



Peyco Southwest Realty Inc.

1703 North Peyco Drive

Arlington, Texas 76001

Phone: 817-467-6803

Website: www.peycosouthwest.com



1275 and 1285 N MAIN WAREHOUSES, Mansfield, Texas
OFFICE WAREHOUSE SPACE AVAILABLE

- Minimum of two year lease
- Water and Sewer included
- ♦ 700 sf, RR, Overhead door \$675
- ♦ 1000 sf RR, Overhead door \$875
- ♦ 1400 sf 2 RR, 2 Overhead doors, one office \$1400
- ♦ 2000 sf 1 RR, 1 Overhead door, 2 offices \$1650
- 2000 sf 1 RR, 1 Overhead door, 3 offices \$1650

FOR MORE INFORMATION: Call B. J. @ 817-467-6803

Leasing Agents

Phone: 817-467-6803

BJ Hall— Property Manager
bjhall@peycosouthwest.com
817-988-6119

Jordan Foster, CCIM, MBA
jfoster@peycosouthwest.com

Jim Maibach- CPM
jmaibach@peycosouthwest.com



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BUILDING SKETCH

"Exhibit B"

1285 N. MAIN

BLDG 3

310	309	308	307	306
2000 SF	1000	1000	2000 SF	2000 SF
305	304	303	302	301
2000 SF	1000	1000	2000 SF	2000 SF

BLDG 2

210	209	208	207	206
2000 SF	1000	1000	2000 SF	2000 SF
205	204	203	202	201
2000 SF	1000	1000	2000 SF	2000 SF

102
101

1275 N. MAIN

BLDG 4

416	415	414	413	412	411	410	409
700	1000	700	1000	700	1000	700	2000 SF
408	407	406	405	404	403	402	401
700	1000	700	1000	700	1000	700	2000 SF

BLDG 2

216	215	214	213	212	211	210	209
700	1000	700	1000	700	1000	700	2000 SF
208	207	206	205	204	203	202	201
700	1000	700	1000	700	1000	700	2000 SF

106
105
104
103
101

BLDG 5

508	507	506	505	504	503	502	501
1000	900	1000	800	1000	1000	1000	1000

BLDG 3

308	307	306	305	304	303	302	301
700	1000	1000	1000	1000	1000	1000	1000

Scale: 1" = 20'

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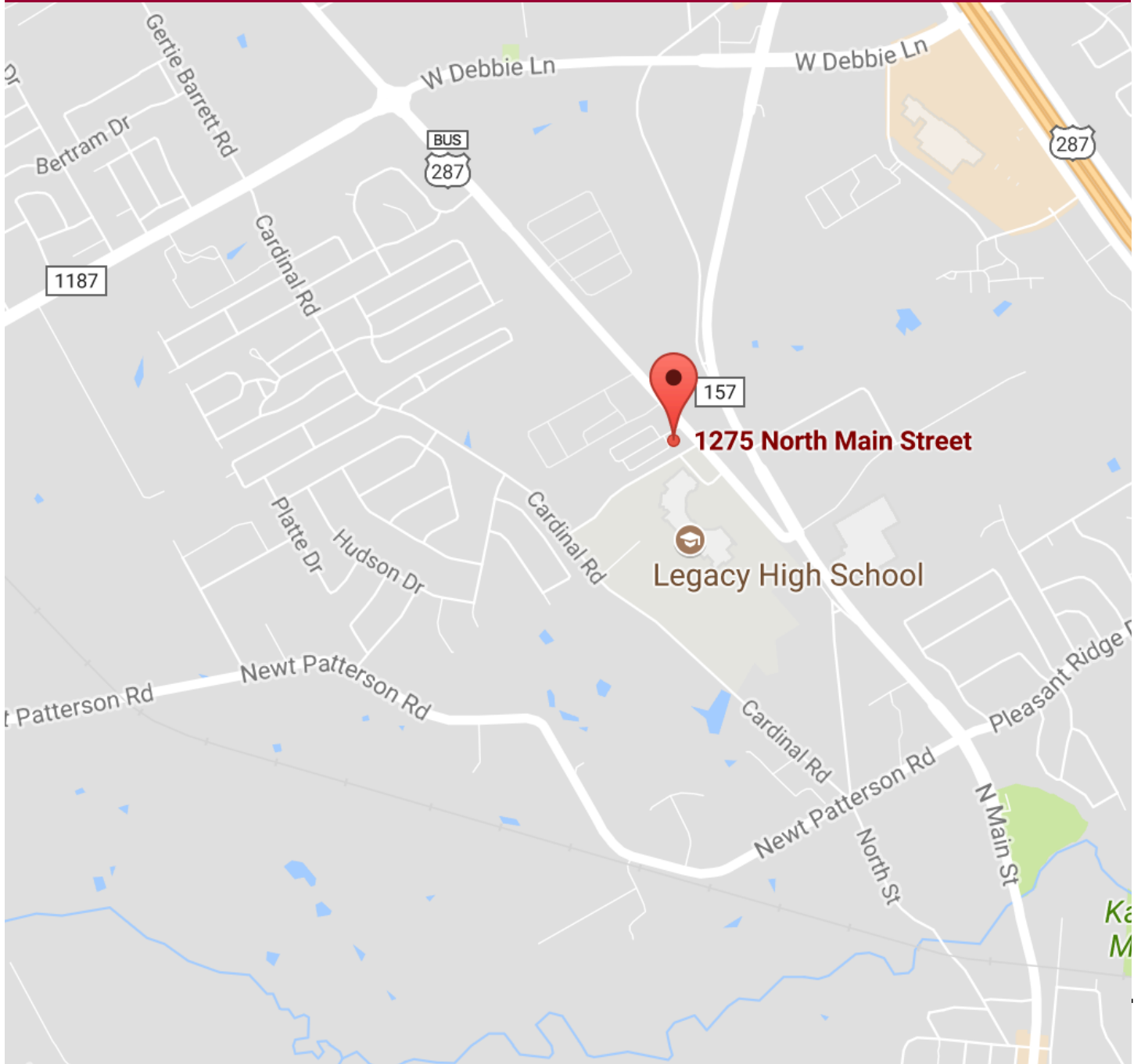
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Information About Brokerage Services

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 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:
 - 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.

Peyco Southwest Realty Inc	480436	jmaibach@peycosouthwest.com	817-467-6803
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Maibach	0375882	jmaibach@peycosouthwest.com	817-467-6803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
B. J. Hall	656047	bjhall@peycosouthwest.com	817-467-6803
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date