



LONG CREEK LOGISTICS

**THREE CLASS A BUILDINGS
SUITES FROM 40,560 - 294,500 SF**



DEVELOPED BY:

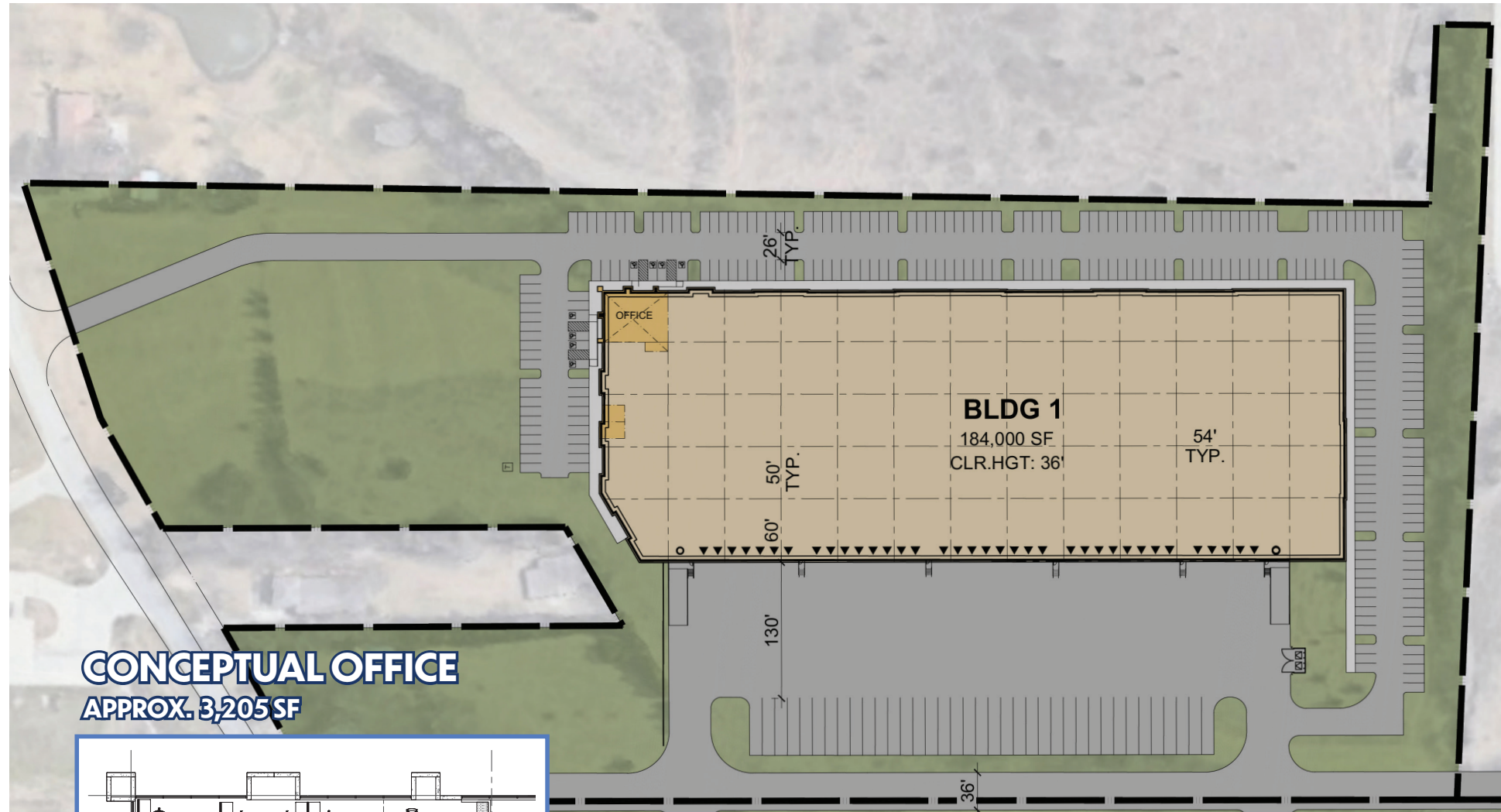


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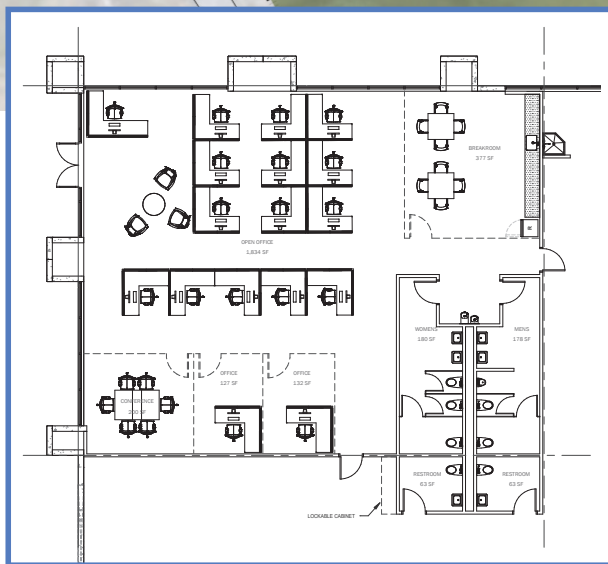




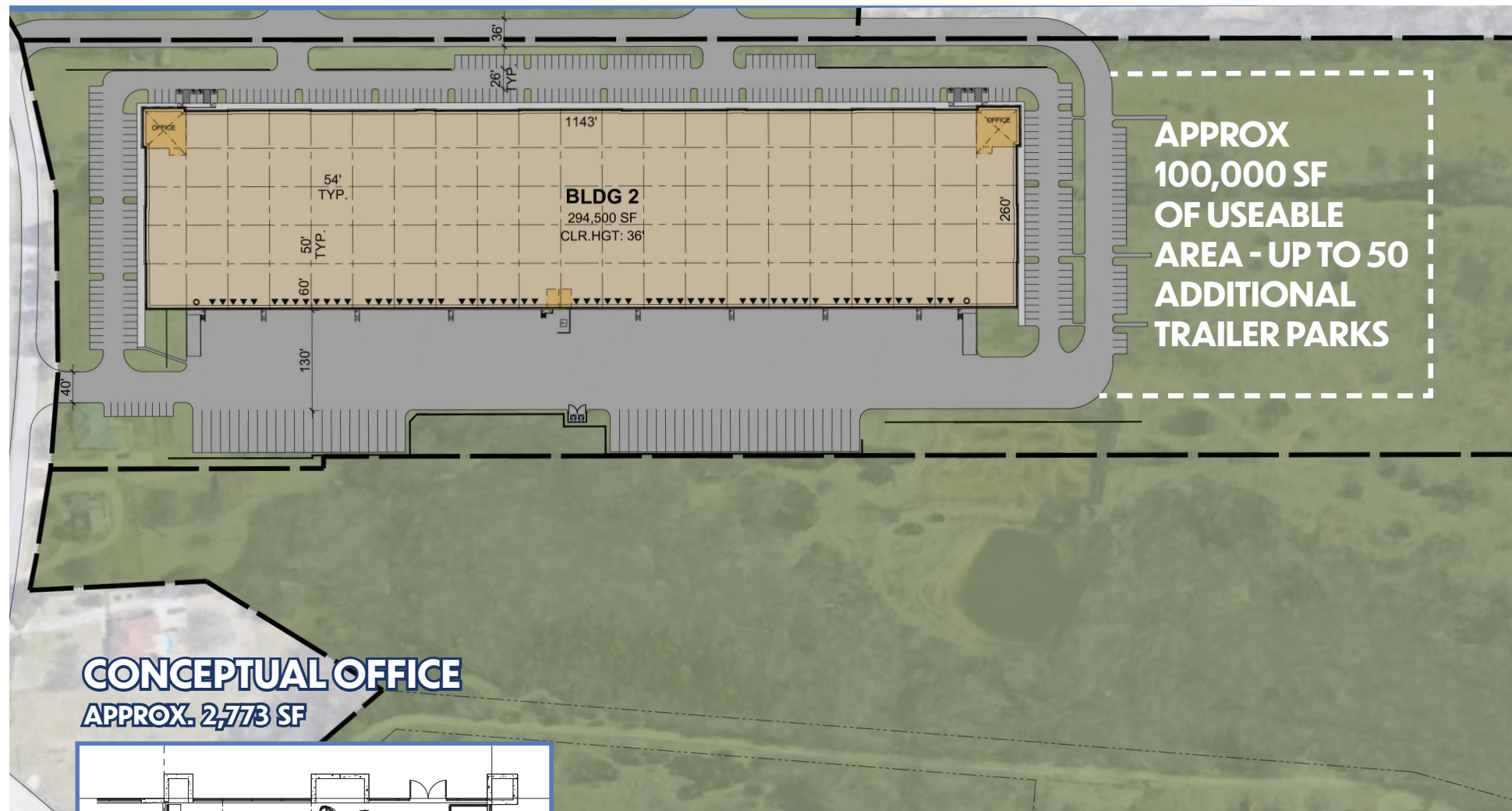
	BUILDING 1	BUILDING 2	BUILDING 3
TOTAL SIZE	184,000 SF	294,500 SF	157,057 SF
MINIMUM DIVISIBLE	56,160 SF	56,160 SF	40,560 SF
OFFICE AREA	3,205 SF (Spec)	2,773 SF (Spec)	2,531 SF (Spec)
BUILDING DEPTH	260'	260'	260'
BUILDING DIMENSIONS	711'W x 260'D	1134'W x 260'D	624'W x 260'D
TYPICAL BAY SIZE	54'W x 50'D	54'W x 50'D	52'W x 50'D
STAGING BAY	60'D	60'D	60'D
CLEAR HEIGHT	36'	36'	32'
LOADING	36 Dock High Doors	62 Dock High Doors	29 Dock High Doors
RAMPS	2 Ramped Doors	2 Ramped Door	1 Ramped Door
TRUCK COURT	130'-185' (ability to secure)	130'-185' (ability to secure)	130' (ability to secure)
CAR PARKS	262	349	198
TRAILER PARKS	37	58	37 (potential to add)
POWER	2,000A	2,400A	1,600A
CITY	Sunnyvale	Mesquite	Mesquite



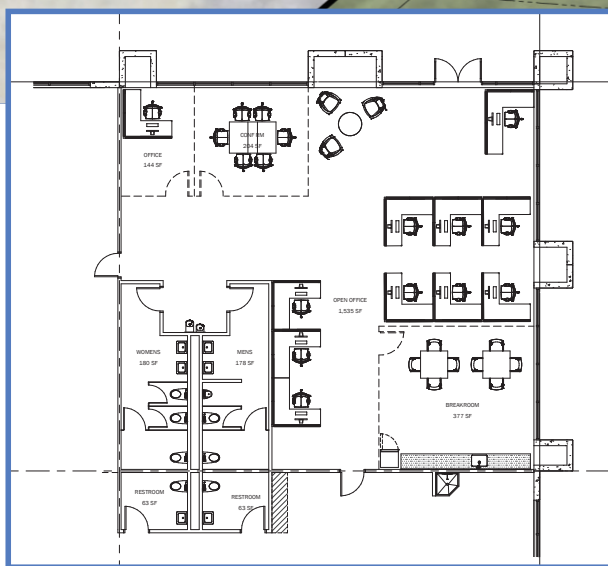
CONCEPTUAL OFFICE
APPROX. 3,205 SF



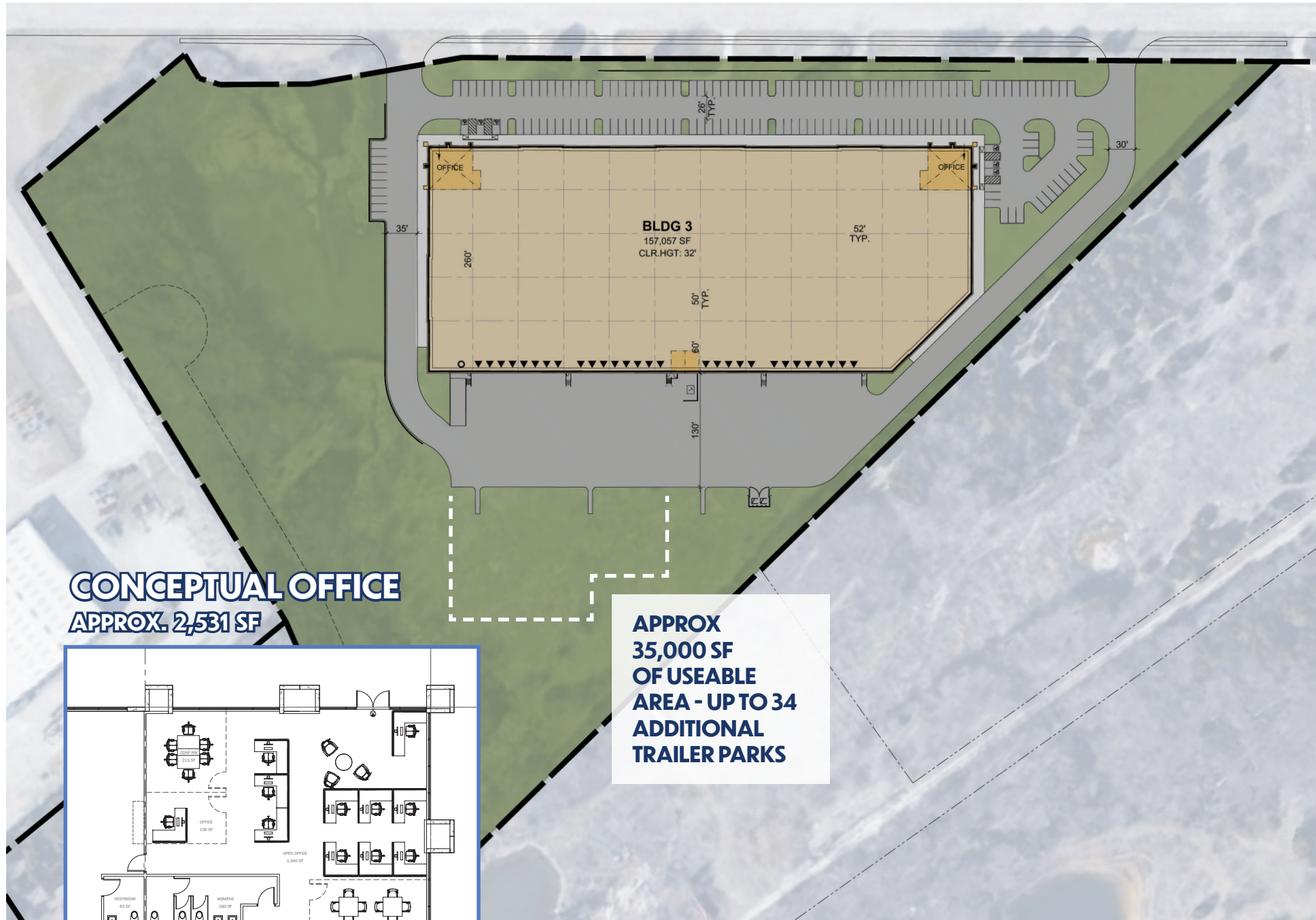
	AVAILABLE	184,000 SF
	DIVISIBLE	+/- 56,160 SF
	OFFICE AREA	3,205 SF (Spec)
	BUILDING DIMENSIONS	711'W x 260'D
	TYPICAL BAY SIZE	54'W x 50'D
	STAGING BAY	60'D
	CLEAR HEIGHT	36'
	LOADING	36 Dock Doors Rear Load Configuration
	RAMPS	2 Ramped Doors
	POWER	480V, 3 Phase electrical service, 2000A
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	262 Car Parks 37 Trailer Parks Potential additional parking, trailer parking & outside storage available



CONCEPTUAL OFFICE
APPROX. 2,773 SF

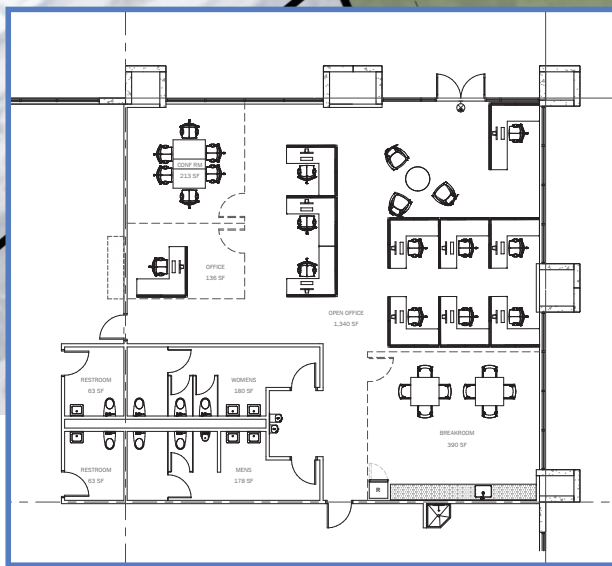


	AVAILABLE	294,500 SF
	DIVISIBLE	+/- 56,160 SF
	OFFICE AREA	2,773 SF (Spec)
	BUILDING DIMENSIONS	1134'W x 260'D
	TYPICAL BAY SIZE	54'W x 50'D
	STAGING BAY	60'D
	CLEAR HEIGHT	36'
	LOADING	62 Dock Doors Rear Load Configuration
	RAMPS	2 Ramped Door
	POWER	480V, 3 Phase electrical service, 2400A
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	349 Car Parks 58 Trailer Parks Potential additional parking, trailer parking & outside storage available

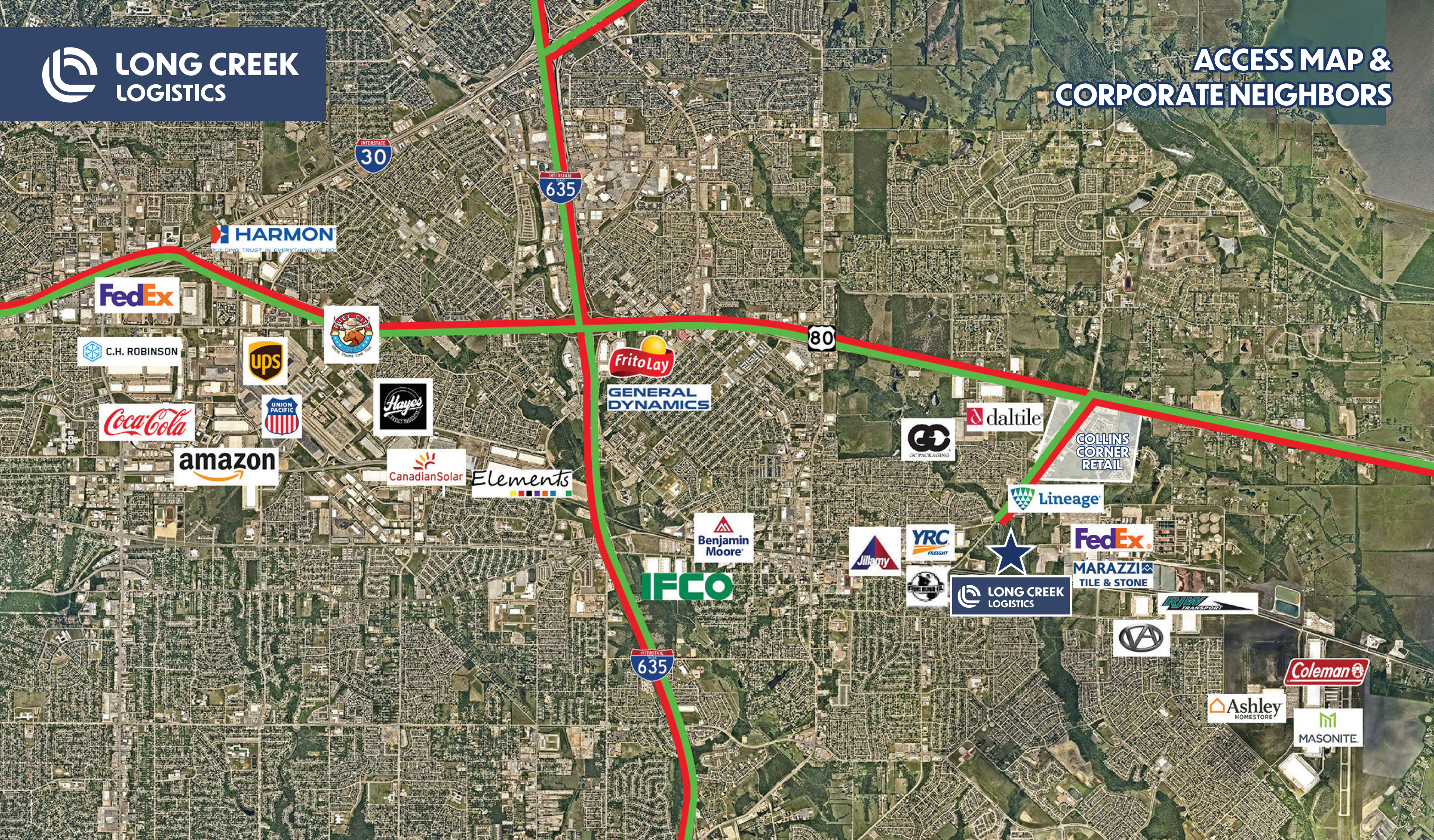


CONCEPTUAL OFFICE
APPROX. 2,531 SF

APPROX 35,000 SF OF USEABLE AREA - UP TO 34 ADDITIONAL TRAILER PARKS



	AVAILABLE	157,057 SF
	DIVISIBLE	+/- 40,560 SF
	OFFICE AREA	2,531 SF (Spec)
	BUILDING DIMENSIONS	624'W x 260'D
	TYPICAL BAY SIZE	52'W x 50'D
	STAGING BAY	60'D
	CLEAR HEIGHT	32'
	LOADING	29 Dock Doors Rear Load Configuration
	RAMPS	1 Ramped Door
	POWER	480V, 3 Phase electrical service, 1600A
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	198 Car Parks Frontage along Highway 352 Potential additional parking, trailer parking & outside storage available

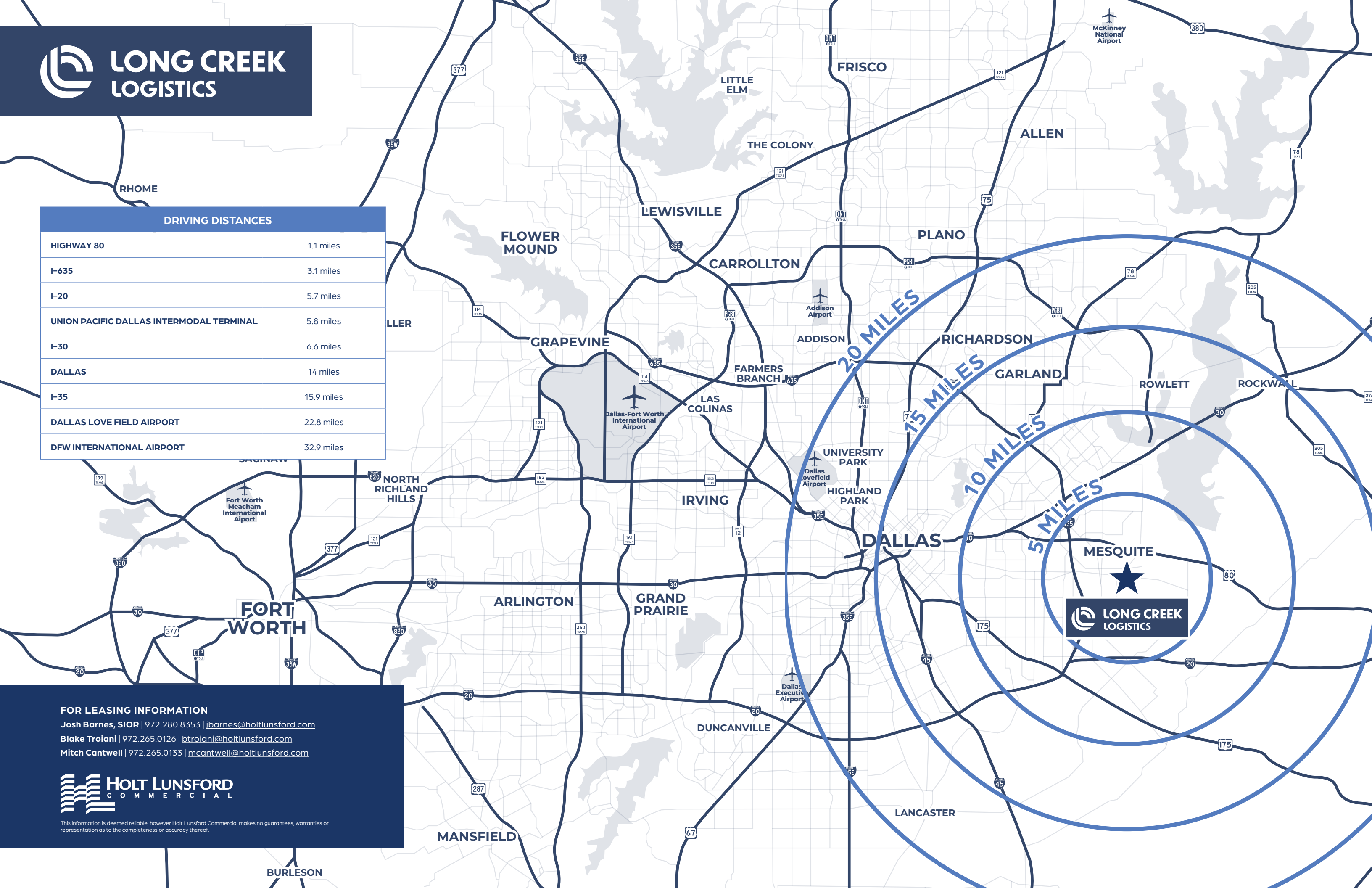


DRIVING DISTANCES	
HIGHWAY 80	1.1 miles
I-635	3.1 miles
I-20	5.7 miles
UNION PACIFIC DALLAS INTERMODAL TERMINAL	5.8 miles
I-30	6.6 miles
DALLAS	14 miles
I-35	15.9 miles
DALLAS LOVE FIELD AIRPORT	22.8 miles
DFW INTERNATIONAL AIRPORT	32.9 miles

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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.

01-08-2024



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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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

Buyer/Tenant/Seller/Landlord Initials

Date