

# ±15,187 SF Office/Warehouse

With Fenced & Paved Yard



# EXCLUSIVELY MARKETED BY

## JOHN JINKS

**Partner / Broker**

[jjinks@formationtx.com](mailto:jjinks@formationtx.com)

M: 512.791.7329

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140

## BETHANY BOOTH

**Associate**

[bbooth@formationtx.com](mailto:bbooth@formationtx.com)

M: 214.796.6884

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140





**±15,187 sf**

SPACE SIZE

**±1.84 Ac**

AREA

**LI**

ZONING

**Oct. '25**

Date Avail

**NNN**

LEASE TYPE

**\$10.00  
PSF/YR**

RATE

## PROPERTY SUMMARY & FEATURES



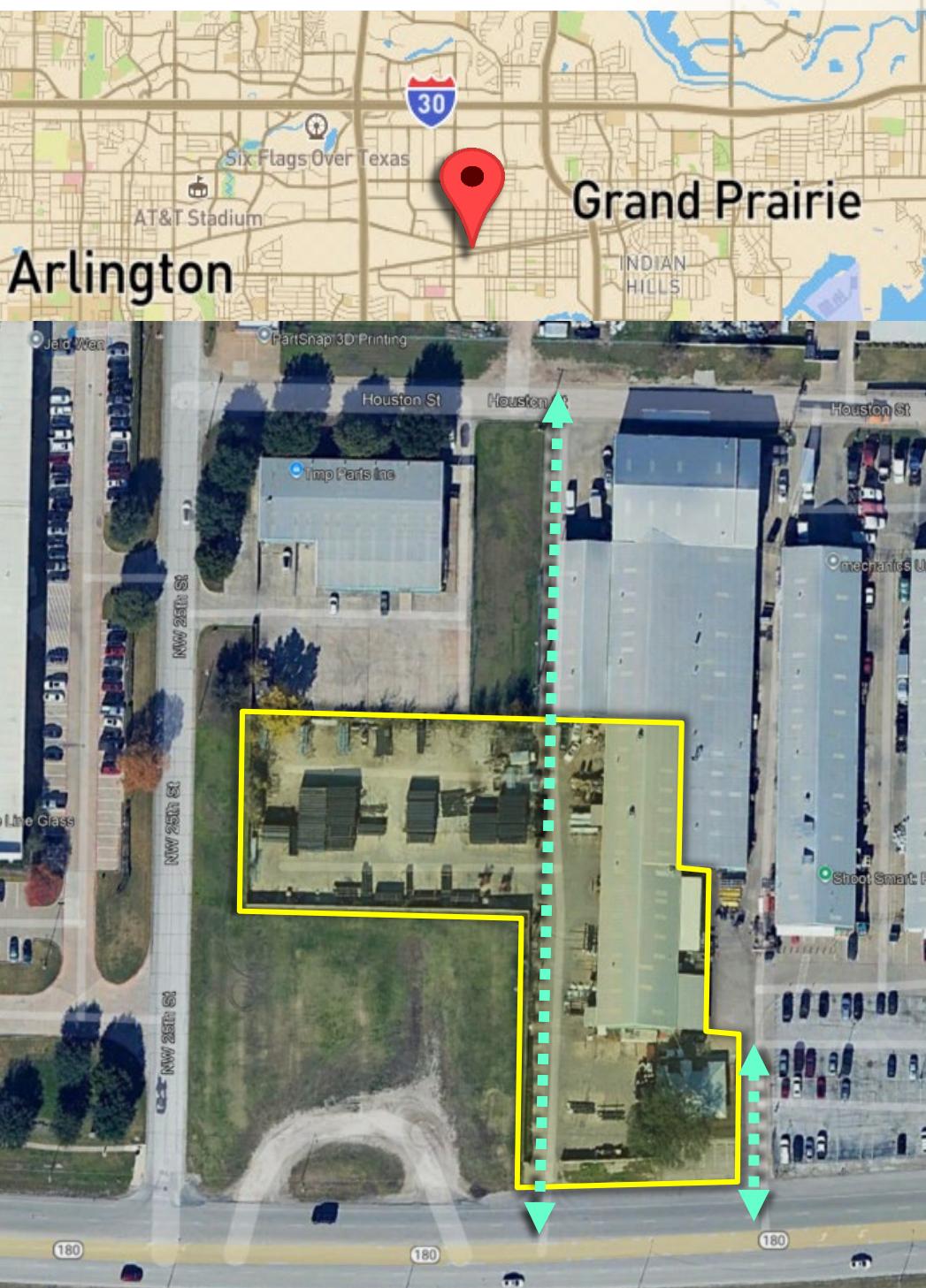
**2446 W. Main St., Grand Prairie, TX 75050:** NOW FOR LEASE: Centrally located **15,187 SF** industrial space along W. Main St. (TX-180) in Grand Prairie, between intersections with TX-360 and President George Bush Turnpike/161.

Suite #200 features dedicated and common driveways, paved and rocked outside storage, and a truck lane to Houston St. providing 18-wheeler accessibility. Office includes a gated freestanding building in front plus 3 shop offices, restroom and breakroom.

The overall site features ample common area parking and multiple gated entrances along W. Main St., perimeter fencing and pole lights.

# PROPERTY DETAIL

FOR LEASE



## SUMMARY

TOTAL RSF:	15,187 Square Ft.
OFFICE:	1,410 SF Freestanding
WAREHOUSE:	13,777 SF
APPROX AREA:	1.84 Acres (1.25 Ac dedicated/fenced)
SHOP DOORS:	5 Grade Level, 13' Tall
POWER:	3-Phase
EVE HEIGHT:	14'

## HIGHLIGHTS

- Ideal for Office & Light Manufacturing or Service
- Paved and Dedicated Outside Storage
- 18' Wheeler Through-Access from Main to Houston
- Private and Shared Driveway Access along Main
- In midst of major N/S and E/W thoroughfares

## LOCATION

- 1.20 miles west of George Bush Turnpike (161),
- 1.30 miles east of TX Hwy 360
- less than 3 miles from IH-30

### JOHN JINKS, CCIM

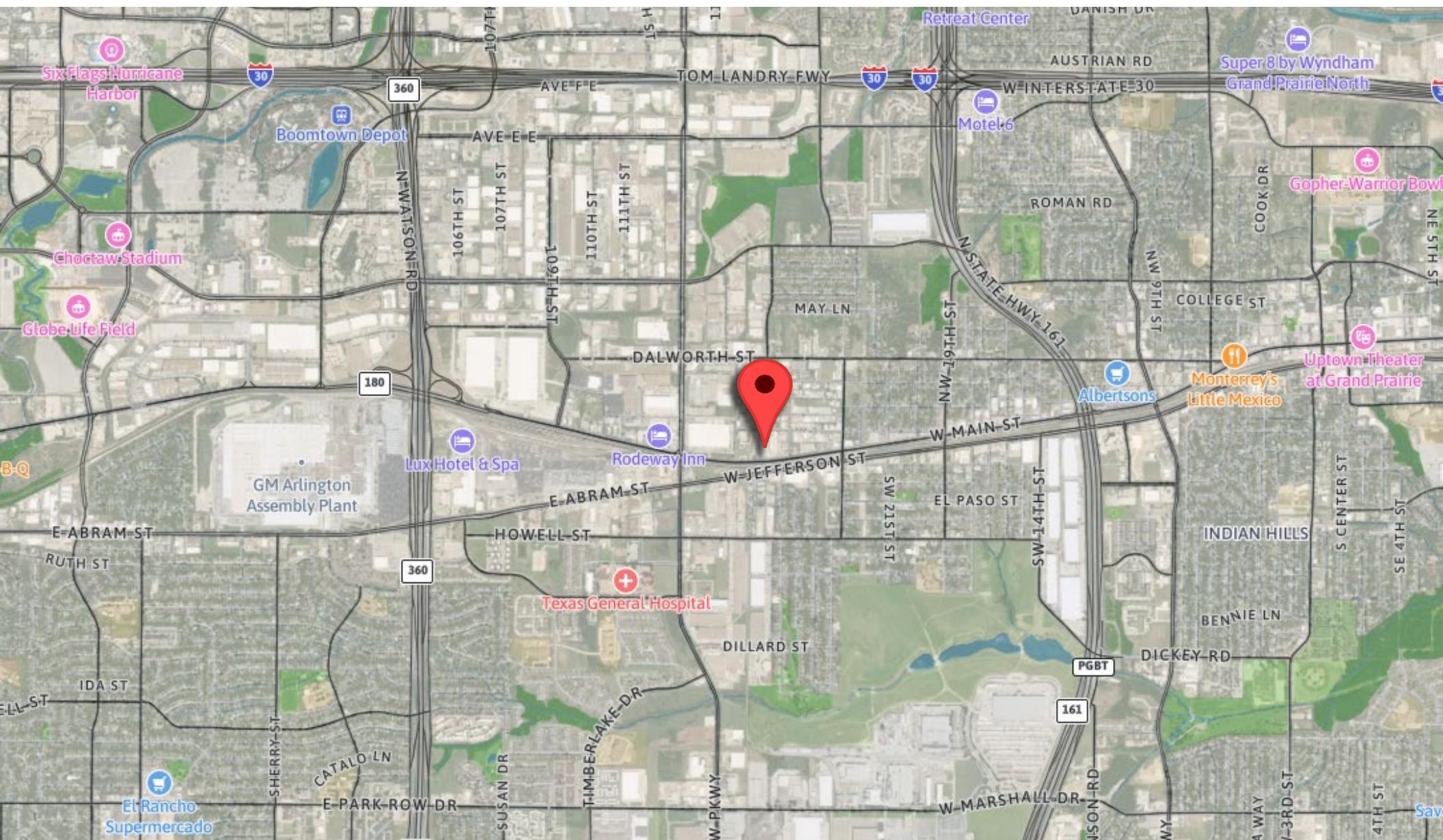
Partner | Broker  
P: 512.791.7329  
jjinks@formationtx.com

### BETHANY BOOTH

Associate  
P: 214.796.6684  
bbooth@formationtx.com

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

MAP



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# PROPERTY PHOTOS

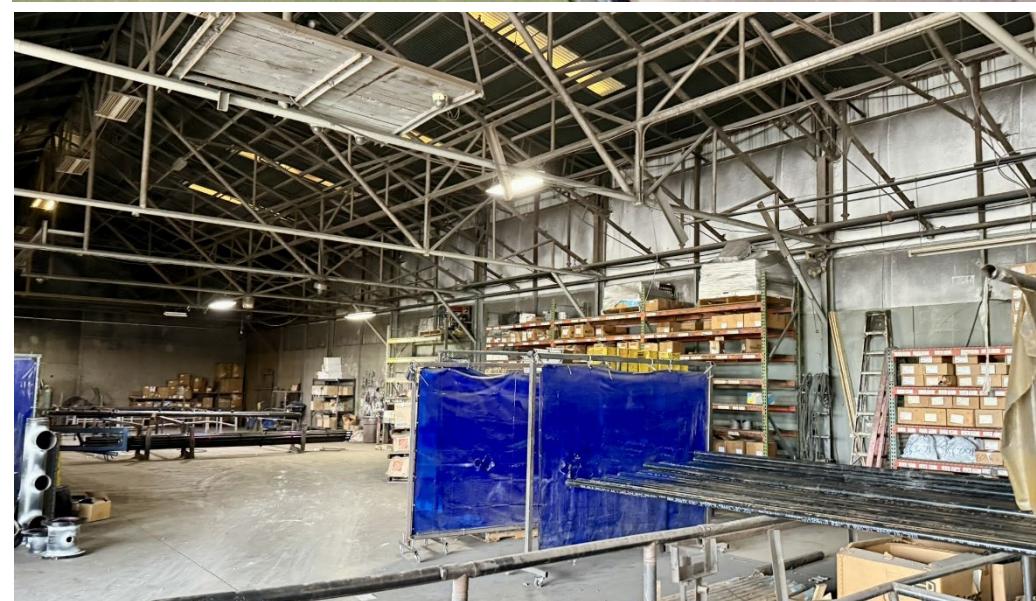
FOR LEASE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# PROPERTY PHOTOS

FOR LEASE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.



**FORMATION**  
REAL ESTATE

## CONTACT BROKERS

### **JOHN JINKS**

Principal

[jjinks@formationtx.com](mailto:jjinks@formationtx.com)

M: 512.791.7329

### **BETHANY BOOTH**

Associate

[bbooth@formationtx.com](mailto:bbooth@formationtx.com)

M: 214.796.6684

### **FORMATION REAL ESTATE , LLC**

2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140



All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

[FORMATIONTX.COM](http://FORMATIONTX.COM)

# 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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC	9004385	(817) 368-6050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name <a href="mailto:rsawyer@formationtx.com">rsawyer@formationtx.com</a>	License#  Email	Phone
Robert Sawyer	578726	(817) 368-6050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name <a href="mailto:rsawyer@formationtx.com">rsawyer@formationtx.com</a>	License#  Email	Phone
John Jinks	603059	(512) 791-7329
Licensed Broker /Broker Firm Name or Primary Assumed Business Name <a href="mailto:jjinks@formationtx.com">jjinks@formationtx.com</a>	License#  Email	Phone
David Barber	457259	(817) 366-7386
Sales Agent/Associate's Name <a href="mailto:dbarber@formationtx.com">dbarber@formationtx.com</a>	License#  Email	Phone