

# 9015 Sterling Street

IRVING, TEXAS 75063

50,029 - 104,239 SF AVAILABLE	10 DOCK DOORS
2,500 - 11,365 SF OFFICE AREA	1 OVERSIZED DOOR WITH RAMP
42,845 - 92,874 SF WAREHOUSE	5 RAIL DOORS
24' CLEAR HEIGHT	1,400 AMPS & 277/480 V POWER

Features

9015 Sterling is a front park / front load infill project with immediate access to I-635 and Highway 114.

Minutes away from DFW Airport, 9015 Sterling can accommodate users ranging from 50,000-100,000 SF.

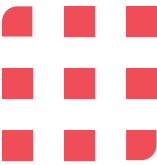
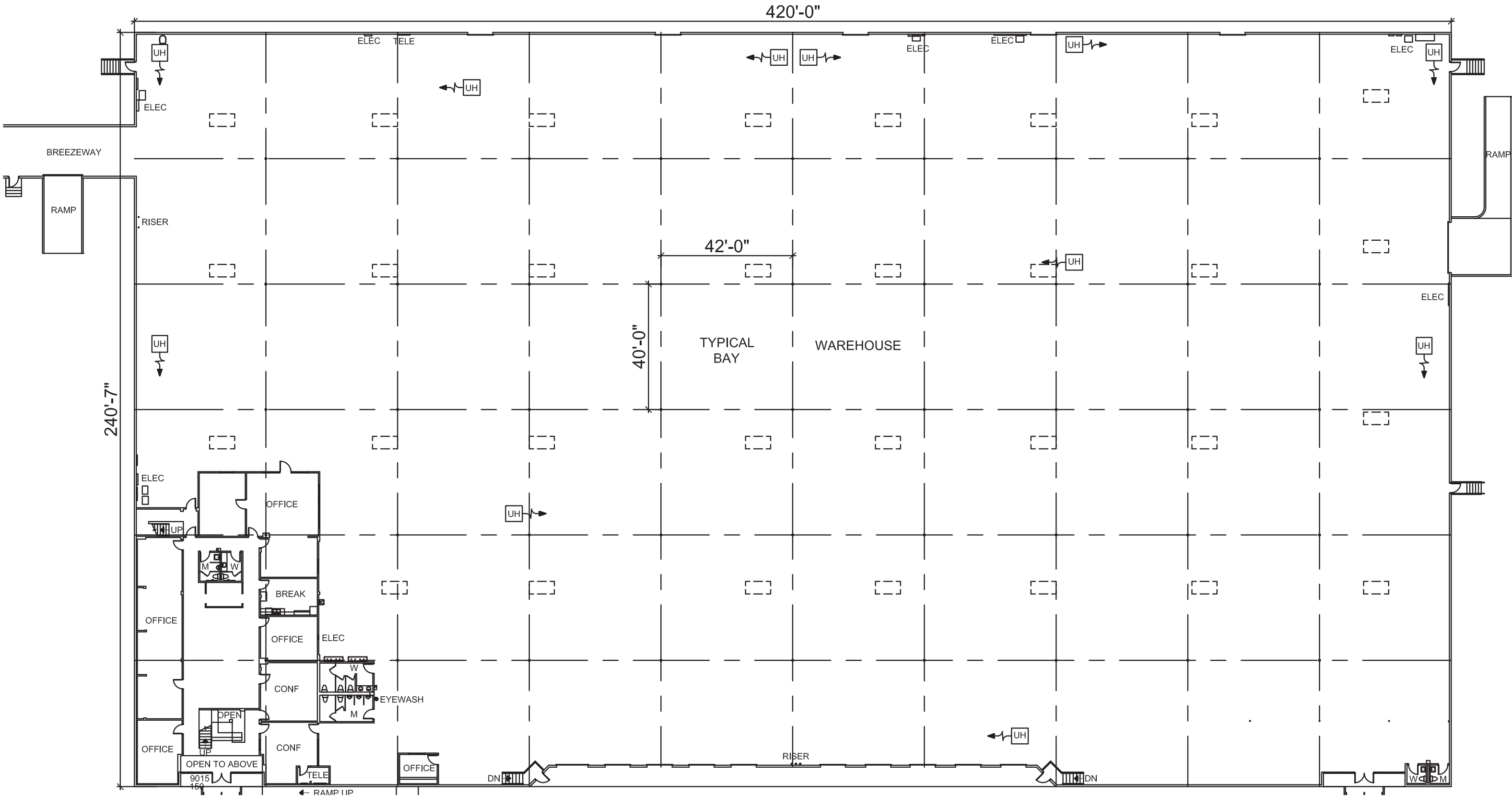




# Full Building Specifications

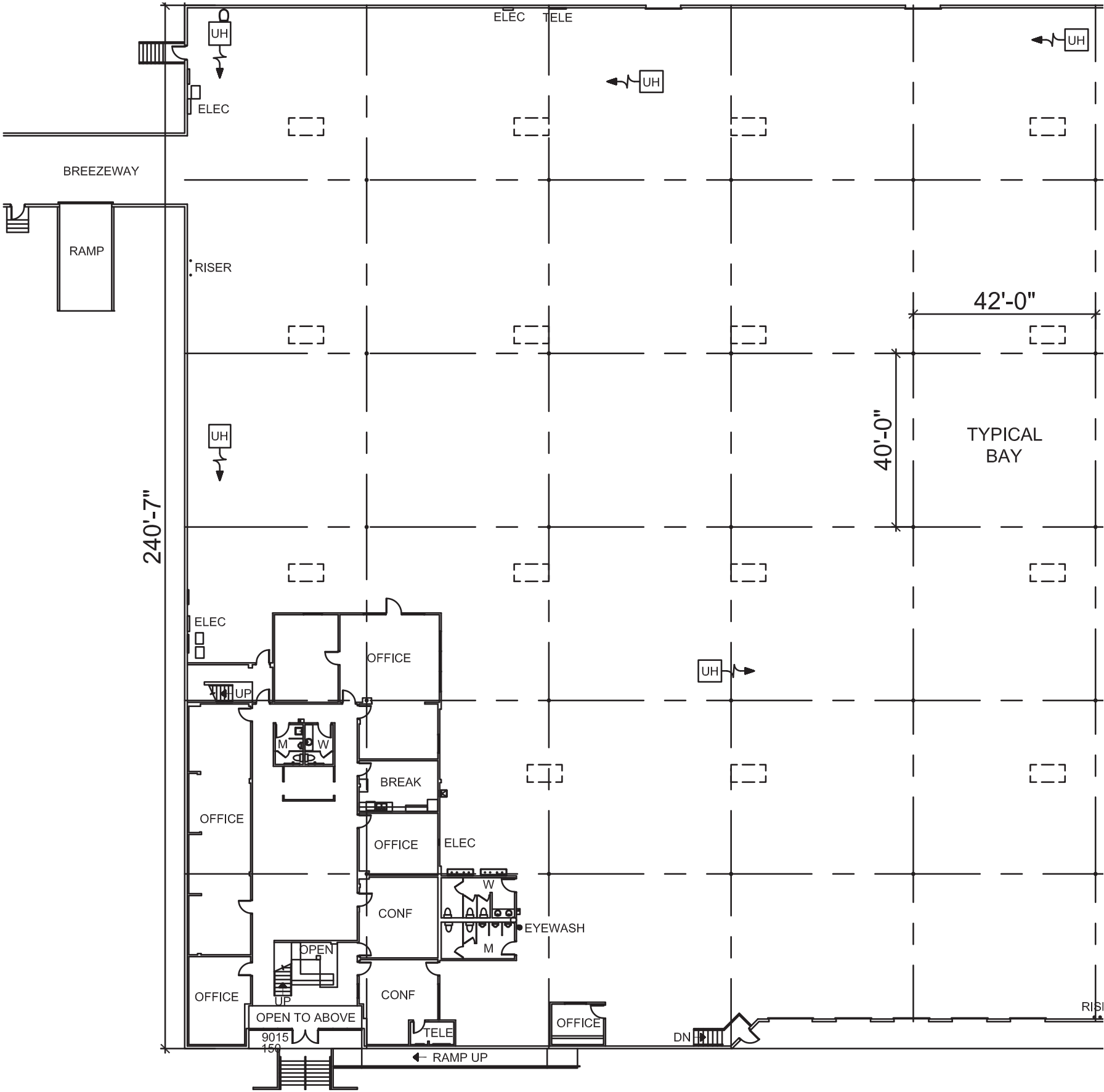
Building Size	104,239 SF
Available	104,239 SF (divisible)
Office Space	1st Floor - 6,047 SF 2nd Floor - 5,318 SF
Warehouse Space	98,874 SF
Clear Height	24'
Overhead Dock High Doors	10 (8' x 10') doors

Overhead Doors with Ramp	1 (16' x 14') door 1 (12' x 10') door
Rail Doors	5 (8' x 10') doors
Rail Service Available - Union Pacific	
Fully Sprinklered	
Easy Access to Major Thoroughfares	



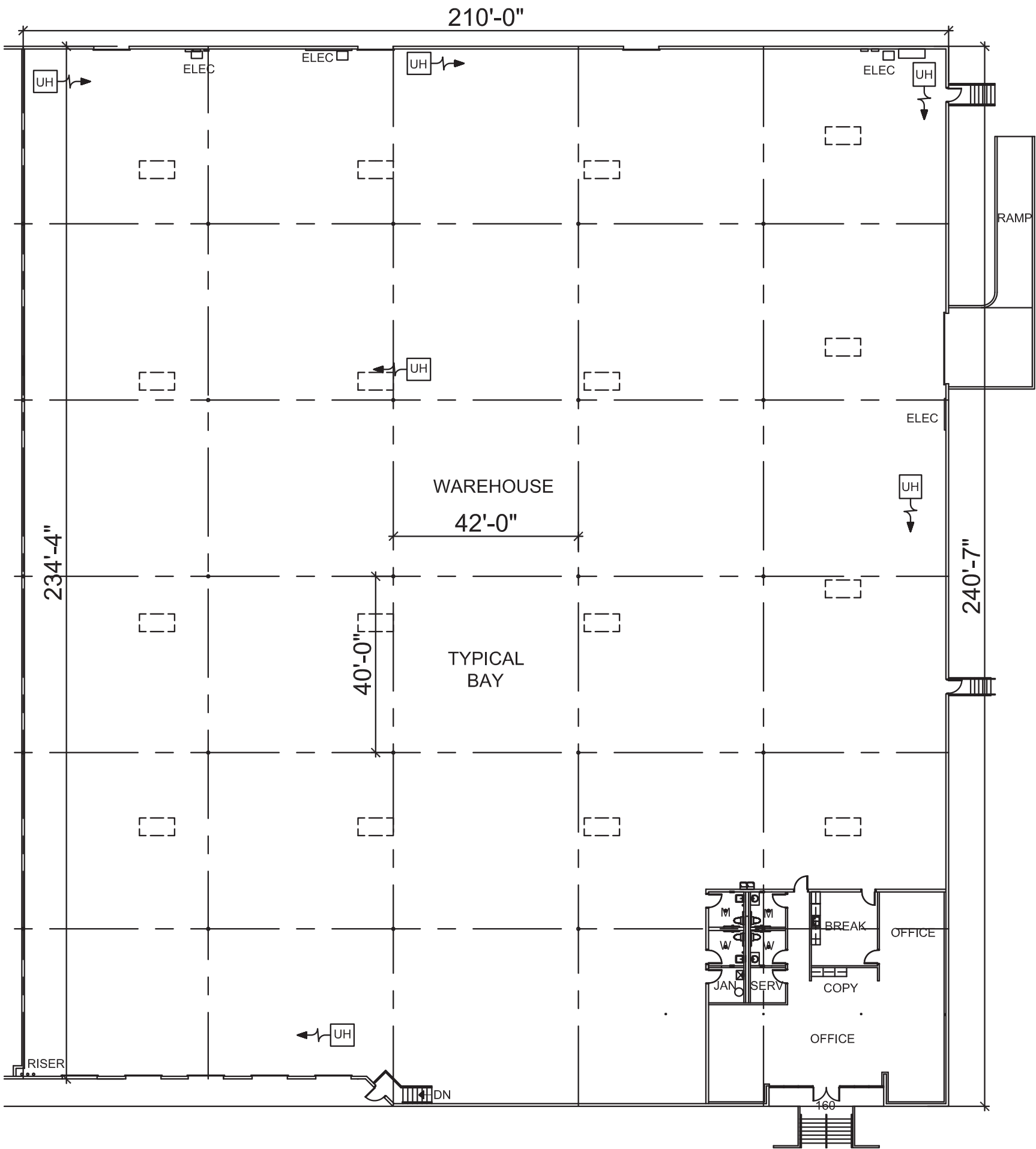
# Divisible Plan - Suite 150

Building Size	104,239 SF
Available	54,210 SF
Office Space	1st Floor - 6,047 SF 2nd Floor - 5,318 SF
Warehouse Space	42,845 SF
Clear Height	24'
Overhead Dock High Doors	5 (8' x 10') doors
Overhead Dock High Door with Ramp	1 (12' x 10') door
Rail Doors	2 (8' x 10') doors
Rail Service Available - Union Pacific	
Fully Sprinklered	
Easy Access to Major Thoroughfares	

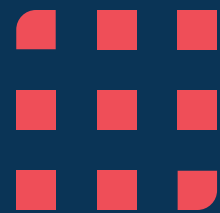


# Divisible Plan - Suite 160

Building Size	104,239 SF
Available	50,029 SF (divisible)
Office Space	2,712 SF
Warehouse Space	47,317 SF
Clear Height	24'
Overhead Dock High Doors	5 (8' x 10') doors
Overhead Dock High Door with Ramp	1 (16' x 14') door
Rail Doors	3 (8' x 10') doors
Rail Service Available - Union Pacific	
Fully Sprinklered	
Easy Access to Major Thoroughfares	







# Corporate Neighbors

Brookfield  
Properties

amazon

Allstate

HOYA

NORTHROP GRUMMAN

BOEING

Coca-Cola

Dallas Aerospace

KUEHNE+NAGEL

BNSF LOGISTICS

McLaren AUTOMOTIVE

SAMSUNG

CINTAS

HAVERTYS FURNITURE - EST 1885

Consumer Cellular

TOYOTA

IBM

AAA Texas

ups

DFW International Airport

121  
TEXAS

114  
TEXAS

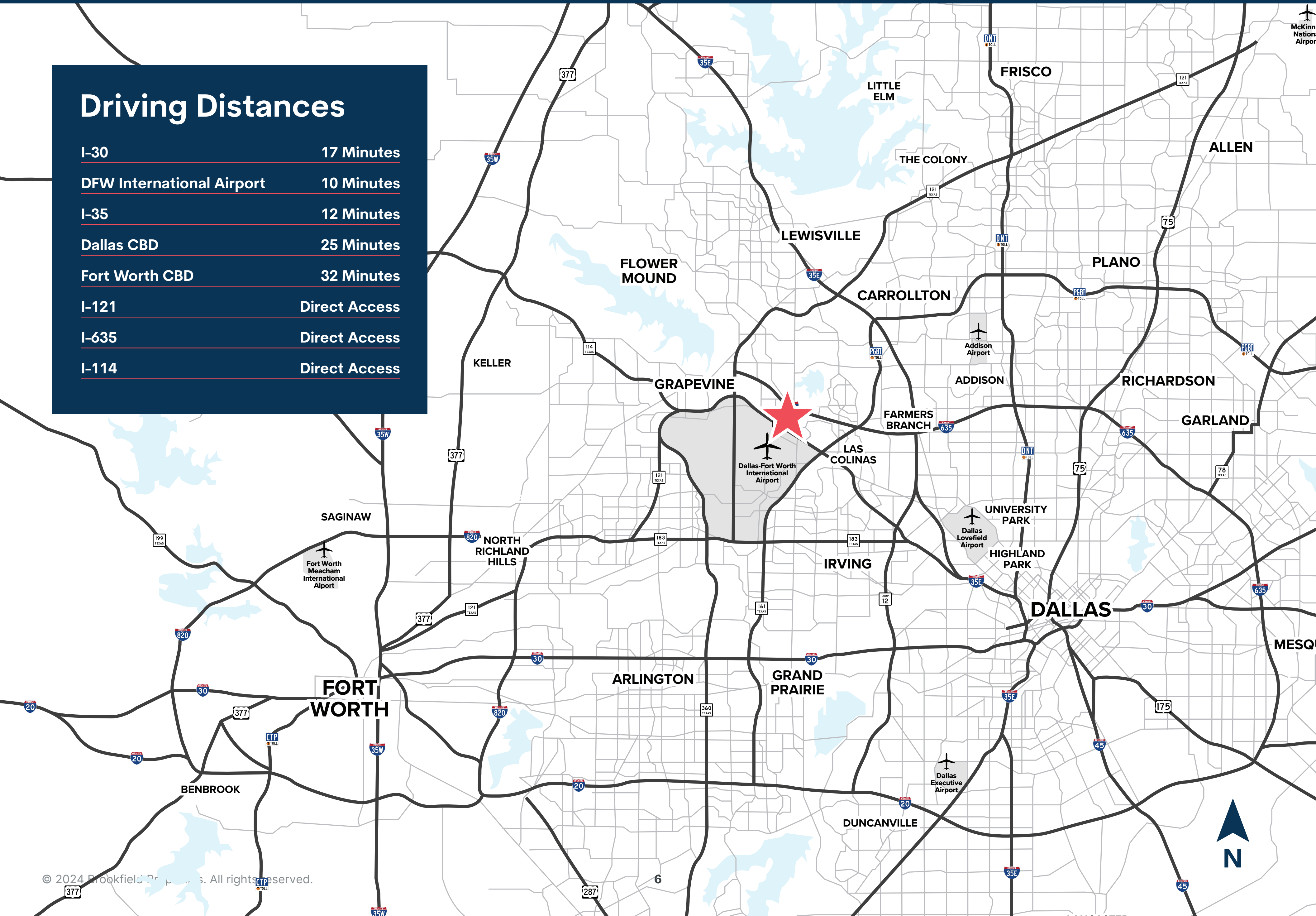
635





# Driving Distances

<u>I-30</u>	<u>17 Minutes</u>
<u>DFW International Airport</u>	<u>10 Minutes</u>
<u>I-35</u>	<u>12 Minutes</u>
<u>Dallas CBD</u>	<u>25 Minutes</u>
<u>Fort Worth CBD</u>	<u>32 Minutes</u>
<u>I-121</u>	<u>Direct Access</u>
<u>I-635</u>	<u>Direct Access</u>
<u>I-114</u>	<u>Direct Access</u>





# 9015 Sterling Street

IRVING, TEXAS 75063



## Leasing Contacts

**Canon Shoults, SIOR**

972.280.8328

[cshoults@holtlunsford.com](mailto:cshoults@holtlunsford.com)

**Maddy Coffman**

972.280.8325

[mcoffman@holtlunsford.com](mailto:mcoffman@holtlunsford.com)

## Brookfield Properties

**Ryan Soule**

214.393.5068

[ryan.soule@brookfieldproperties.com](mailto:ryan.soule@brookfieldproperties.com)

[TuscanyCrossingBP.com](http://TuscanyCrossingBP.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.

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone