

Everman Trade Center



38,463 – 95,982 SF Available for Lease
Fort Worth, Texas 76134



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Fort Worth, Texas 76134

Property Overview



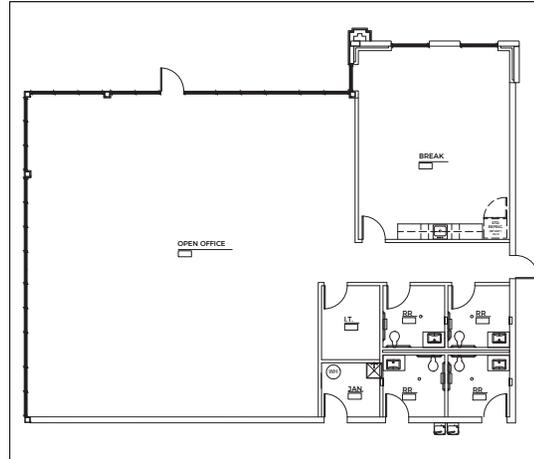
BUILDING A AVAILABLE SPACE

95,982 SF for Lease

160 Everman Parkway, Fort Worth, Texas 76134



SPEC OFFICE



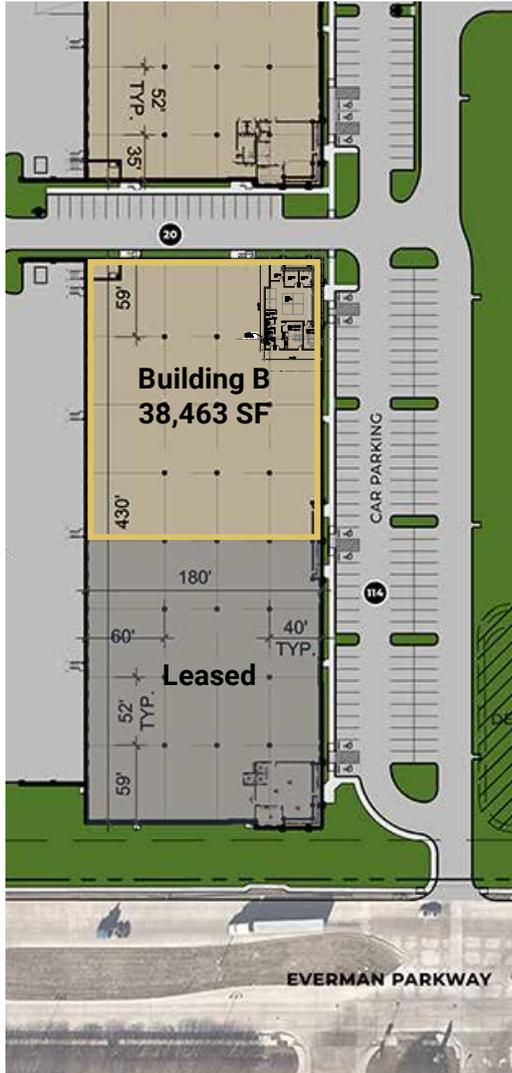
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TOTAL AREA	217,537 SF
AVAILABLE AREA	95,982 SF
DIVISIBLE TO	33,452 SF
SPEC OFFICE	2,876 SF
POWER	480 volt 400 amp service 1,200 amps of addition capacity
CLIMATE CONTROL	2 air changes per hour
LIGHTING	30 FC LED lighting with 10' whips
OUTLETS	10 quad outlets throughout warehouse
BATTERY CHARGING STATIONS	12
HVLS FANS	3
LOADING	24 DH doors and one ramped entrance with 12'x14' overhead door
DOCK EQUIPMENT	13 DH doors equipped with 40k lbs mechanical levelers, dock lights, dock seals, and dock locks
CLEAR HEIGHT	32'
CAR PARKS	0.80/1,000 SF
BUILDING DEPTH	240'
COLUMN SPACING	45' x 52'
SPEED BAYS	60'

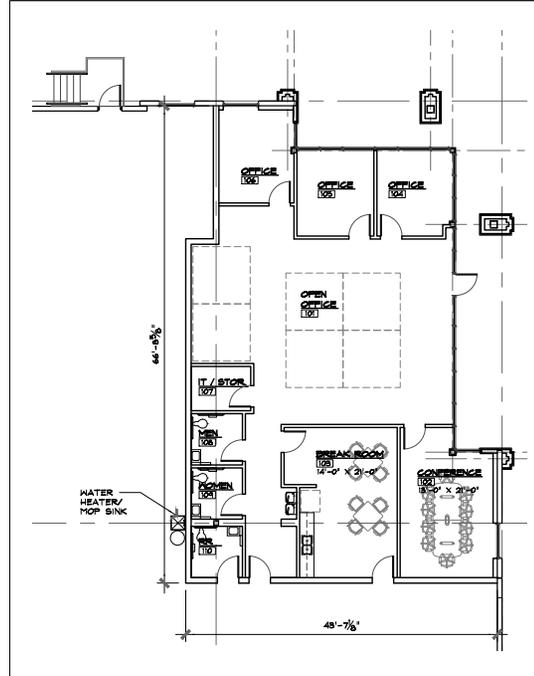
BUILDING B AVAILABLE SPACE

38,463 SF for Lease

8600 South Freeway, Fort Worth, Texas 76134



SPEC OFFICE

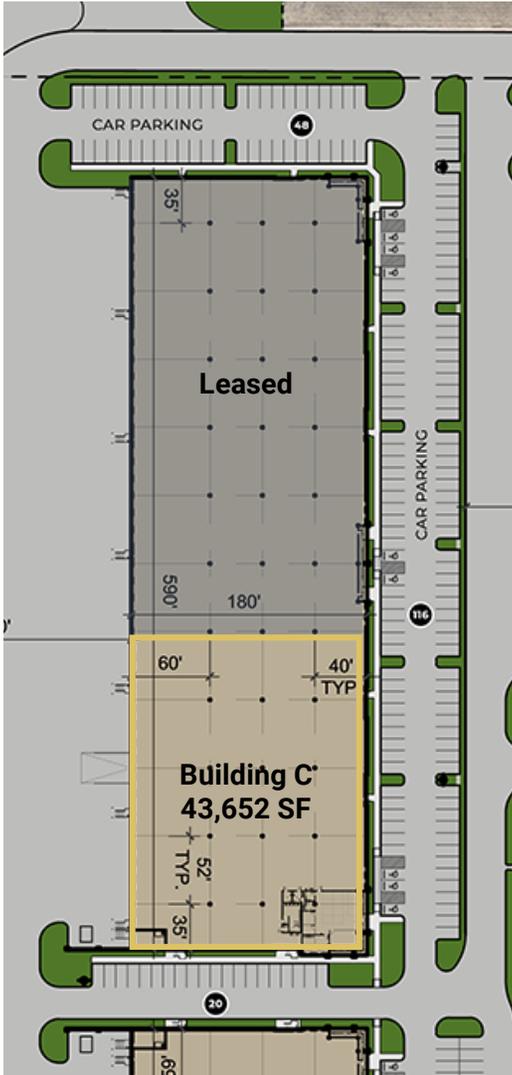


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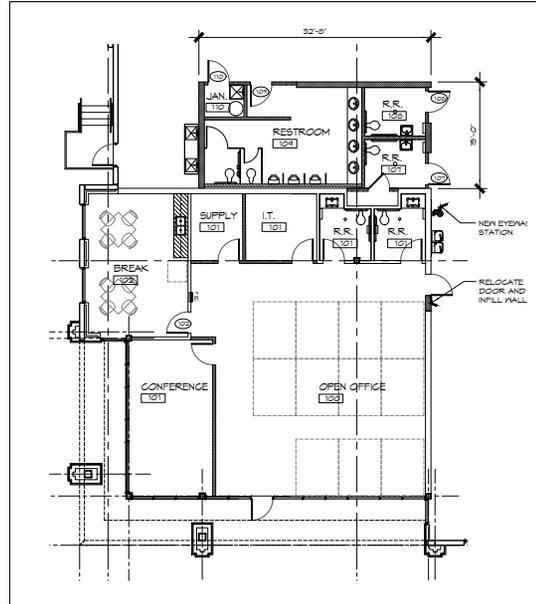
TOTAL AREA	77,547 SF
AVAILABLE AREA	38,463 SF
DIVISIBLE TO	18,810 SF
SPEC OFFICE	2,448 SF
POWER	480 volt 200 amp service Upgrade to 400 amps available
LOADING	10 dock high doors and two ramped entrances
DOCK EQUIPMENT	Two 35K lbs mechanical levelers and two edge of dock levelers
CAR PARKS	1.73/1,000
CLEAR HEIGHT	28'
BUILDING DEPTH	180'
COLUMN SPACING	40' x 52'
LOADING BAY	60'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	210'
SPEED BAYS	60'

43,652 SF for Lease

8300 South Freeway, Fort Worth, Texas 76134



SPEC OFFICE



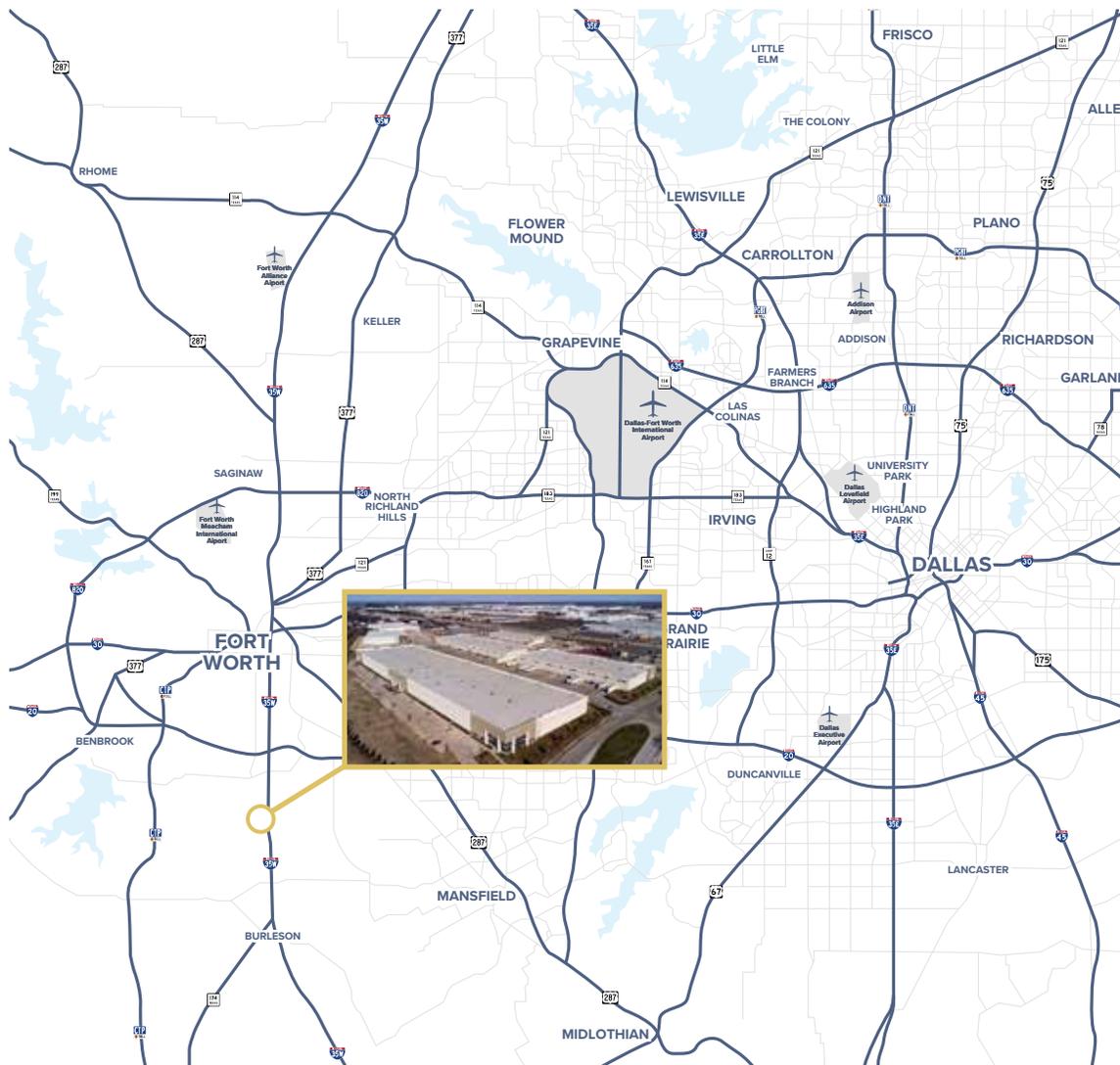
TOTAL AREA	106,308 SF
AVAILABLE AREA	43,652 SF
SPEC OFFICE	2,461 SF
POWER	3-phase 480 volt 3,000 amp service
LOADING	13 dock high doors 1 – 20' x 20' ramped door
DOCK EQUIPMENT	6 dock high doors with 35k lbs mechanical levelers
CAR PARKS	1.73/1,000
CLEAR HEIGHT	28'
BUILDING DEPTH	180'
COLUMN SPACING	40' x 52'
LOADING BAY	60'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	210'
SPEED BAYS	60'

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Location Overview



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One of Dallas/Fort Worth's

Most Desirable Distribution Locations

METRO AREAS

Downtown Fort Worth	10 miles
Arlington	18 miles
Dallas	40 miles
Austin	181 miles
Oklahoma City	208 miles

MAJOR ROADS

I-35W	0 miles
I-20	2.5 miles
I-820	7.5 miles
I-30	8 miles

AIR

Fort Worth Meacham Airport	19 miles
DFW Airport	30 miles
Dallas Love Field Airport	41 miles



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. **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.**

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:
 - 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.

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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