:** +/- 4,950 SF

- Year Built: 1981
- HVAC: 100% HVAC Building (5 units)
- High Power Electrical: 3 Phase / 480V / 600 AMP
- Entrances / Exits:
 - Front door
 - Loading Entrance with Employee Badge Entry
 - Emergency exit
 - Building can accommodate dock doors (upon request)
- Ceilings: 8' acoustic drop
- Utilities: Electric / Water / Trash / Sewer

➤ **Configuration:** Layout may be fully-customized for the Tenant's specifications. Current Configuration includes:

- ✓ Lobby & Reception Area
- ✓ Executive & Flex Offices
- ✓ Manufacturing / Lab Space
- ✓ Secure Interior Storage (x2)
- ✓ Kitchen / Break room
- ✓ 4 Restrooms



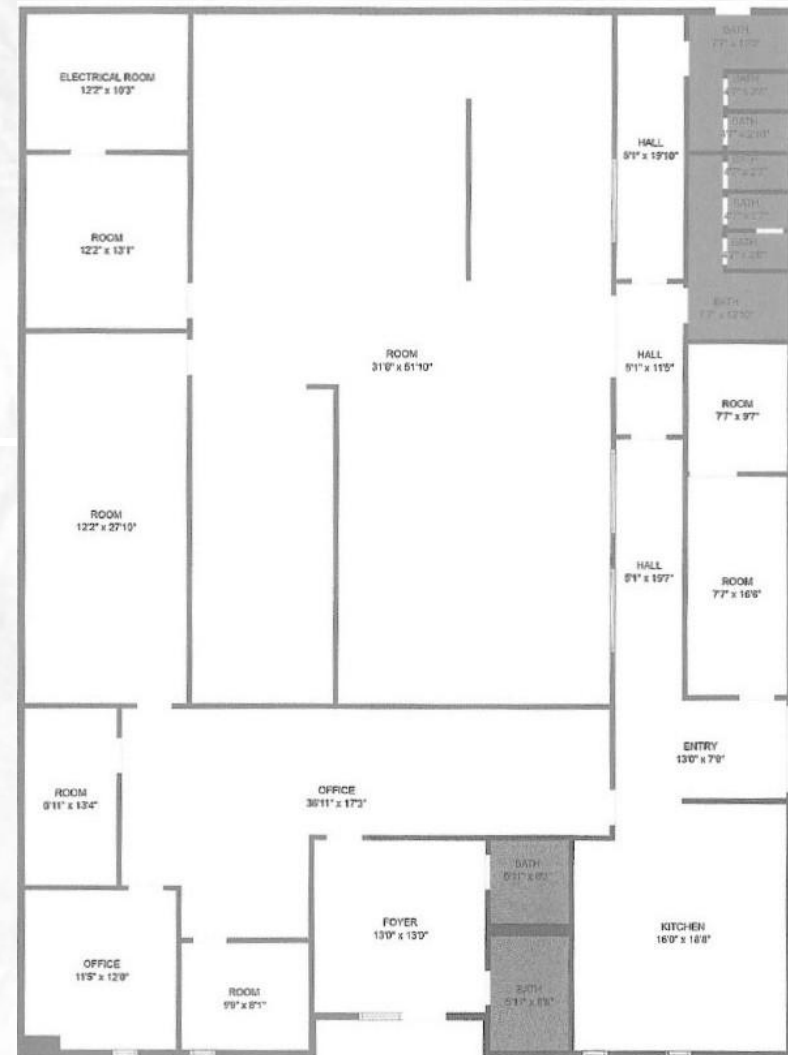
Floorplans

- *Building layout may be fully-configured to the Tenant's specifications*

Building Footprint:



Existing Layout:



Images - Entrance / Lobby



Images - Flex Space (1/4)



Images - Flex Space (2/4)



Images - Flex Space (3/4)



Images - Flex Space (4/4)



Images - Secure Storage



Images - Flex Workspace / Kitchen



Images - Front Parking



Images - Side Parking



Images - Rear Parking



2. Industrial Outdoor Storage & Fleet Parking

Industrial Outdoor Storage & Fleet Parking



- The Property at 912 E. Walnut features an additional ~1.17 acres (est. ~50,000 SF) of raw land in the rear of the lot
- Ownership is seeking to develop the land into a paved lot to support industrial outdoor storage, fleet parking, or other approved uses; the lot could also be developed into a new building
- The Property is Zoned by Right for Industrial Outdoor Storage
- Use Cases:
 - ✓ Industrial Outdoor Storage (“IoS”)
 - ✓ Fleet Parking
 - ✓ New Warehouse / Distribution Facility
 - ✓ Construction Yard
 - ✓ PV Solar Installation
- Ownership is willing to cover up to [90]% of the project costs as part of a new lease*. The land may be leased with (or separate from) the existing building / improvements
- The Ownership Team has conducted an initial scoping of project budget, contractors, and permitting

**Subject to final agreement per an executed Lease, tenant credit quality, and Ownership approval*

Land Images - View from North



Land Images - View from Northeast



Land Images - View from South



3. Lease Pricing



Indicative Lease Pricing*

Assumptions:

- [90]% of paving development costs covered by Landlord; [10]% covered by Tenant
 - *Land available for 10-year+ lease term only*
- Pricing assumes building + land are leased collectively. Pricing will vary if leased separately
- Tenant Improvement Allowance for the Building variable based on lease term
- All operating expenses paid by Tenant (“NNN”) including property taxes, insurance, utilities and other expenses
- 3.00% annual lease price escalator
- Other assumptions (to be agreed upon by Tenant & Landlord)

Indicative Pricing:

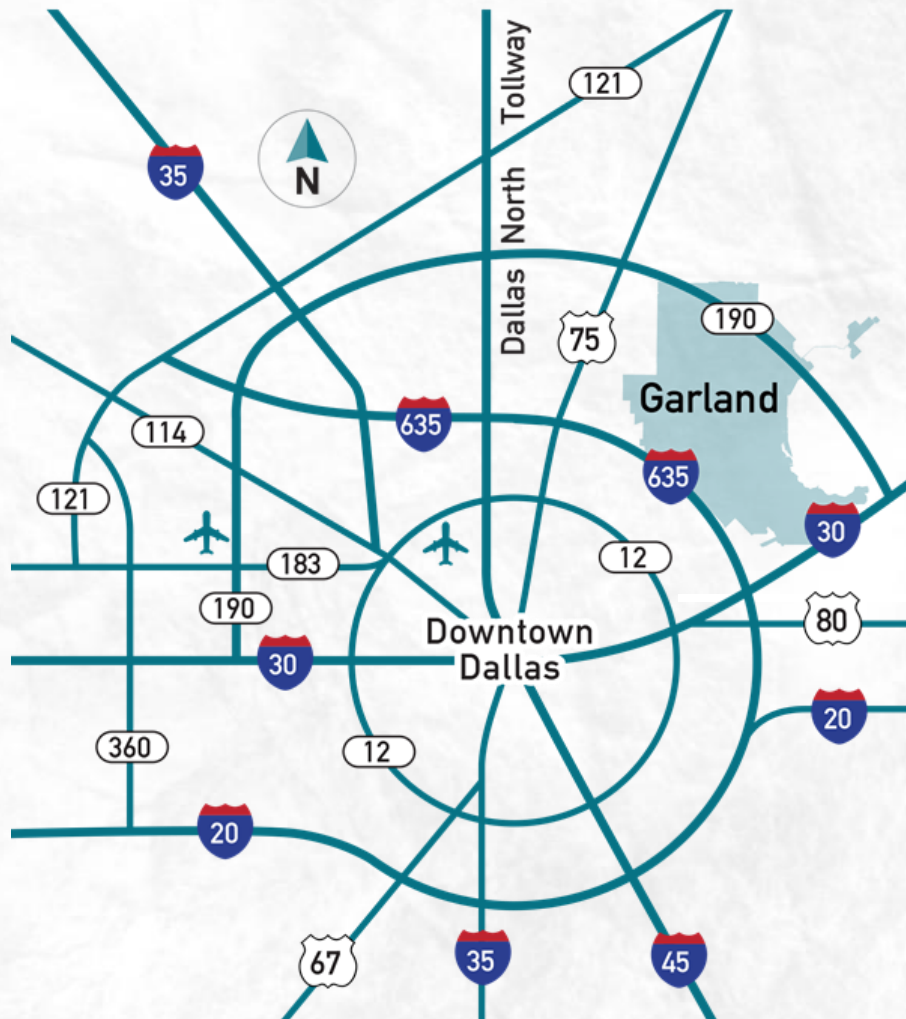
Indicative Rent Pricing (NNN)						
Lease Term	5Y	7Y	10Y	15Y	20Y	25Y+
Building Rate (Starting)	\$5,900	\$5,900	\$5,900	\$5,750	\$5,500	\$5,500
Land Rate (Starting)	n/a	n/a	\$6,000	\$5,850	\$5,700	\$5,500
Total Rent (Year 1)	\$5,900	\$5,900	\$11,900	\$11,600	\$11,200	\$11,000

**Lease pricing is subject to tenant credit quality, lease terms, and Ownership discretion*

4. Market & Location



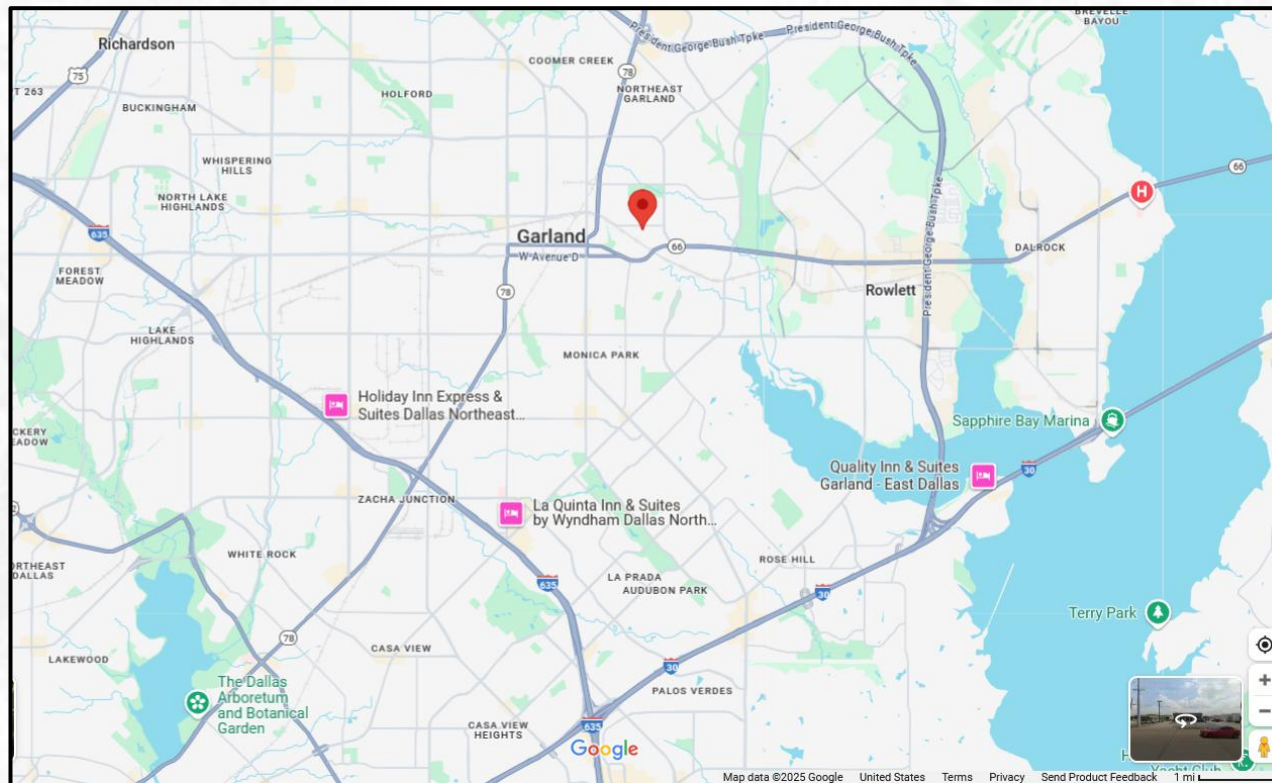
DFW Market Highlights



- **Property located in the Dallas Fort Worth (“DFW”) metroplex in the Garland Industrial Submarket**
- DFW is an established industrial market with high product demand, high quality distribution and transportation networks with direct access to markets
- **42 Fortune 1000 Companies are headquartered in DFW** including AT&T, Texas Instruments, Kimberly-Clark, Exxon Mobil, Celanese, Southwest Airlines, Dean Foods, McKesson and Alliance Data Systems
- **The DFW (and broader Texas) market continues to experience high population growth**, with Dallas having the 9th largest population in the U.S.
- **Ideal economic conditions for corporate operations**, with no state income tax and low operational costs

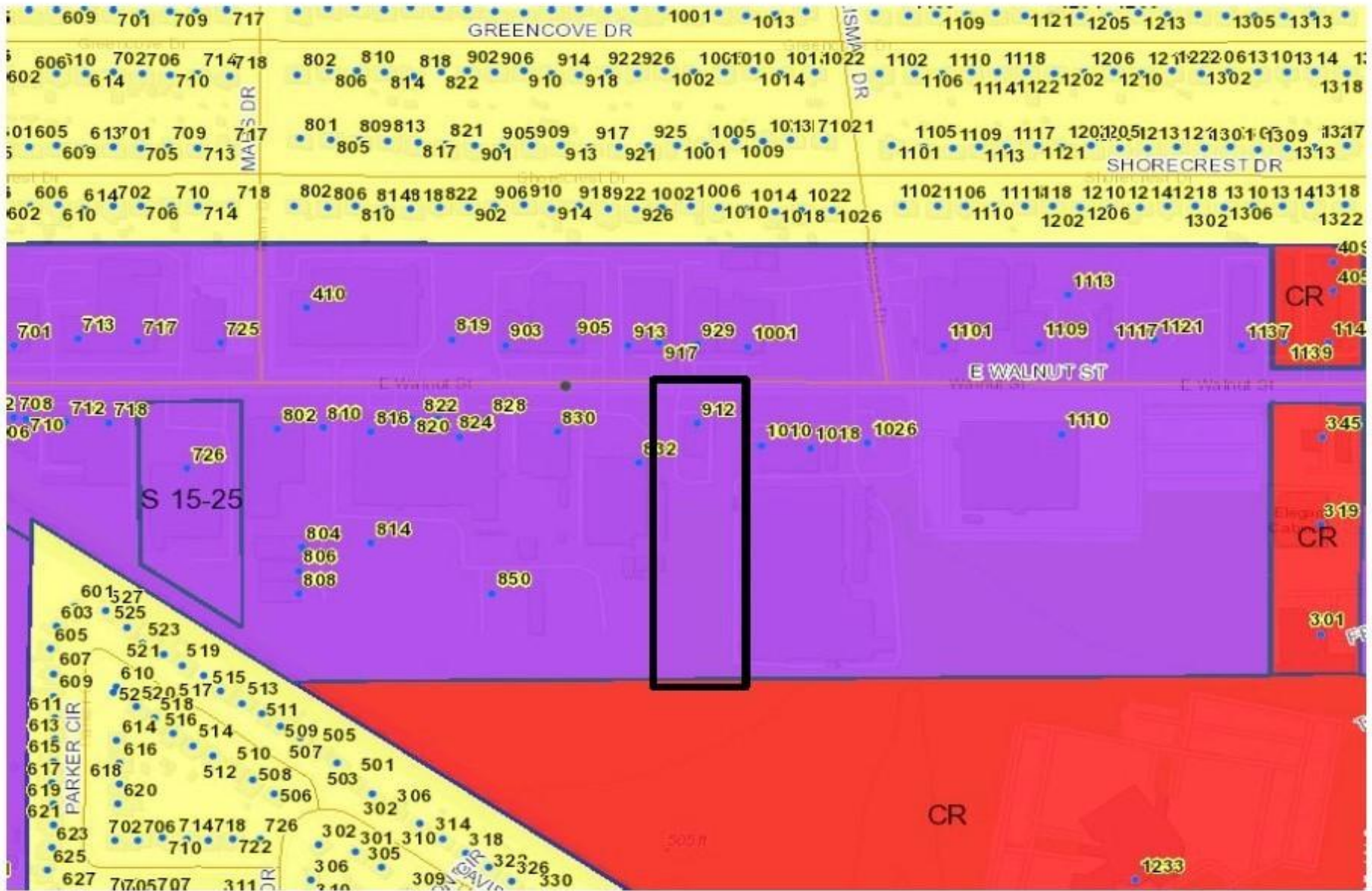
Property Location

- **912 E. Walnut is located in a dense industrial hub with close proximity to major roadways including State Highway 78 and State Highway 66**
- **Access to major highways including President George Bush Turnpike (State Highway 190) Interstate 635, and Interstate 30**
- **+/- 27 Miles from DFW International Airport and +/- 30 minutes from Downtown Dallas**
- **Major Rail:** Union Pacific (UP), Kansas City Southern (KCS), Burlington Northern Santa Fe (BNSF). Dallas, Garland and Northeastern Railroad (DGNO)



Zoning Map

Industrial zoning indicated in purple below:



5. Contact Information



Contact Info.



Contact Details	
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