

# FOR SALE

## 1205 AVENUE H EAST

Grand Prairie, Texas 75050





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# OFFERING PROCESS

## OFFERING REQUIREMENTS

All offers should include:

- » Purchase price and approval process
- » Timing for inspection period and closing date
- » Amount of earnest money, including the amount that is non-refundable
- » Initial offers due by December 5th, 2025
- » There will be a best and final round
- » Brokers are welcome to bring offers but brokers need to be compensated by their client

## COMMUNICATION

All communications, inquiries and requests should be addressed to contacts listed below.

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Seller, with its sole and absolute discretion, reserves the right to remove the Properties from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Properties, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

# THE OFFERING



PRICE

\$9,100,000



2026 NOI

\$493,884.86



## INVESTMENT HIGHLIGHTS

### Single-Tenant NNN Lease with Outside Storage and Heavy Power

The property is leased on a triple-net basis. Featuring both secure outside storage and heavy power capacity, the site accommodates a wide range of industrial and manufacturing uses, enhancing long-term tenant retention and flexibility.

### Strategic Infill Location in Established Submarket with Excellent Access to Major Thoroughfares

Located in the heart of the Great Southwest Industrial Submarket, the property benefits from immediate access to SH-161, I-30, and I-20, connecting tenants to the entire DFW Metroplex. This prime location supports strong long-term tenant demand and exceptional logistical efficiency.

### Proximity to Deep Labor Pools

Grand Prairie offers access to one of the largest industrial labor forces in North Texas, with a high concentration of skilled warehouse and distribution employees. The property's central location allows employers to draw from multiple surrounding labor markets, including Fort Worth, Arlington, Irving, and Dallas.

### Extensive Capital Improvements

The property has undergone significant recent upgrades enhancing both functionality and appearance, reducing near-term capital expenditure risk for the next owner. These improvements ensure the facility remains competitive within one of DFW's most sought-after industrial submarkets.

Capital Improvements include: Full exterior paint, updated LED interior and exterior lighting, fully made ready office pod, whiteboxed warehouse, and new roof in 2019 with 20 year warranty





# INVESTMENT SUMMARY

## BUILDING SPECS

Address	1205 Avenue H East
Building Size	62,636 SF
Office Area	3,325 SF
Warehouse Office Area	3,673 SF
Warehouse Mezzanine	1,771 SF
Land	2.75 acres
Clear Height	18' 6"
Dock High Loading	Five (5) dock high doors Four (4) pit levelers and seals
Grade Level Loading	One (1) 10' x 14' grade level door
Power	1600 AMPS, 480V
Lighting	LED
Fire Suppression	Sprinklered
Zoning	Light Industrial (LI)
Roof	New 2019 Roof, EverGuard TPO 60-mil Membrane, EnergyGuard Polyiso Guarantee
Outside Storage	±15,000 SF
Security	Fully fenced and secured LED exterior wall packs



# INVESTMENT SUMMARY

## TENANT DETAILS

Surplus City, LLC



Surplus City is a supplier of brand name heating and air conditioning equipment, refrigeration equipment, parts, and supplies. Founded in 1975 in Lebanon, Indiana, Surplus City is an industry necessity, supplying wholesalers, exporters, manufacturers, contractors, house and property flippers, property managers, as well as homeowners locally and worldwide.

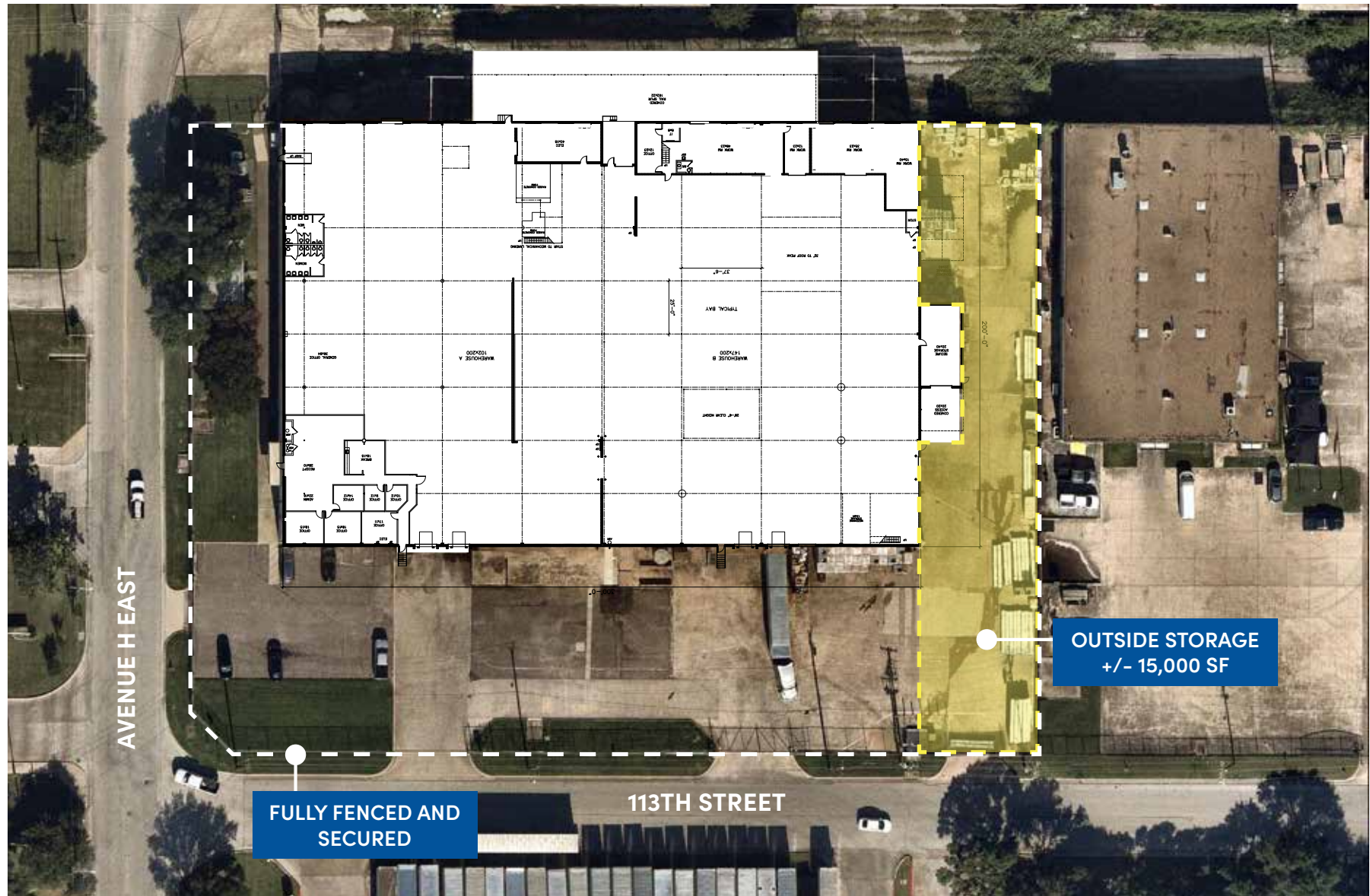
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MLAS					
Term	Rate	Free Rent	Escalations	TI (New / Renew)	Note
63 Months	\$8.25 NNN	3 Months	4.00%	\$2.00 / \$1.00	***Space has full make ready with LED lights in place

2025 OPEX	
CAM	\$0.65/SF
PM Fees	\$0.42/SF
Insurance	\$0.90/SF
Taxes	\$1.26/SF
<b>Total OPEX</b>	<b>\$3.23/SF</b>

## SITE PLAN





## SURVEY





# INTERIOR PHOTOS



# EXTERIOR PHOTOS





# EXCELLENT INFILL LOCATION





# MARKET OVERVIEW

## DFW INDUSTRIAL

Centrally located with two major commuter airports, DFW capitalizes on Texas' pro-business community, favorable tax climate, relatively low cost of living, and expanding labor pool. The DFW metroplex is widely considered by investors to be one of the most attractive and fastest-growing markets in the United States.

Dallas/Fort Worth is a crucial distribution hub for the nation and ranks as the third-largest industrial market in the United States measured by total square footage. DFW comprises ten major submarkets, encompassing more than 1 billion square feet of industrial space, ranging from heavy manufacturing to light industrial and business parks. Tenant demand consists primarily of manufacturing, wholesalers, and third-party logistics businesses.

### Q3 2025 DFW INDUSTRIAL STATS

**3.7M SF**  
Net Absorbtion

**9.6%**  
Vacancy Rate

**3.2M SF**  
Construction Deliveries

**28.9M SF**  
Under Construction

## GREAT SOUTHWEST / ARLINGTON

Great Southwest / Arlington's ("GSW") location is set up as the most infill submarket within the DFW Metroplex, being equidistant to both Dallas CBD and Fort Worth CBD. GSW provides excellent access to major transportation routes, including Interstate 30, Interstate 20, which makes the submarket a top choice for logistics, distribution, and manufacturing user. GSW's central location allows for access to excellent labor pools within the Dallas and Tarrant county regions.

The Great Southwest/Arlington submarket contains over 123 million square feet of total inventory. It is the fourth-largest industrial submarket in the DFW metroplex, representing 12.1% of the overall market inventory. The area's very limited developable land and infill location drive a consistently low vacancy rate, and continues to be one of the top performing submarkets in the DFW Metroplex.

### Q3 2025 GSW INDUSTRIAL STATS

**485,437 SF**  
Net Absorbtion

**9.1%**  
Vacancy Rate

**528,741 SF**  
Construction Deliveries

**1.8M SF**  
Under Construction

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## EXCLUSIVELY LISTED BY:

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