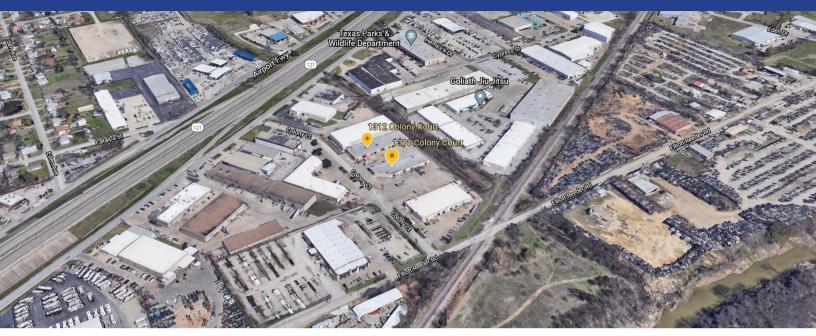
# For Lease

### INDUSTRIAL WAREHOUSE 1310 & 1312 Colony Court, Haltom City, TX 76117



### **Available Space** 5,335 SF

# **Rental Rate**

\$11.00 SF + Utilities

### Features

Located within a highly desirable industrial area just one block from Airport Freeway (Hwy 121) with easy access to IH-35W, IH-820 and all other major thoroughfares in the DFW area.

- Industrial Warehouse/Distribution with dock-high and grade level overhead doors, tilt-wall construction
- Truck access from Airport Freeway

# Demographics

	2 Mile	5 Mile
Population	28,568	251,447
Avg. HH Inc.	\$65,386	\$68,969

# Contact

Kevin Cavasos kcavasos@ellis-tinsley.com



6421 Camp Bowie Blvd., Suite 302 Fort Worth, Texas 76116



ellis-tinsley.com

Office: 817.737.5000



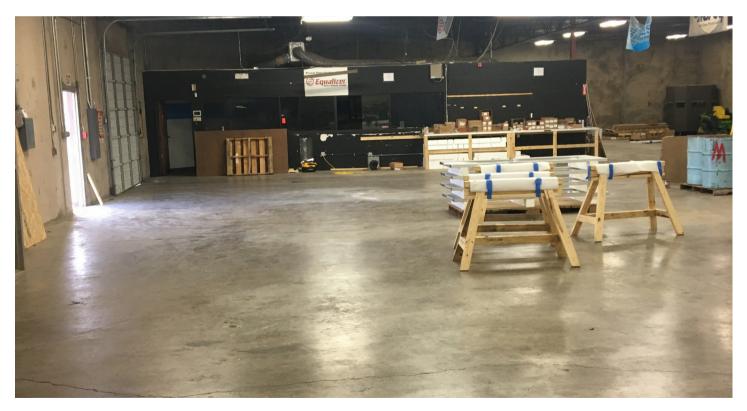
### ELLIS & TINSLEY, INC.

COMMERCIAL AND INVESTMENT REAL ESTATE

The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors, and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.



#### **EXTERIOR**



Common Interior View

### ELLIS & TINSLEY, INC. COMMERCIAL AND INVESTMENT REAL ESTATE

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#### **BUILDING PLANS**

# ELLIS & TINSLEY, INC.

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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.

#### 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 nformation 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.

Ellis & Tinsley, Inc		7812	eandt@ellis-tinsley.com		(817) 737-5000	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Lice	nse No.	Email	Phone		
William T. Ellis		2403	bellis@ellis-tinsley.com	(817) 737-5000		
Designated Broker of Firm	Licei	nse No.	Email	Phone		
William T. Ellis	162403		bellis@ellis-tinsley.com	(817) 737-5000	L	
Licensed Supervisor of Sales Agent/ Associate	Licer	nse No.	Email	Phone		
Kevin Ray Cavasos	38	2486	_kcavasos@ellis-tinsley.com	n (817)737-5000		
Sales Agent/Associate's Name	Licer	nse No.	Email	Phone		
	N/A	N/A	N/A		10	
Buyer/Tenant/Seller/Landlord Initials			nitials Date			
Regulated by the Texas Real Estate Commission			Information av	vailable at www.trec.texas.	gov	
TAR 2501				IABS	1-0	
Ellis & Tinsley, Inc. 6421 Camp Bowle Blyd., Stc. 302 Fort Worth, TX 76116-5421			Phone: 817-737-5000 Fa	ux:817 732-3913 Kent-Brokerage in	nfo	

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