

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:

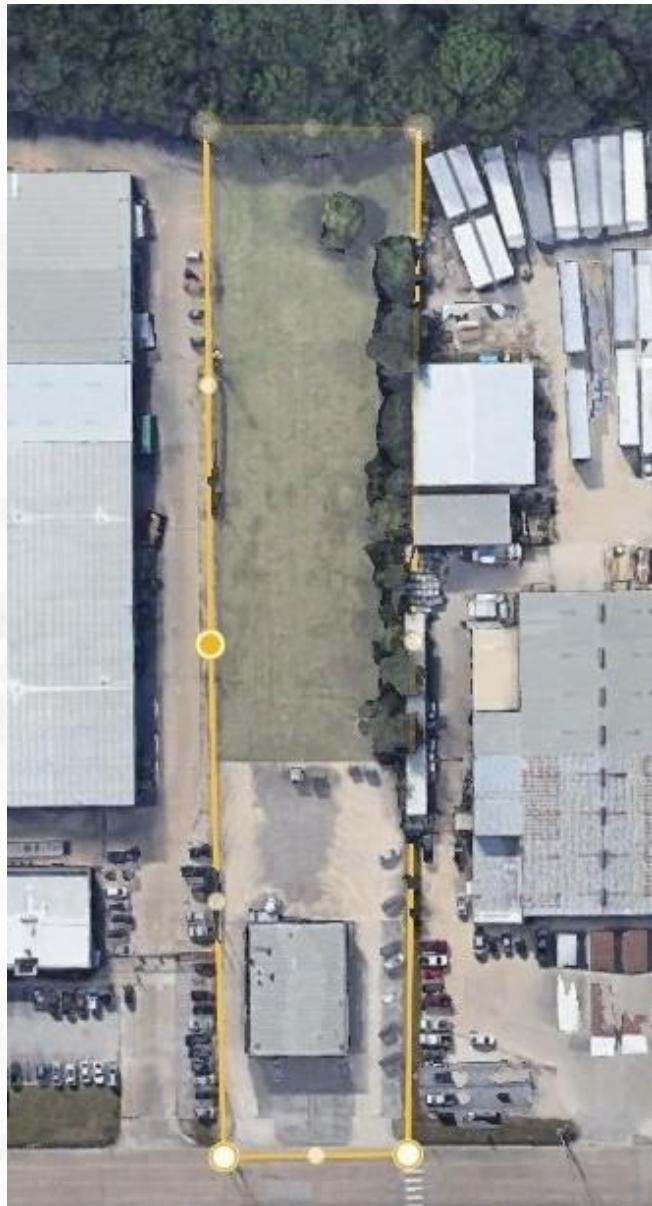
+/-. 1.2 Acres (~50,000 SF)

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

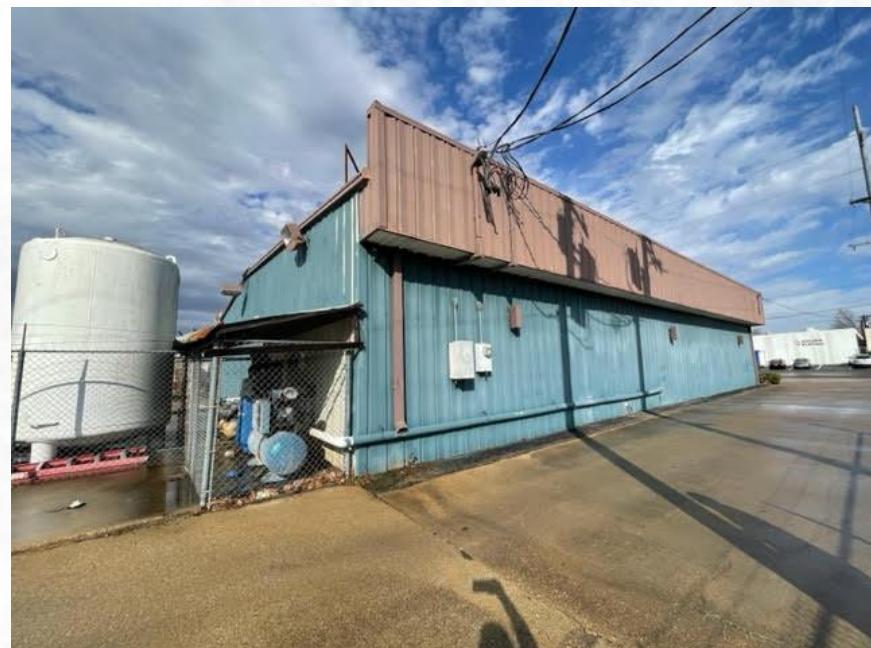
➤ **Exterior:**

- ✓ 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

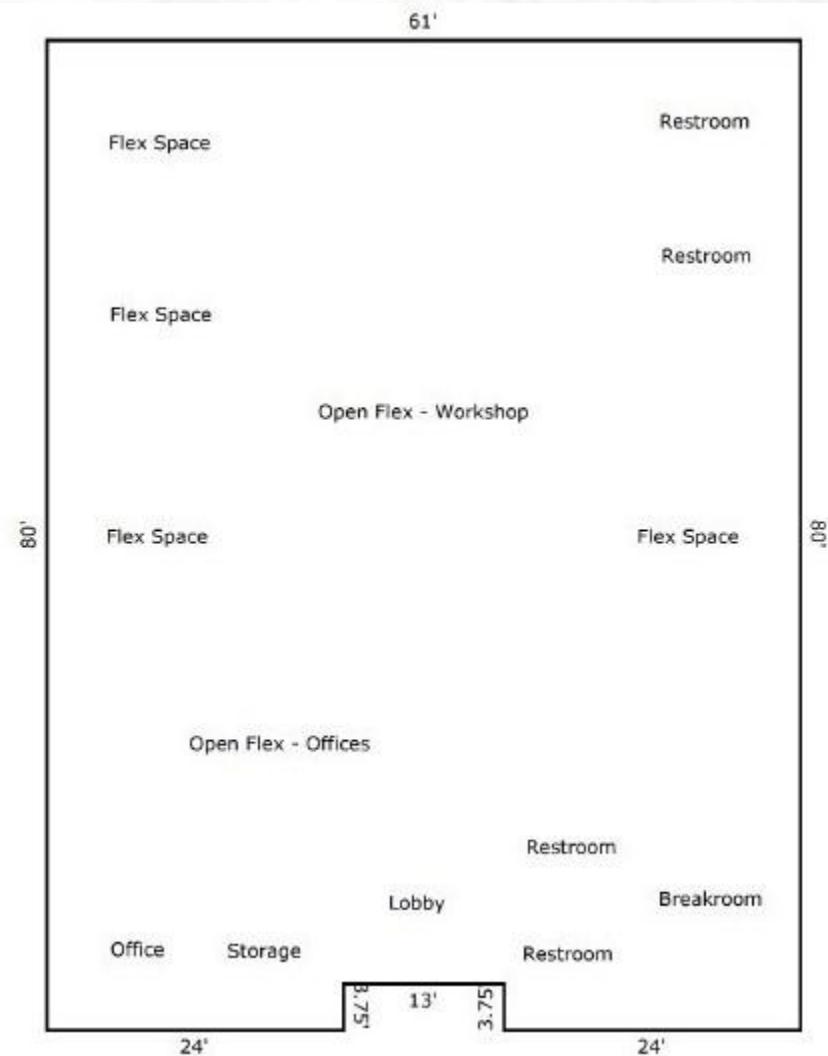
- **Building Specs:** +/- 4,950 SF
 - Year Built: 1981
 - HVAC: 100% HVAC Building (5 units)
 - High Power Electrical: 3 Phase / 480V / 600 AMP
 - Entrances / Exits:
 - Front door
 - Loading Entrance with Employee Badge Entry
 - Emergency exit
 - Building can accommodate dock doors (upon request)
 - 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)

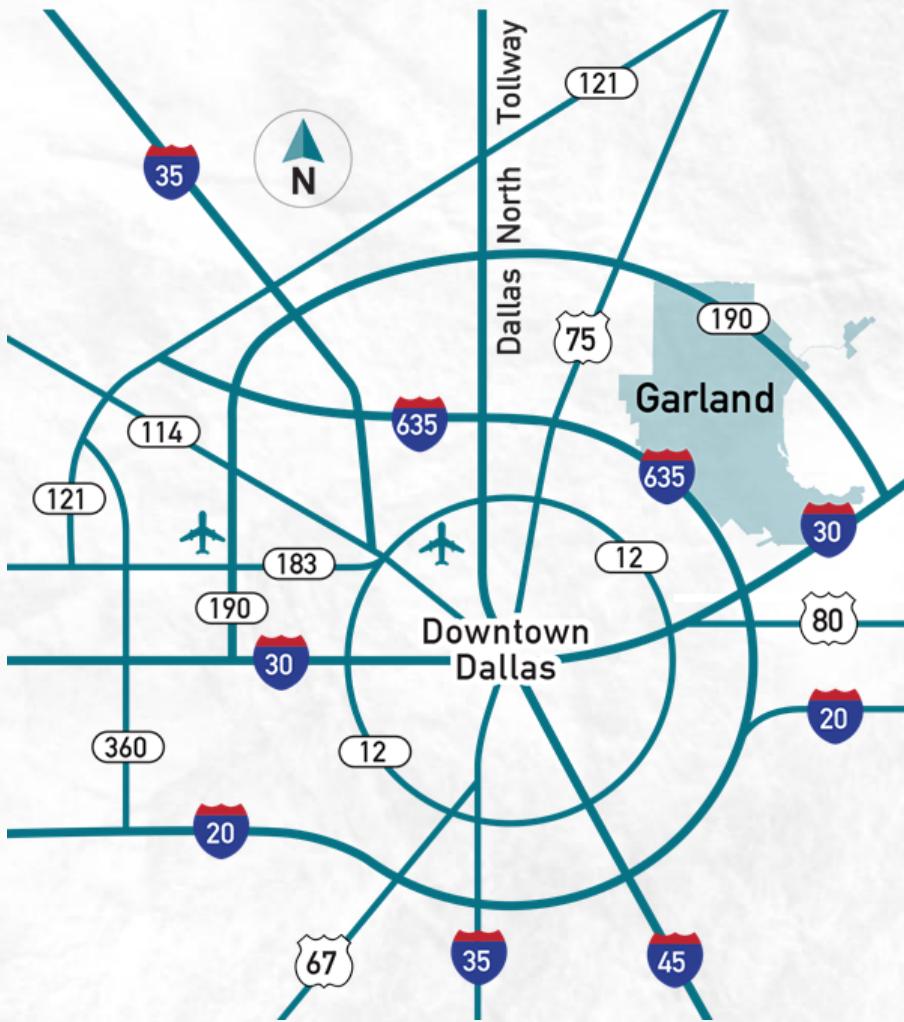
Indicative Pricing:

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

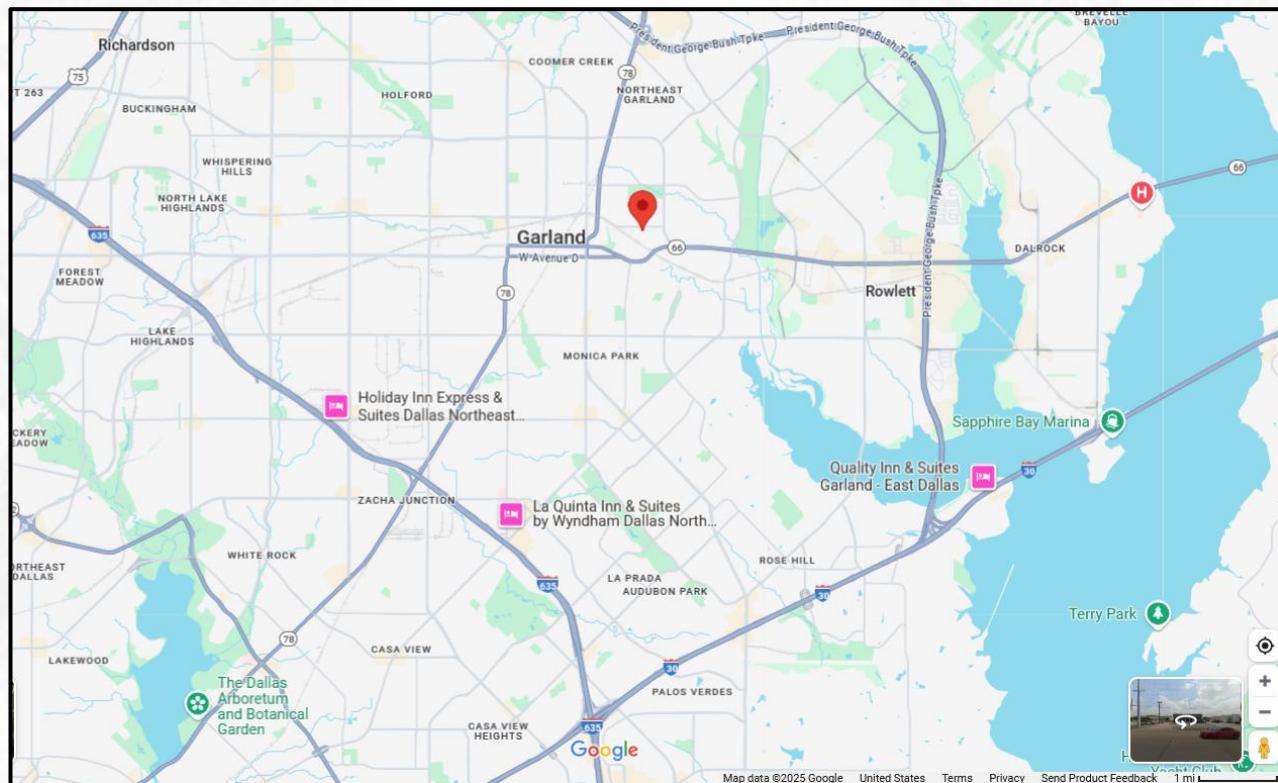
DFW Market Highlights



- **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

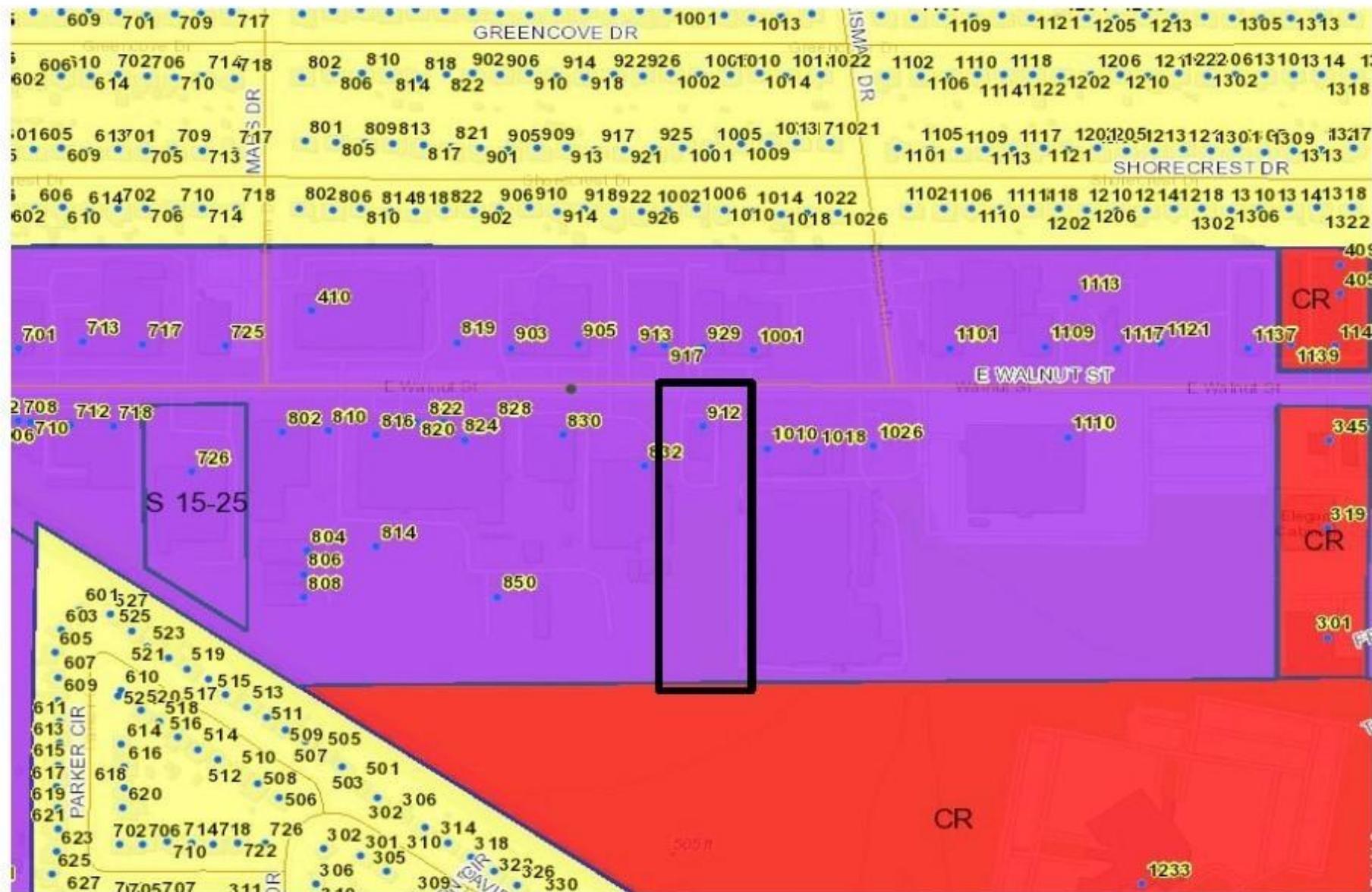
Property Location

- **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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