

fabrictopia
WHOLESALE & RETAIL OUTLET

MR.
SEWING
MACHINE

iBEST FABRICS

Imperial Glass Tx
Residential & Commercial

SHADY TRAIL

ELITE FURNITURE
REPAIR SERVICE

rta

AderFitness
A DIVISION OF ADER SPORTING GOODS

WALNUT HILL LANE

FOR LEASE

Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



108,154 SF

Building Size

1,000-7,000 SF

Space Available

Immediately

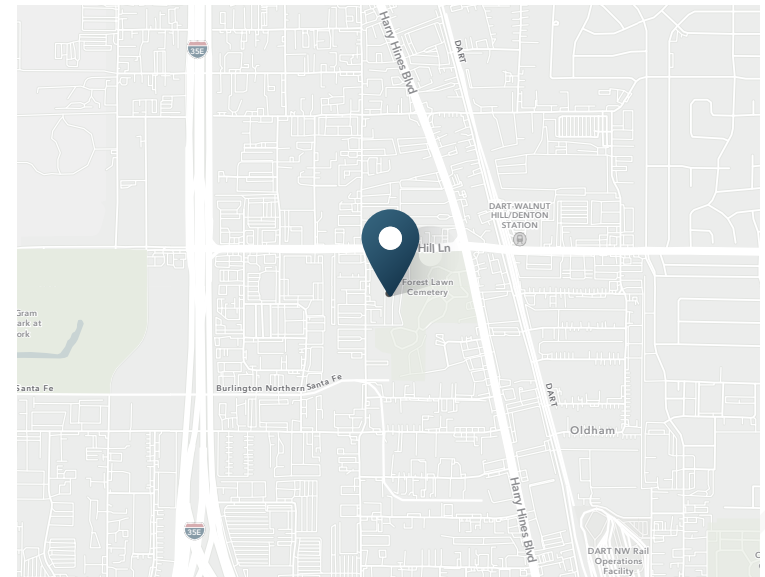
Timing

\$13.00 NNN

Rental Rate

PROPERTY HIGHLIGHTS

| | |
|--------------|---------------|
| Available SF | 1,000 - 7,000 |
| Office SF | 900 - 1,400 |
| Clear Height | 14' |
| Grade Level | 3 |
| Use | Flex |
| Parking | Surface |
| Rental Rate | \$13.00 NNN |
| OPEX | \$3.65 |



Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



SUITE 230 | ±3,588 SF

±1,400 SF Office

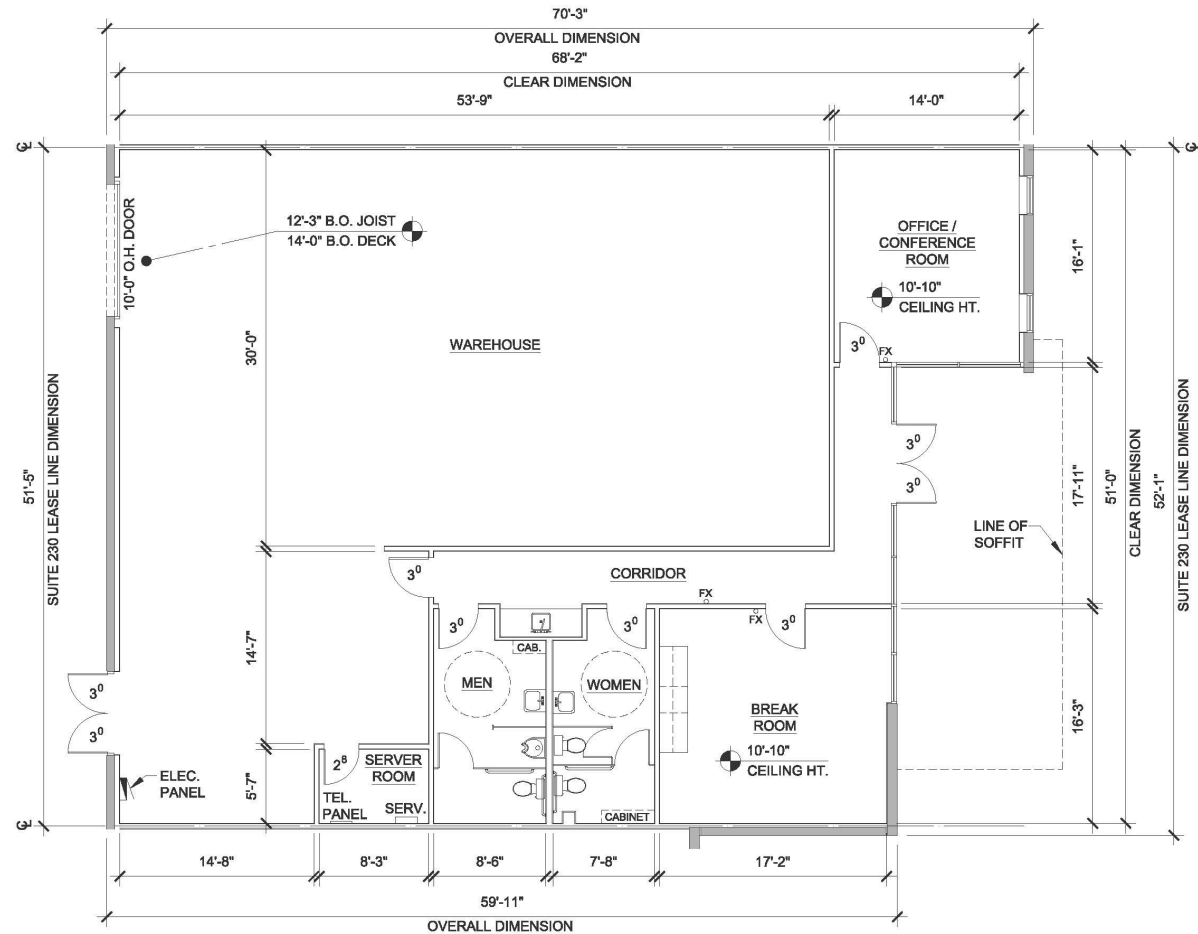
1 Grade Level Door

LED Warehouse Lighting

14' Clear Height

100% HVAC

\$13.00 NNN / \$3.65 OPEX



Suite 230 | ±3,588 SF

Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



SUITE 251 | ±2,157 SF

±1,000 SF Office

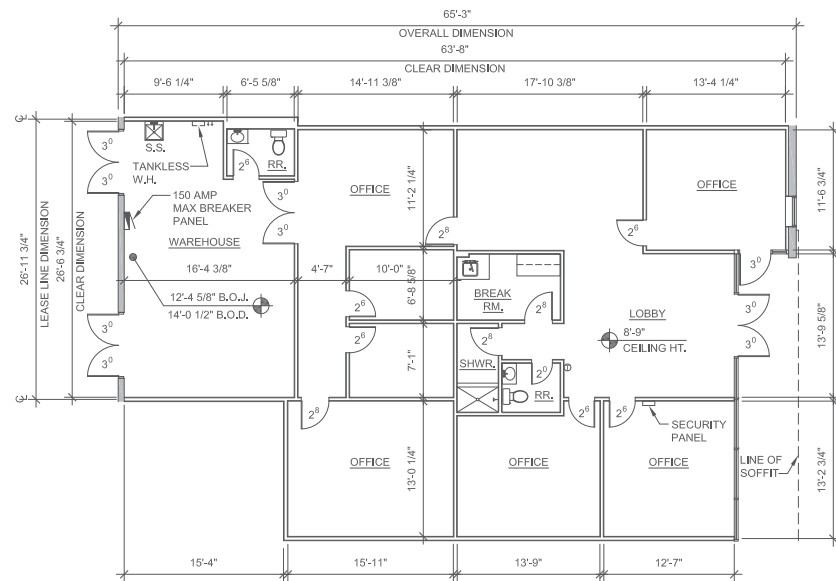
2 Sets of Double Doors

14' Clear Height

New Renovations Underway

\$13.00 NNN / \$3.65 OPEX

c:\Project Work Files\MM Robert Lynn\Walnut Hill Business Center\Drawings\Leasing\Suite 251 Leasing Plan 01-01.dwg - Plotted on: Apr. 18, 2022 - 1



Suite Calculation

| | |
|-----------|--------------|
| Bldg.: | 2 |
| Suite: | 251 |
| Tenant: | Vacant |
| Occ. Area | 2,127 SQ.FT. |

SUITE 251 LEASING PLAN

1/8" = 1'-0" 117-05-03 Suite 251 Leasing Plan 01-01



ISSUED
3-18-22

NOT FOR CONSTRUCTION
THIS DRAWING HAS NOT BEEN REVISED TO REFLECT THE APPROVAL OF THE FINAL CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.

Walnut Hill Business Center
2636 Walnut Hill Lane - Suite 251
Dallas, TX 75229
Lease Outline Drawing

Project No: 117,05,03

SHEET
LP

Suite 251 | ±2,127 SF

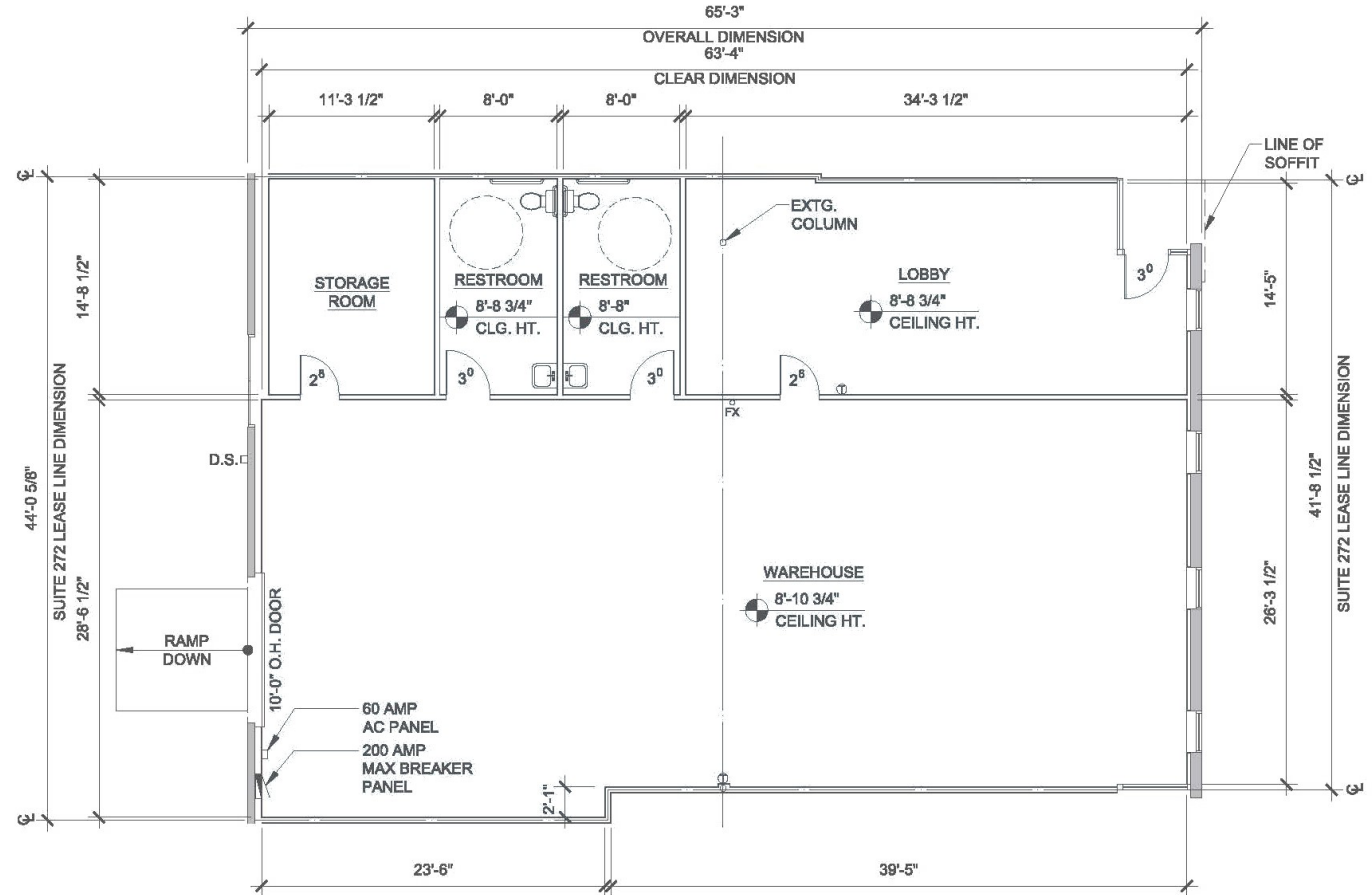
Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



SUITE 272 | ±2,700 SF

- ±900 SF Office
- 1 Grade Level Door
- Drop Ceiling Throughout
- 100% HVAC
- \$13.00 NNN / \$3.65 OPEX



Suite 272 | ±2,700 SF

Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



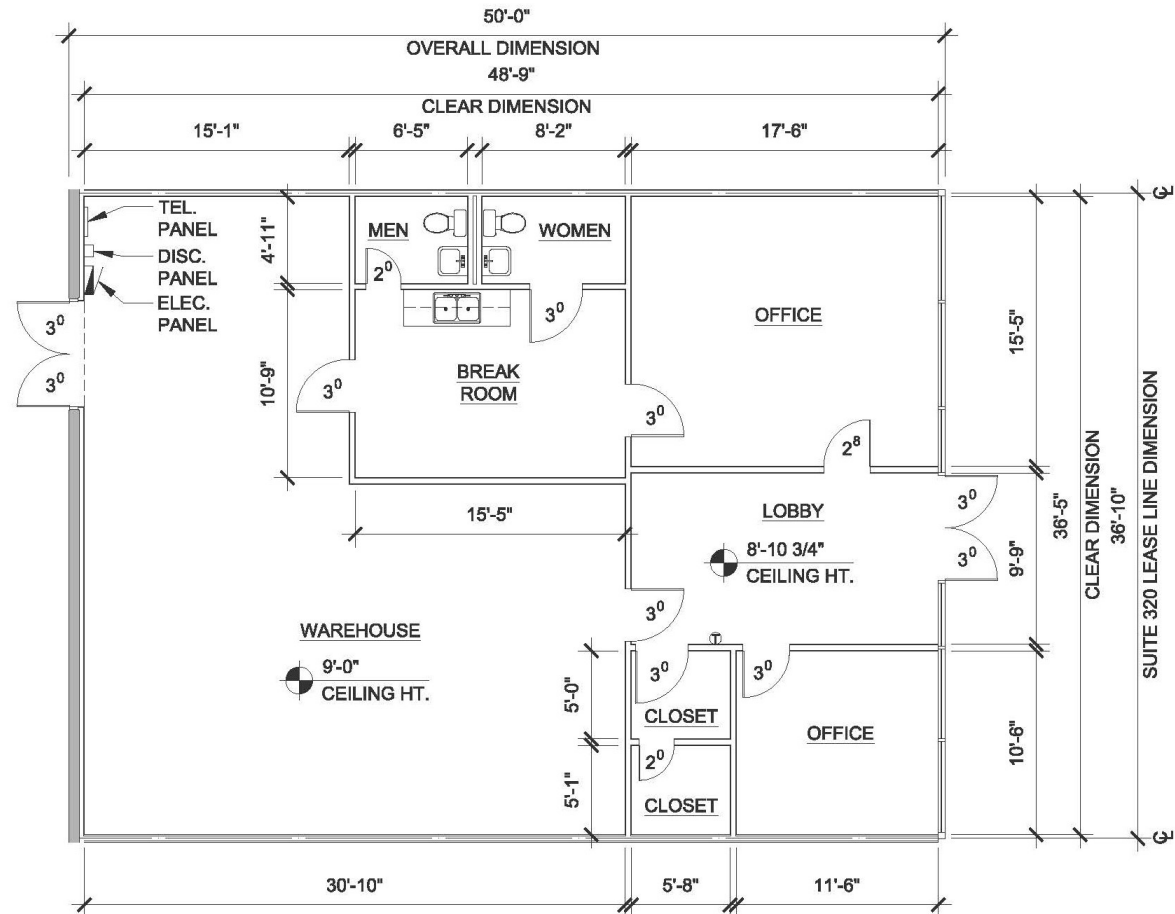
SUITE 320 | ±1,834 SF

±900 SF Office

1 Set of Double Doors

14' Clear Height

\$13.00 NNN / \$3.65 OPEX



Suite 320 | ±1,834 SF

Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



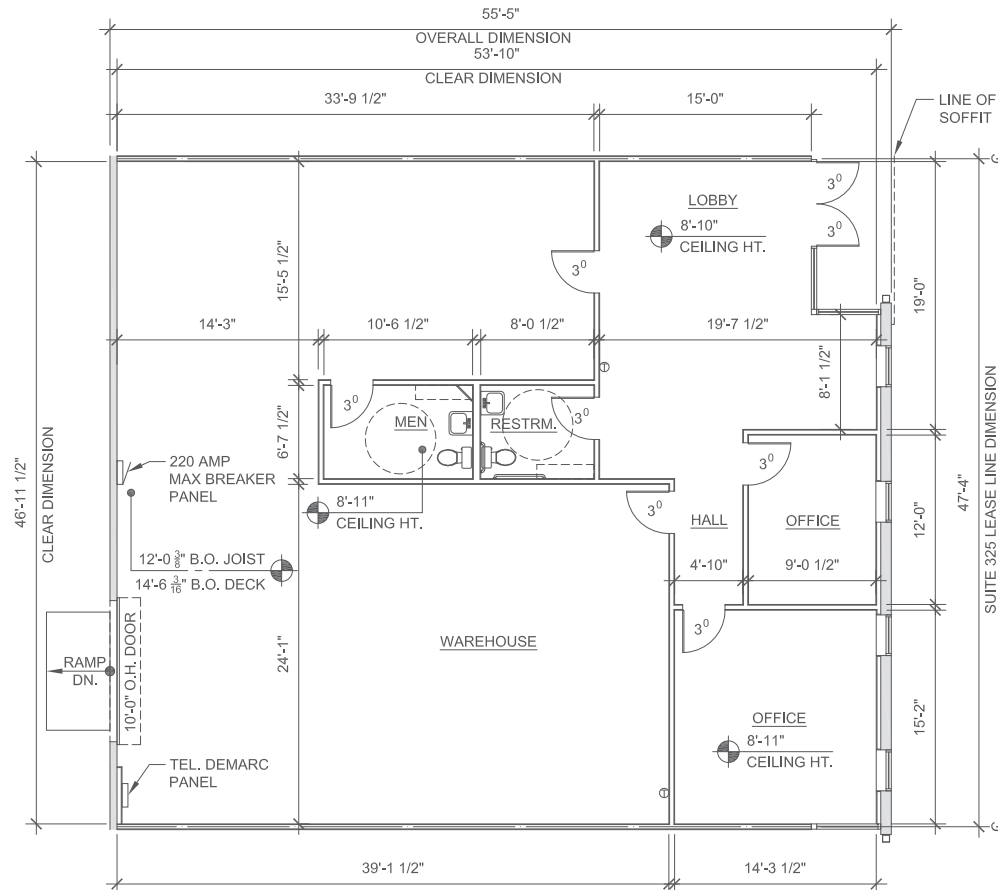
SUITE 325 | ±2,551 SF

±650 SF Office

1 Grade Level Door

14' Clear Height

\$13.00 NNN / \$3.57 OPEX



Suite 325 | ±2,551SF

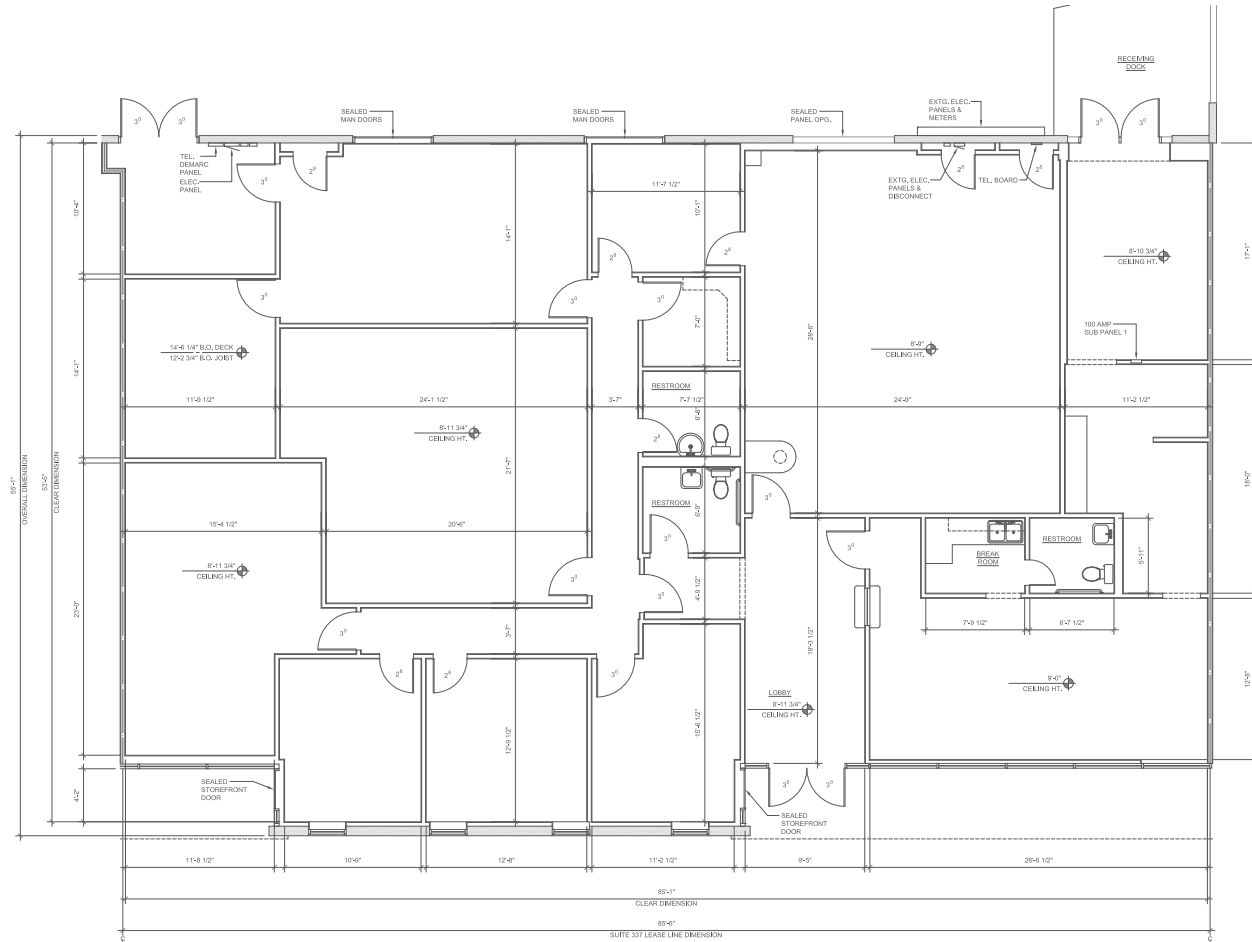
Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



SUITE 337 | ±4,448 SF

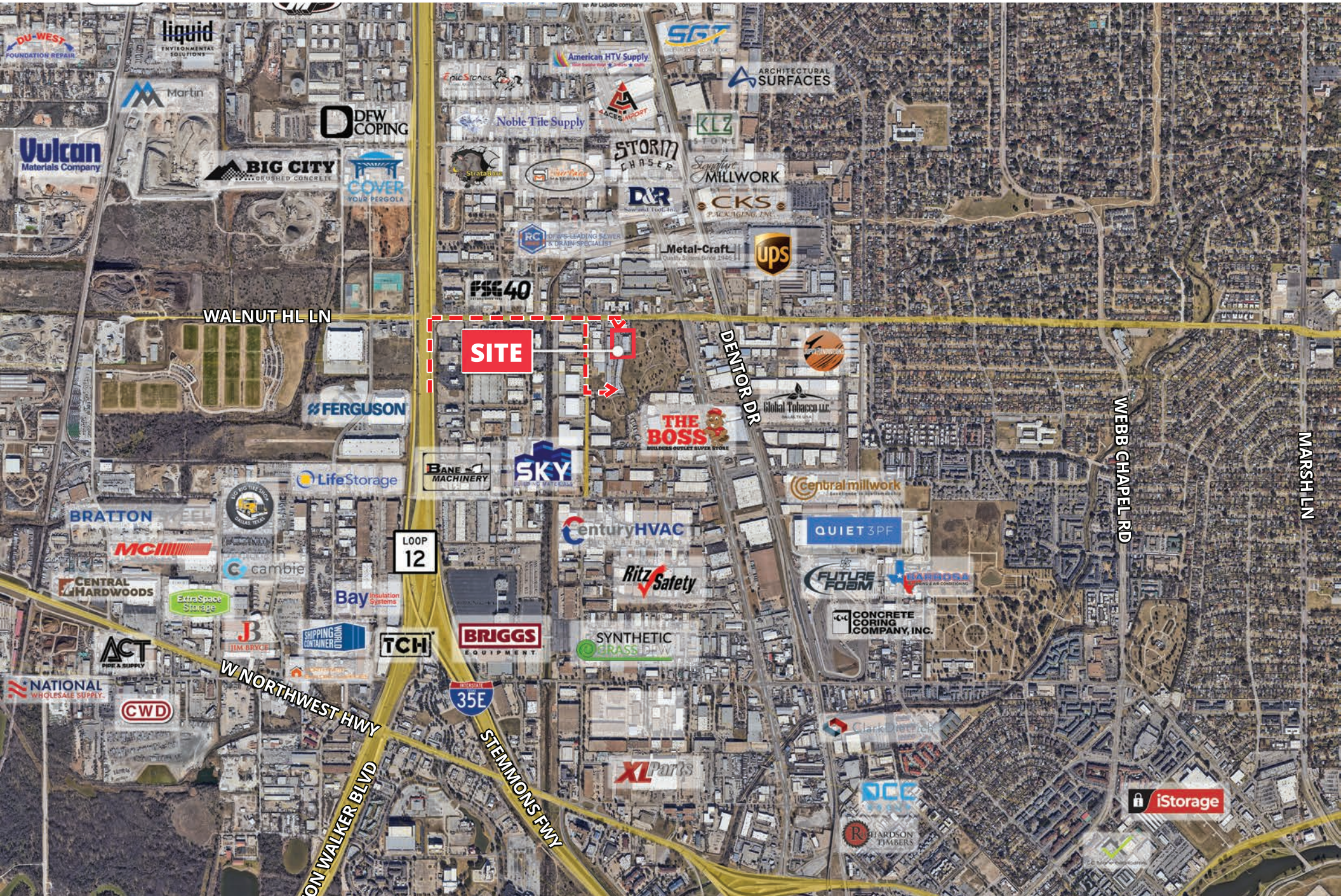
100% Office / Production
Small Warehouse (±200 SF)
One Set of Double Doors
\$13.00 NNN / \$3.65 OPEX



Suite 337 | ±4,448 SF

Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



DU-WEST
FOUNDATION REPAIR

liquid
ENVIRONMENTAL SOLUTIONS

Vulcan
Materials Company

BIG CITY
BRUSHED CONCRETE

DFW
COPING

COVER
YOUR PERGOLA

Noble Tile Supply

STORIN
CHASER

KLZ
STONE

DR
Saw and Tool, Inc.

Metal-Craft
Quality Since 1942

ups

WALNUT HL LN

SITE

FERGUSON

LifeStorage

BANE
MACHINERY

SKY
BUILDING MATERIALS

THE BOSS
REPAIRS AND RESTORES STONE

DENTON DR

WEBB CHAPEL RD

MARSH LN

LOOP
12

Century HVAC

Ritz Safety

Central millwork

QUIET3PF

BRATTON

MCI

CENTRAL
HARDWOODS

ExtraSpace
Storage

ACT
PIPE & SUPPLY

JIM BRYCE

SHIPPING
CONTAINER

TCH

BRIGGS
EQUIPMENT

SYNTHETIC
GRASS

CONCRETE
CORING
COMPANY, INC.

W NORTHWEST HWY

STEMMONS FWY

WALKER BLVD

XL Parts

Clark Dietrich

NCE

iStorage

RICHARDSON
TIMBERS

Walnut Trail Business Park

2636 Walnut Hill Lane | Dallas, TX 75229



Dallas/Fort Worth International Airport

Dallas Love Field Airport

- Research
- maevn
- ACS
- KidKraft
- KENCO
- DUNBAR
- RYERSON
- PWP
- AMERISTAR
- APEX INSPECTIONS INC.
- DMC
- NORDIC
- MANDEL METALS
- LAWLESS
- SPECTRA
- GRAND 8 OPENINGS
- 354 TEXAS
- FERGUSON
- ESR
- CKS
- Global Tobacco LLC
- L7 LaptopZone
- Industrial Controls
- QUIET 3PF
- PURVIS INDUSTRIES
- FUTURE FOAM
- FleetPride
- SPEC
- XLParts
- ClarkDietrich
- BEACON
- APOGEE
- Keurig Dr Pepper
- NCH
- WL
- WANDERING LIME
- REPUBLIC MANUFACTURING
- ATRUM
- HOBI
- PERMATHANE
- PERENNIALS
- BUDGET BOX CO
- KC I TECHNOLOGIES
- Marex
- NISSAN
- TireHub
- DK
- Michael's
- THE HOME DEPOT
- Fairway
- cps
- MATHESON
- ABM
- DILLENGR
- HOLLMAN
- PLASTRONICS
- 183 TEXAS
- 114 TEXAS
- 12 TEXAS
- 183 TEXAS
- 635 INTERSTATE
- 35E INTERSTATE
- 75
- 289 TEXAS
- Adcock Co.
- clearshift
- YRC FREIGHT
- NetVia Group
- OWENS CORNING
- CROVES INDUSTRIAL
- RUBBER TRACK WHOLESALE
- CHEMOLLE LAS CORPORATION
- NISSAN
- AMERISTAR
- RYERSON
- DMC
- GRAND 8 OPENINGS
- 354 TEXAS
- FERGUSON
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- RUBBER TRACK WHOLESALE

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

| | | | |
|---|-------------|------------------------|--------------|
| SRS Industrial Partners, LLC | 9012124 | brant.landry@srsre.com | 214.560.3200 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Brant Landry | 481909 | brant.landry@srsre.com | 214.764.2242 |
| Designated Broker of Firm | License No. | Email | Phone |

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 or 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.

| | | | | |
|--|-----------------|------------------------|-------------------|------|
| Brant Landry | 481909 | brant.landry@srsre.com | 214.764.2242 | |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone | |
| Sales Agent/Associate's Name | License No. | Email | Phone | |
| Buyer Initials | Tenant Initials | Seller Initials | Landlord Initials | Date |



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

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[SRSRE.COM/Industrial](https://www.srsre.com/Industrial)

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