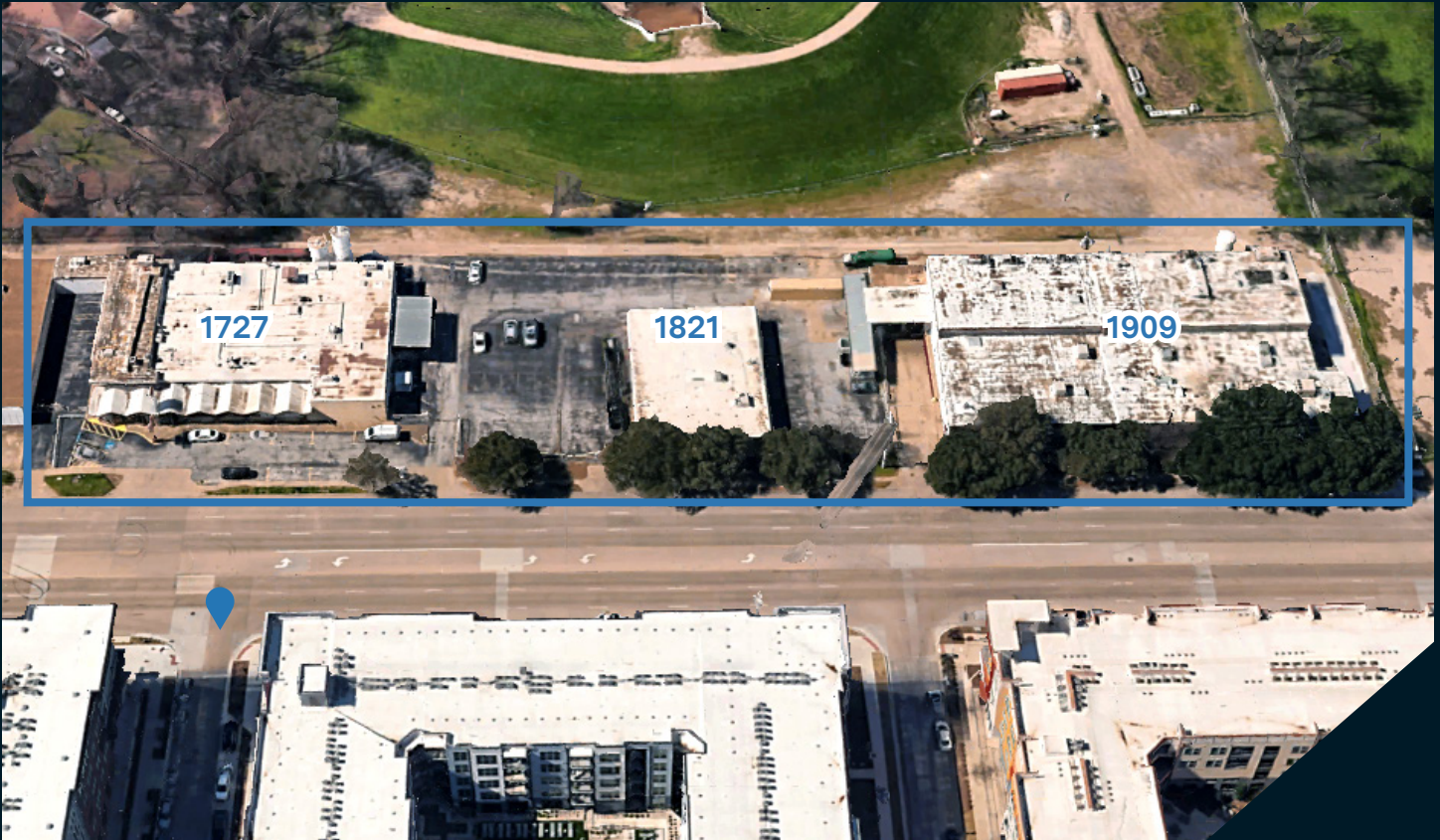


FOR LEASE

**1727, 1821, 1909 N BECKLEY AVENUE
DALLAS, TEXAS**



6,086-44,854 SF Freezer/Cooler Industrial

- Three (3) Buildings — 6,086 to 44,854 SF Available
- Cost-Effective Freezer/Cooler Industrial Facility
- Flex/Lab and Office Space
- Frontage on N Beckley Ave
- 20,000 VPD on N Beckley Ave
- 130,000 VPD on I-30 (Tom Landry Fwy)
- Village Bakery occupies ±6,000 SF of 1727 N Beckley Ave

LEASE RATE

Contact Brokers

Hanes Chatham, Jr., SIOR
Partner
817 729 5555
hanes.chatham@partnersrealestate.com

Jax Whittington
Industrial Brokerage Services
832 701 7005
jax.whittington@partnersrealestate.com

partners

2515 McKinney Ave, Suite 950, Dallas, TX 75201
214 550 2990

PARTNERSREALESTATE.COM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2026 Partners. All rights reserved.

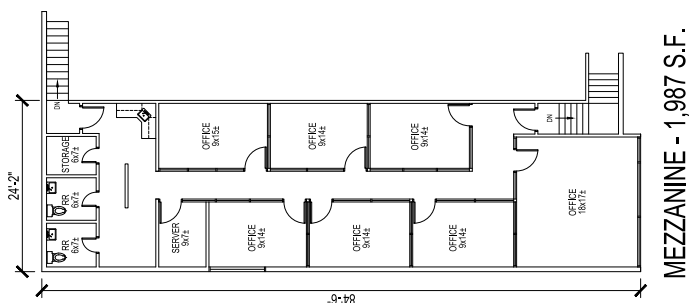
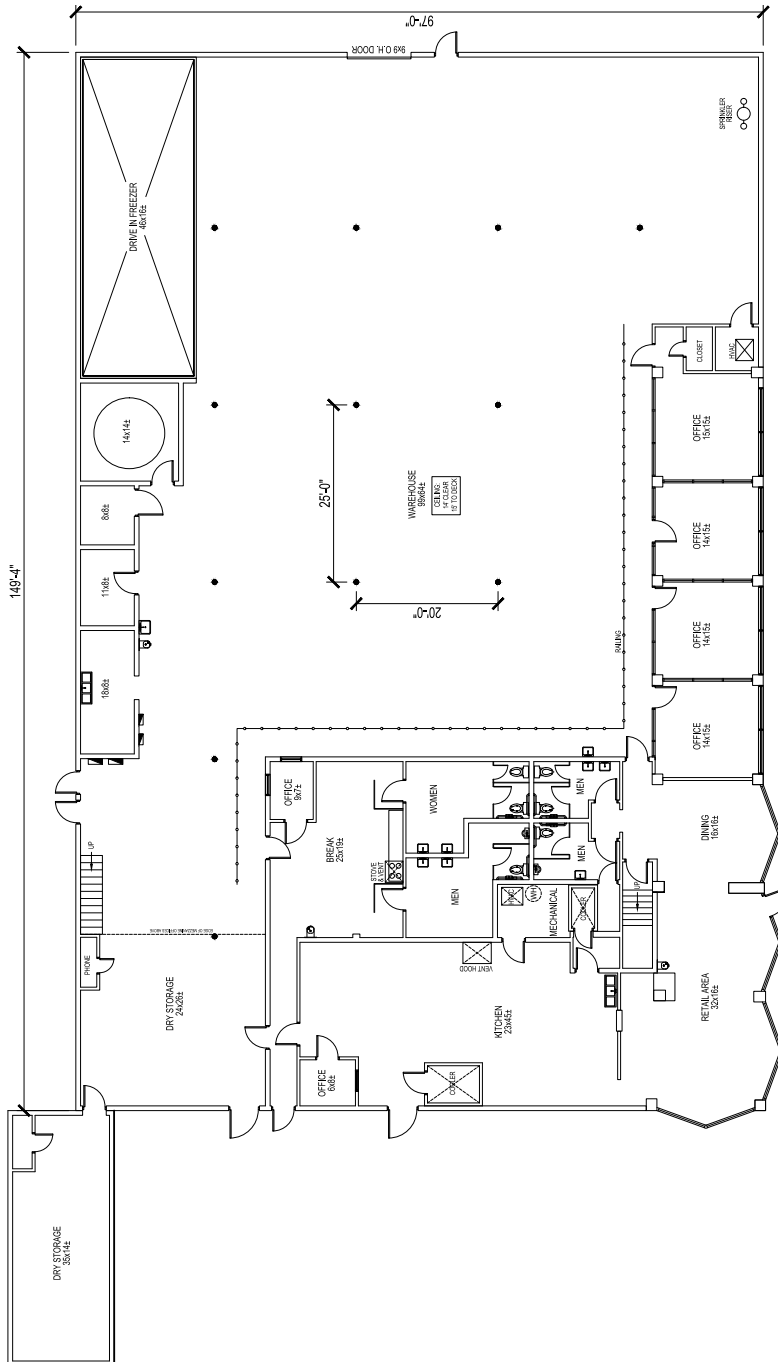
FOR LEASE

1727 N BECKLEY AVENUE
DALLAS, TEXAS



1727 N BECKLEY AVE

- 15,104 SF
- Food Production Space
- 1,987 SF Mezzanine Office
- Six (6) Private First-Floor Offices
- Washroom
- 736 SF Freezer - 0 Degrees
- 14' Clear Height
- One (1) Dock-High Door
- One (1) Grade-Level Door
- Semi-Dock Platform
- 100% HVAC
- Sprinklered
- Floor Drains
- 1,000 Amps, 240V Heavy Power
- Village Bakery is Operating in Southeast Corner of Building



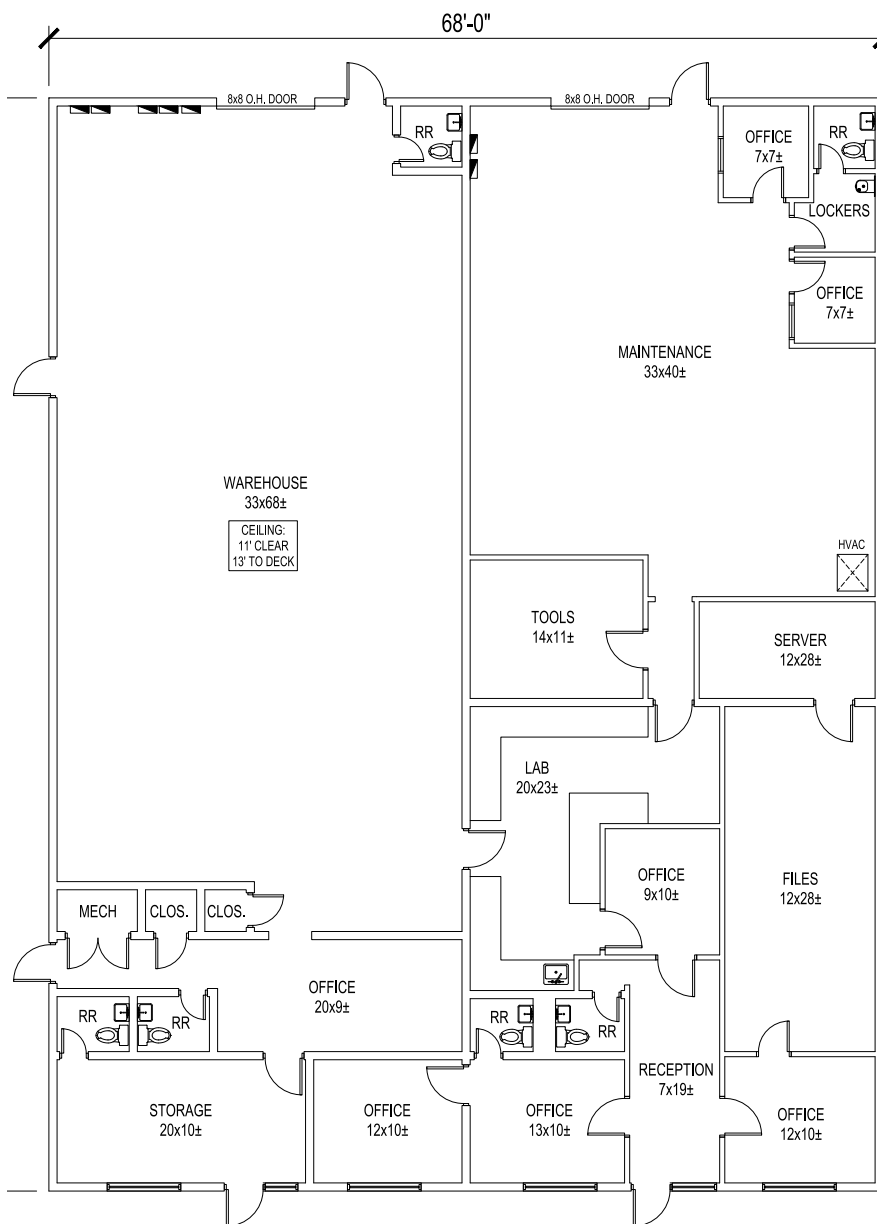
Property Photos

1727 N BECKLEY AVENUE
DALLAS, TEXAS



FOR LEASE

1821 N BECKLEY AVENUE
DALLAS, TEXAS



1821 N BECKLEY AVE

- 6,086 SF
- Flex/Lab Space
- ±2,300 SF Office
- Seven (7) Private Offices
- Six (6) Single-Stall Restrooms
- 11' Clear Height
- Two (2) Grade-Level Doors

Property Photos

1821 N BECKLEY AVENUE
DALLAS, TEXAS



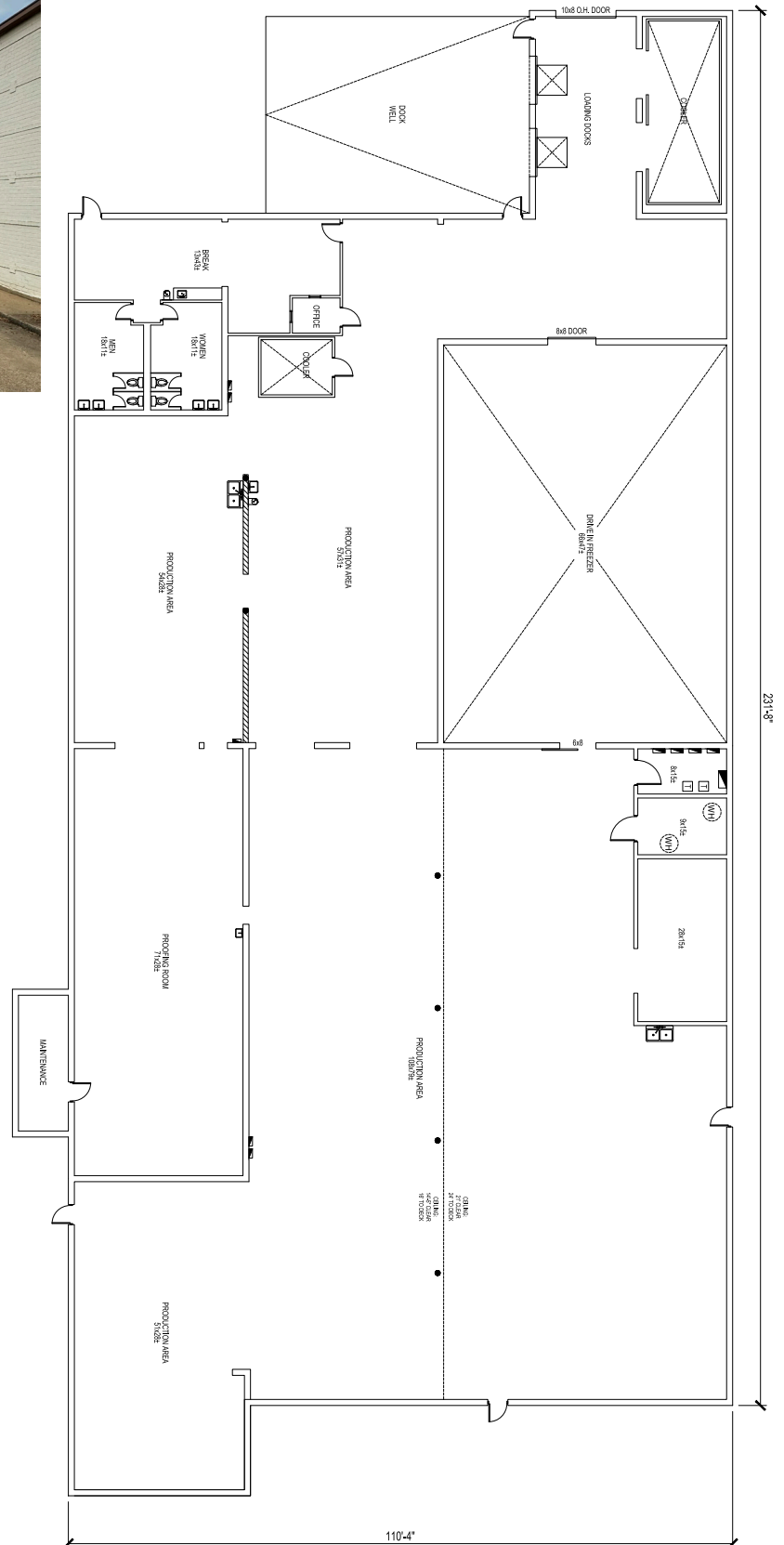
FOR LEASE

1909 N BECKLEY AVENUE DALLAS, TEXAS



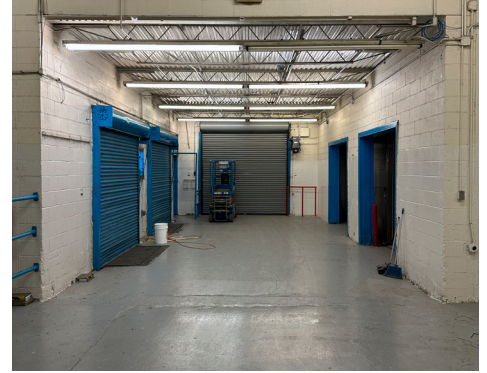
1909 N BECKLEY AVE

- 23,664 SF
- Food Production Space
- ±750 SF Office/Breakroom
- ±550 SF Cooler - 0 Degrees
- 3,102 SF Drive-In Freezer
- 14'5" - 21' Clear Height
- Two (2) Dock-High Doors w/ Levelers



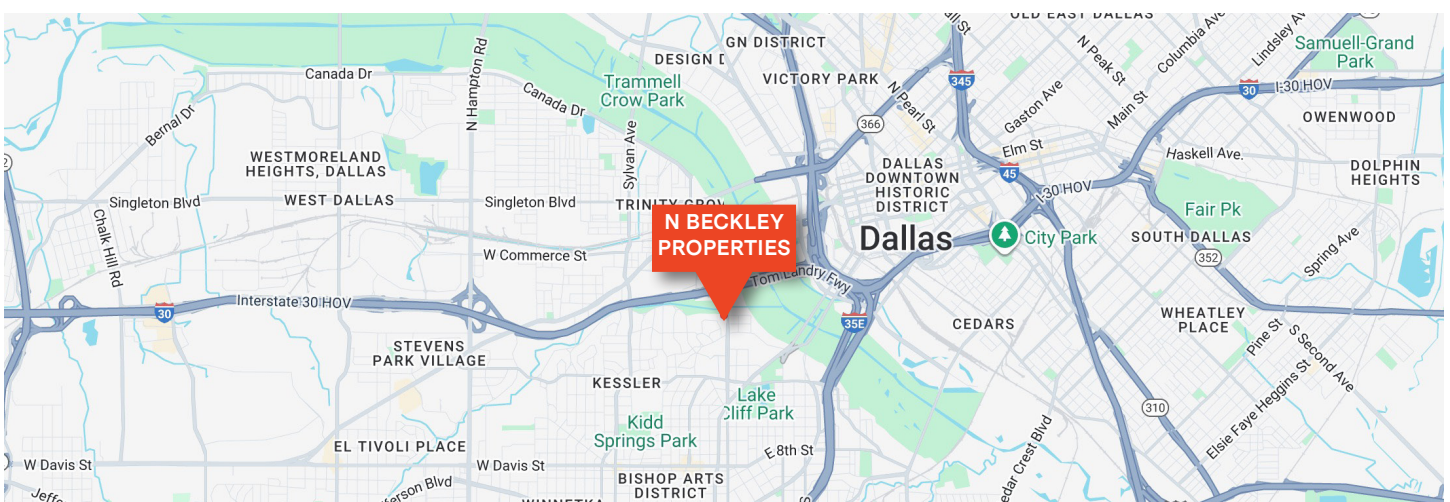
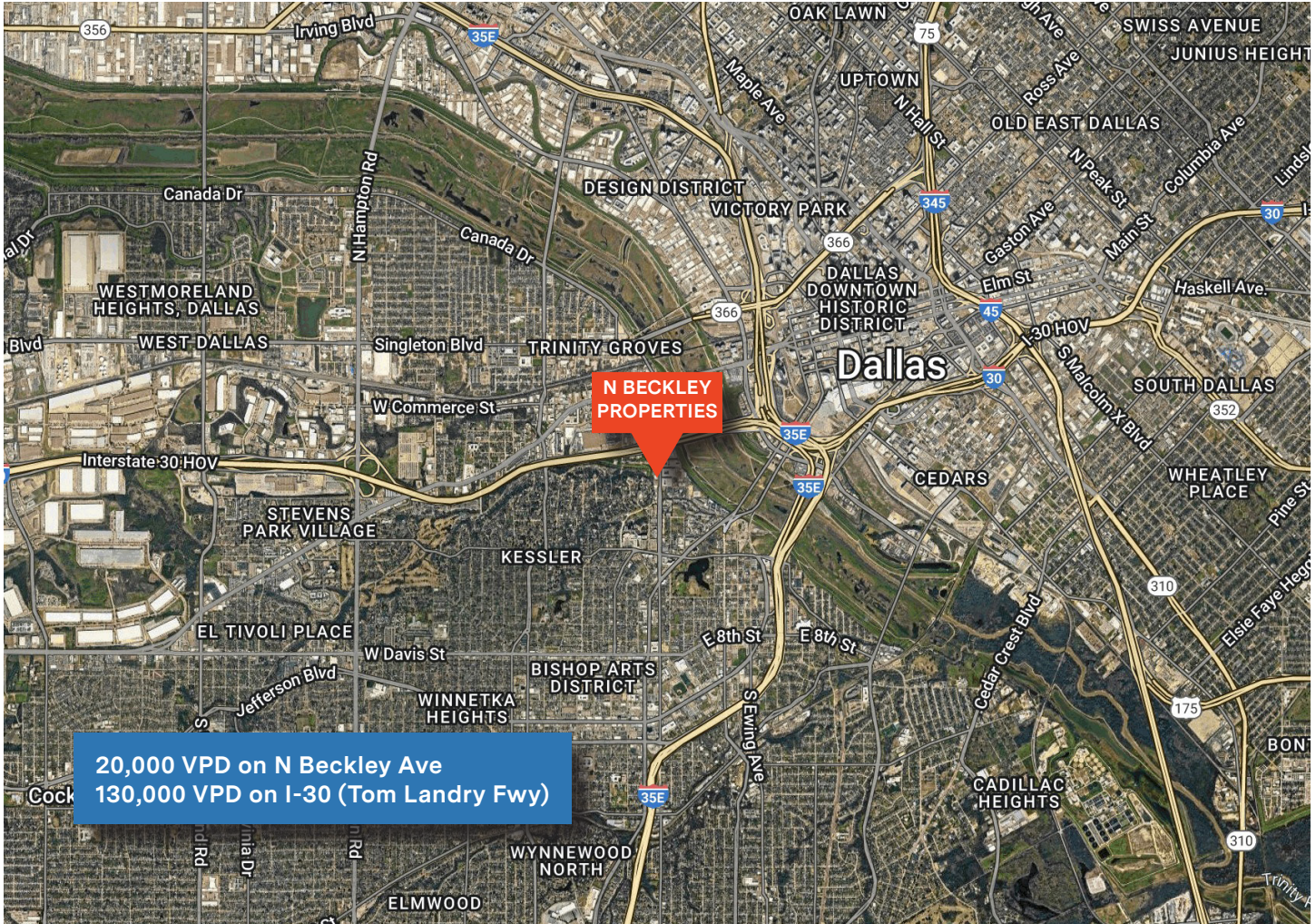
Property Photos

1909 N BECKLEY AVENUE
DALLAS, TEXAS



Aerial

1727, 1821, 1909 N BECKLEY AVENUE
DALLAS, TEXAS



Hanes Chatham, Jr., SIOR
Partner
817 729 5555
hanes.chatham@partnersrealestate.com

Jax Whittington
Industrial Brokerage Services
832 701 7005
jax.whittington@partnersrealestate.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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Dallas-Fort Worth, LLC	9013094	licensing@partnersrealestate.com	713-620-0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-620-0500
Designated Broker of Firm	License No.	Email	Phone
Hanes Chatham, Jr.	537536	hanes.chatham@partnersrealestate.com	817-729-5555
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jax Whittington	766340	jax.whittington@partnersrealestate.com	832-701-7005
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date