

THREE CLASS A BUILDINGS SUITES FROM 40,560 - 294,500 SF



DEVELOPED BY:



LEASED BY:





SITE PLAN

PROJECT HIGHLIGHTS



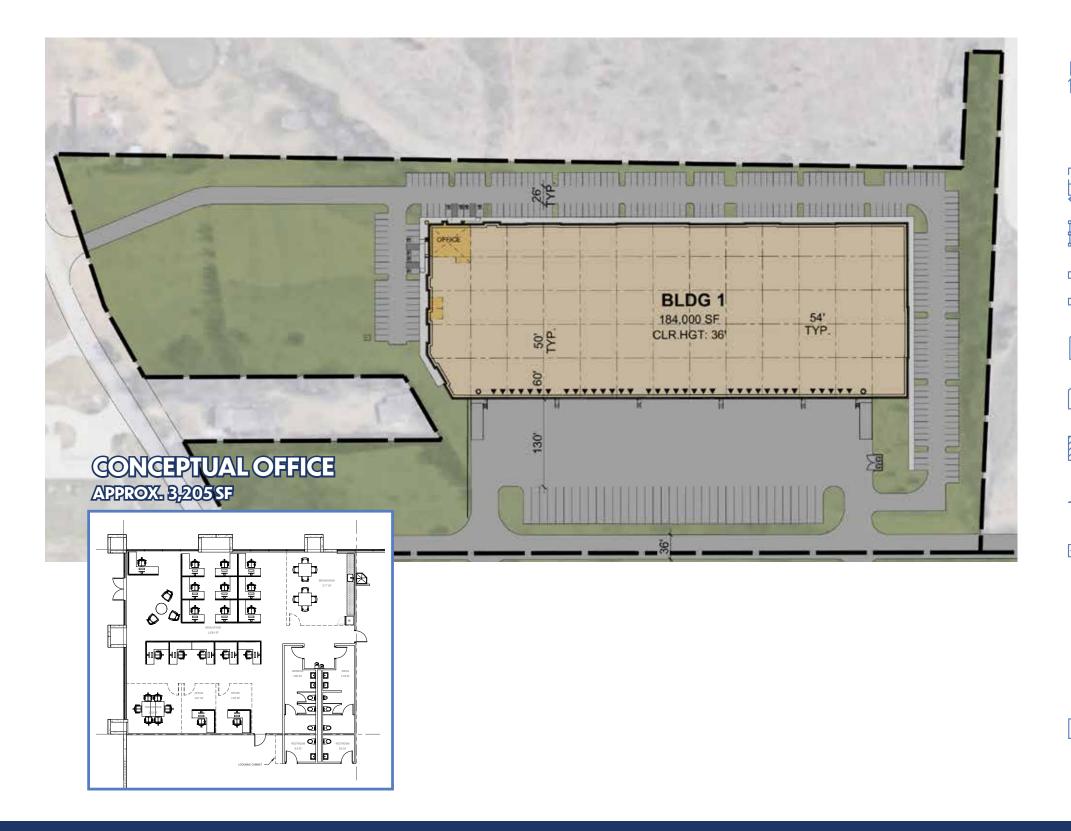
	BUILDING 1	BUILDING 2	BUILDING 3
TOTAL SIZE	184,000 SF	294,500 SF	157,057 SF
MINIMUM DIVISIBLE	56,160 SF	56,160 SF	40,560 SF
OFFICE AREA	3,205 SF (Spec)	2,773 SF (Spec)	2,531 SF (Spec)
BUILDING DEPTH	260'	260'	260'
BUILDING DIMENSIONS	663'W x 260'D	1131'W x 260'D	624'W x 260'D
TYPICAL BAY SIZE	54'W x 50'D	54'W x 50'D	54'W x 50'D
STAGING BAY	60'	60'	60'
CLEAR HEIGHT	32'	32'	32'
LOADING	36 Dock High Doors	62 Dock High Doors	29 Dock High Doors
RAMPS	2 Ramped Doors	2 Ramped Door	1 Ramped Door
TRUCK COURT	130' (ability to secure)	130' (ability to secure)	130' (ability to secure)
CAR PARKS	263	292	203
TRAILER PARKS	37	50	Potential to Add
POWER	2,000A	2,400A	1,600A
СІТҮ	Sunnyvale	Mesquite	Mesquite







350 LONG CREEK ROAD SUNNYVALE, TEXAS 75182





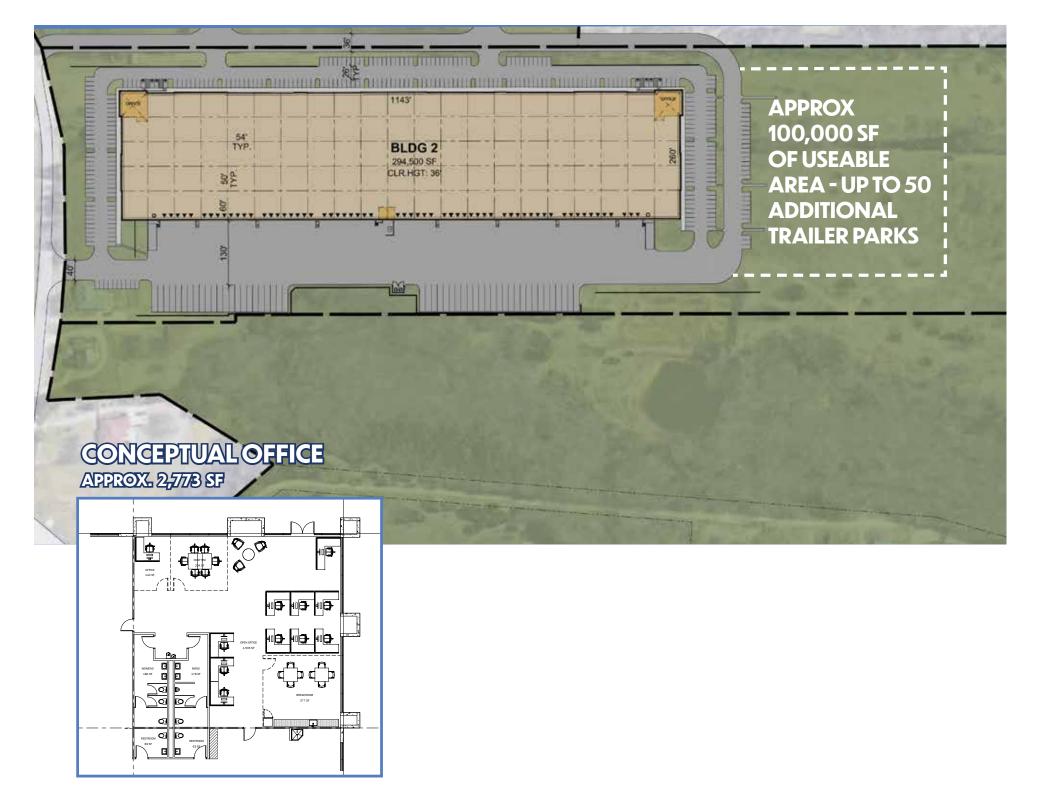


outside storage available





200 LONG CREEK ROAD MESQUITE, TEXAS 75149



	AVAILABLE	294,500 SF
	DIVISIBLE	+/- 56,160 SF
	OFFICE AREA	2,773 SF (Spec)
	BUILDING DIMENSIONS	1131'W x 260'D
	TYPICAL BAY SIZE	54'W x 50'D
	STAGING BAY	60'
$\bigcap \updownarrow$	CLEAR HEIGHT	32'
	LOADING	62 Dock Doors Rear Load Configuration
	RAMPS	2 Ramped Door
- +	POWER	480V, 3 Phase electrical service
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	292 Car Parks 50 Trailer Parks Potential additional parking, trailer parking &

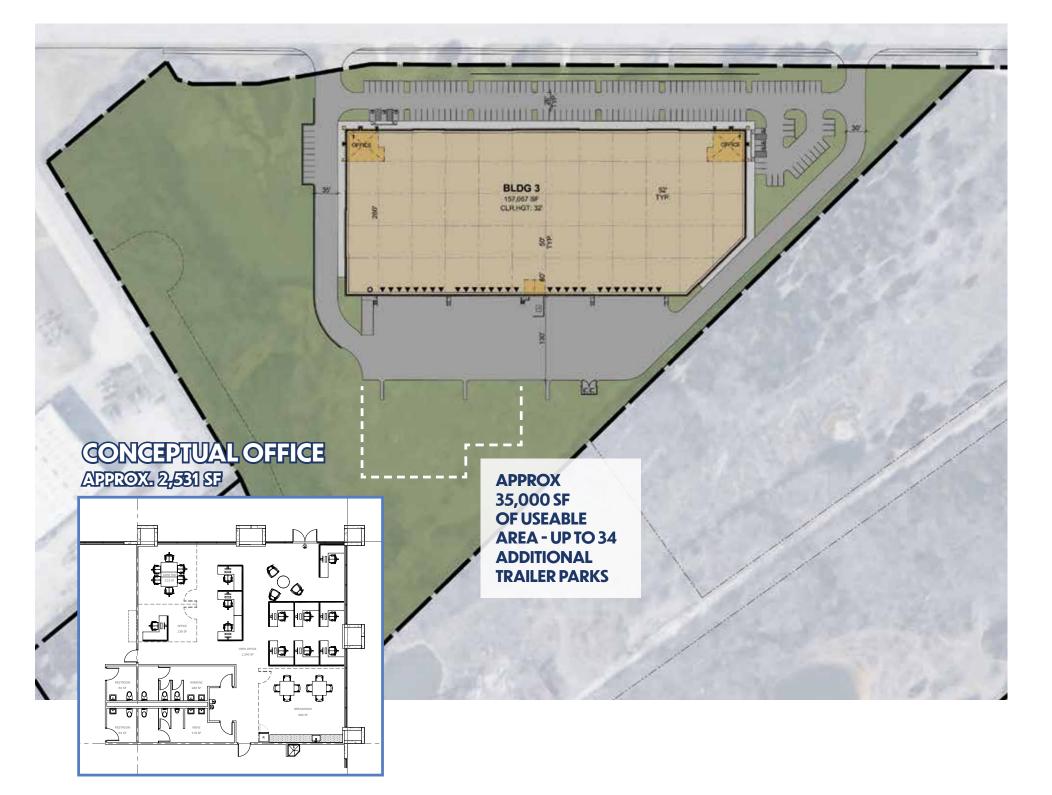


outside storage available





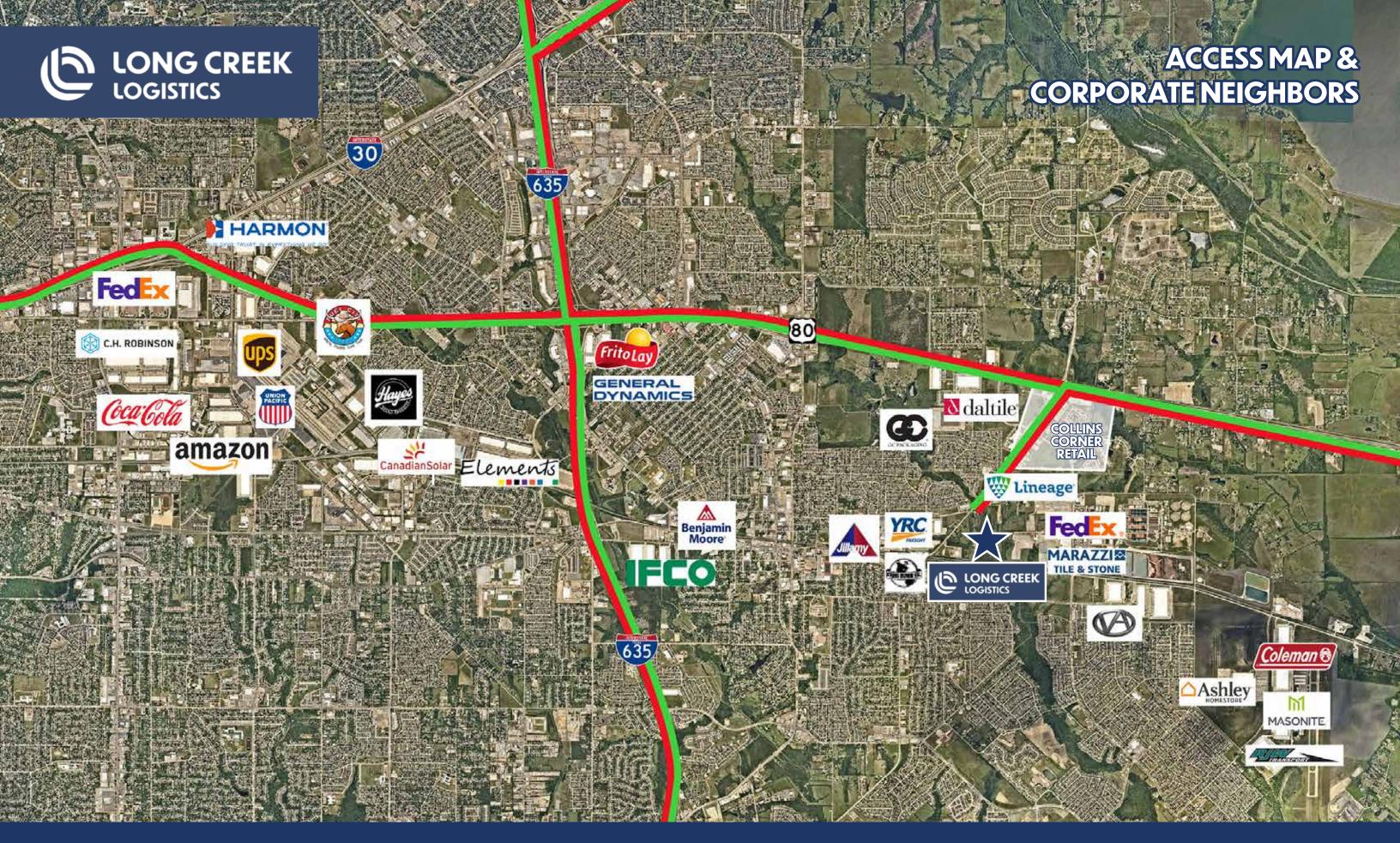




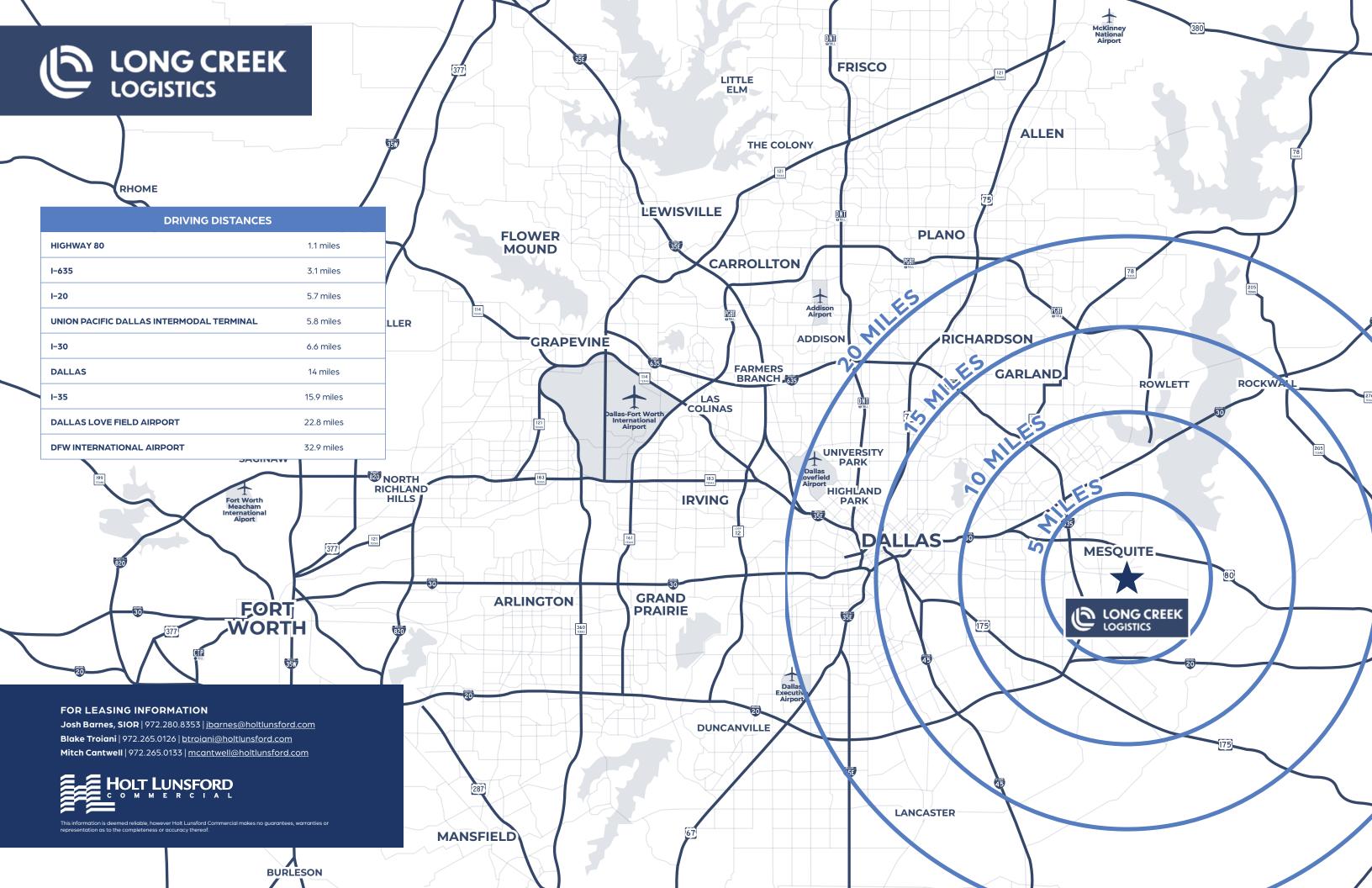
	AVAILABLE	157,057 SF
	DIVISIBLE	+/- 40,560 SF
	OFFICE AREA	2,531 SF (Spec)
	BUILDING DIMENSIONS	624'W x 260'D
	TYPICAL BAY SIZE	54'W x 50'D
	STAGING BAY	60'
$\bigcap \updownarrow$	CLEAR HEIGHT	32'
	LOADING	29 Dock Doors Rear Load Configuration
	RAMPS	1 Ramped Door
- +0	POWER	480V, 3 Phase electrical service
	SPRINKLER SYSTEM	ESFR
	TRUCK COURT DEPTH	130'
	PARKING	203 Car Parks Frontage along Highway 352 Potential additional parking, trailer parking &



outside storage available









Information About Brokerage Services

01-08-2024 100-08-2024

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:
 - 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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena	int/Seller/Land	llord Initials Date	