

COMMERCE CENTER 161

CLASS A INDUSTRIAL

BUILDING 1 - 52,536 SF
3155 N Highway 161
Grand Prairie, Texas 75050

BUILDING 2 - 52,536 SF
3125 N Highway 161
Grand Prairie, Texas 75050

DELIVERED AND MOVE-IN-READY FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

- Two new freestanding class A developments
- 5.79 acre site
- Rear load building configuration
- 6 miles from DFW International Airport
- Highway 161 frontage with excellent signage opportunities
- Excellent access to major throughfares including I-30, Hwy 183, I-20, and Hwy 360



JOINT VENTURE BETWEEN



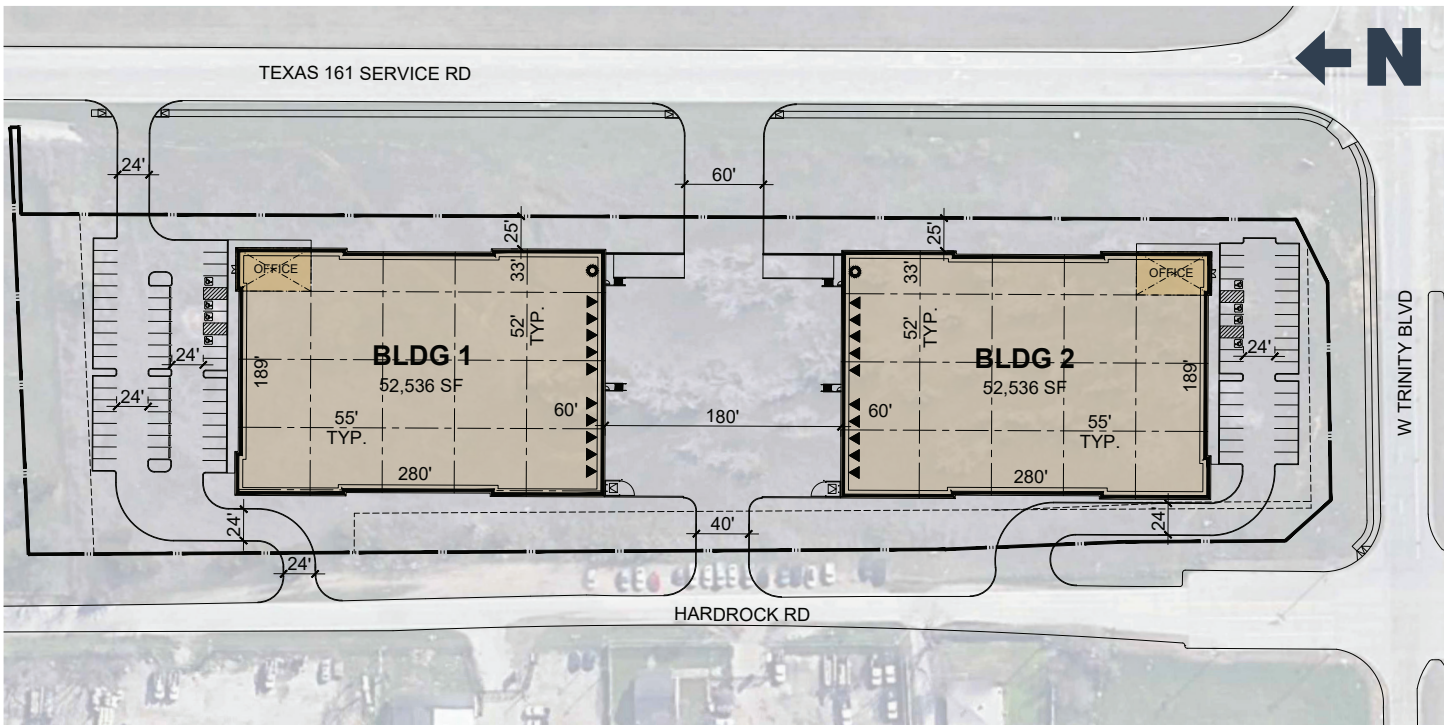
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Canon Shoults, SIOR | 972.280.8328 | cshoults@holtlunsford.com

Walker Floyd | 972.265.0141 | wfloyd@holtlunsford.com

COMMERCE CENTER 161



BUILDING HIGHLIGHTS



BUILDING 1 52,536 SF Available
BUILDING 2 52,536 SF Available



SITE AREA 5.79 Acres



OFFICE AREA 2,349 SF
 Spec Office Suite



BUILDING DEPTH 280'



TYPICAL BAY SIZE 52'W x 55'D



STAGING BAY 60'



CLEAR HEIGHT 32'



LOADING Ten (10) 9' x 10' Dock High
 Doors Per Building



RAMPS One (1) 12' x 14' Ramped
 Drive In Door Per Building



SPRINKLER SYSTEM ESFR Fire Suppression



TRUCK COURT DEPTH 180' - Shared



BUILDING 1 50 Car Parks
BUILDING 2 34 Car Parks



POWER 1,200 AMP 480 V Capacity
 Per Building - 400 AMP Spec



ROOF TPO with R-25 Insulation



SLAB 6" Reinforced Slab
 with Vapor Barrier

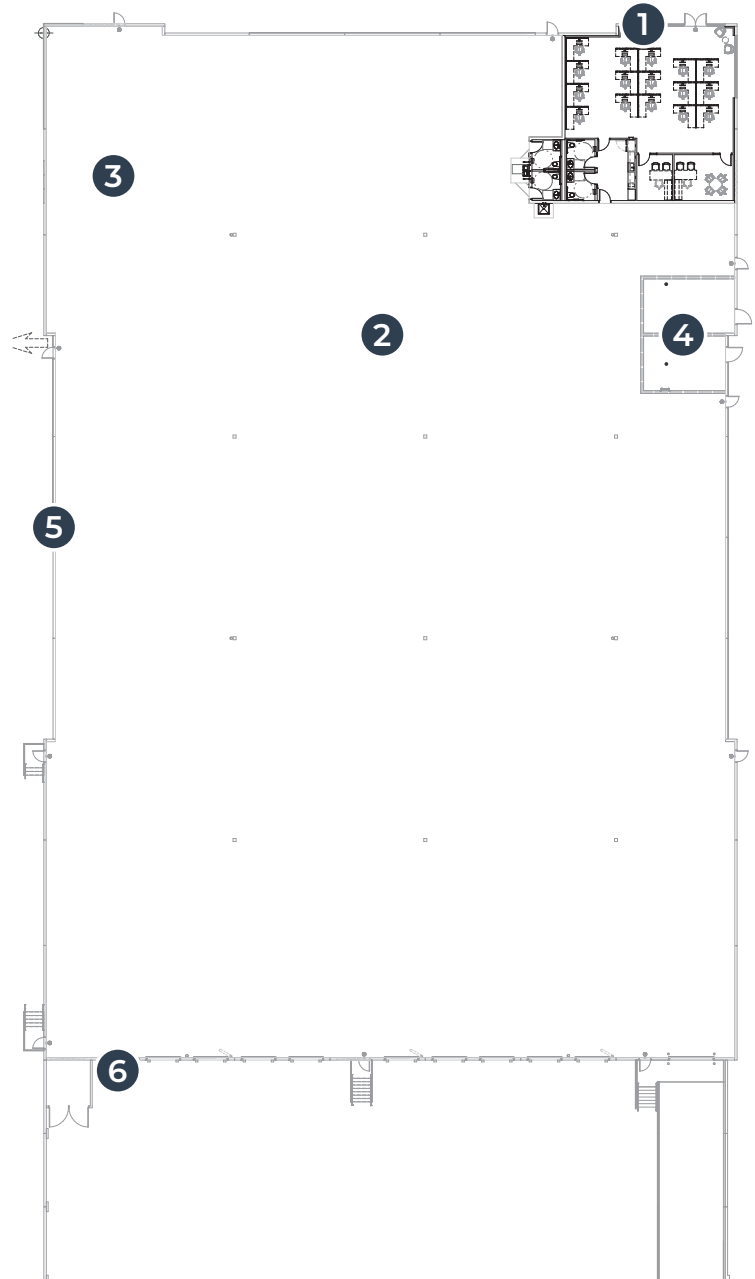
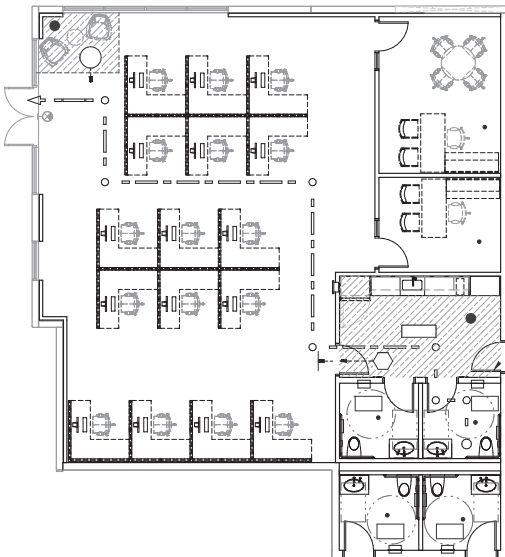
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3125-3155 N HIGHWAY 161

SPEC IMPROVEMENTS

- 1 2,349 SF Office
- 2 LED Warehouse Lighting – 30 FC
- 3 Columns Safety Yellow
- 4 500 KVA Transformer
 - 3-Phase | 480 V | 400Amp
 - 1,200 Amp Capacity
- 5 Whitebox Warehouse Walls
- 6 Z Guards at each overhead door

SPEC OFFICE PLAN



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LOCATION ADVANTAGES

- Truck circulation via perimeter road access
- Hwy 161 Frontage
- Multiple paths of ingress/egress
- Established location with proximity to restaurants & other amenities
- Close proximity to deep labor pools
- Triple Freeport Tax Exemptions

DRIVE TIMES

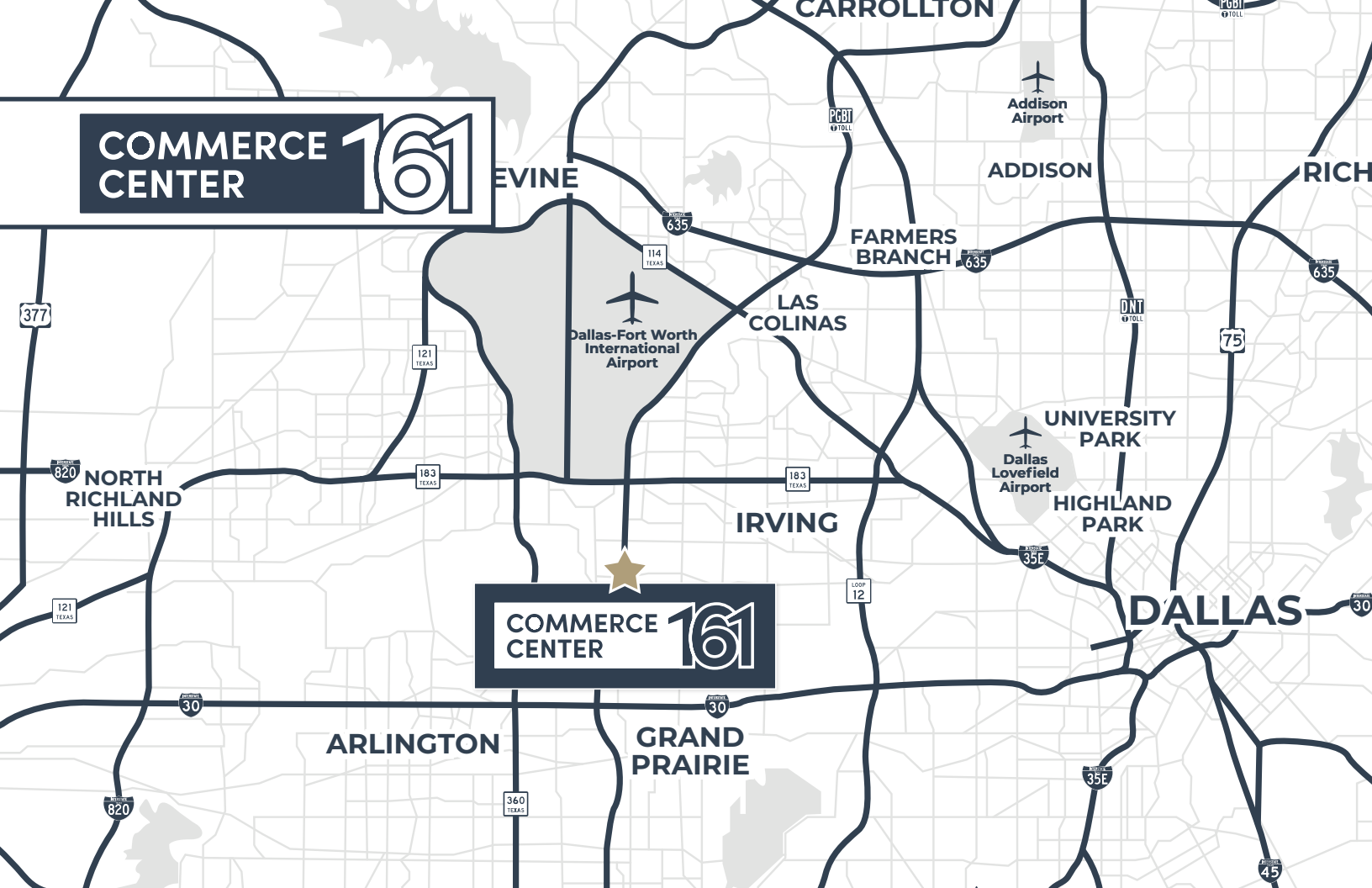
I-30	5 Minutes
DFW AIRPORT	4 Minutes
I-20	13 Minutes
I-35	15 Minutes
DALLAS CBD	25 Minutes
FTW CBD	25 Minutes



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JOINT VENTURE BETWEEN



Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP (“Hopewell”) is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America’s leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell’s team of experience associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/ Fort Worth.

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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.

01-08-2024



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date