



AERO BUSINESS CENTER

INDUSTRIAL • FOR LEASE • FROM 2,550 – 6,120 SF

2601-2602 Aero Dr., Grand Prairie, Texas 75052

Available Spaces

- Suite 2605 – 2,700 SF
- Suite 2617 – 3,338 SF
- Suite 2618 – 2,880 SF
- Suite 2626 – 3,400 SF
- Suite 2630 – 2,720 SF
- Suite 2637 – 3,560 SF
- Suite 2646 – 3,240 SF

Property Highlights

- Six (6) building industrial park
- +/- 14' clear height
- Grade level and dock high loading
- Make-ready office finish out
- Renovations coming
- 24/7 direct access
- Zoned LI – light industrial
- Additional striped parking
- Easy access to Hwy 303 and I-20



2601-2602 Aero Dr.



FOR LEASE

Aero Business Park

2601-2602 Aero Dr., Grand Prairie, TX 75052

Industrial

bradford.com



Aero Business Park

SUITE 2605

- +/- 2,700 SF
- 1 Grade level door
- +/- 9' Drop Ceiling
- +/- 1,470 SF Office, 2 Restrooms

Aero Business Park

SUITE 2617

- +/- 3,338 SF
- 1 Grade Level Door
- +/- 14' Clear Height
- +/- 2,000 SF Office, 2 Restrooms

Aero Business Park

SUITE 2618

- +/- 2,880 SF
- 1 Grade Level Door
- +/- 14' Clear Height
- +/- 1,250 SF Office, 2 Restrooms

Aero Business Park

SUITE 2626

- +/- 3,400 SF
- 1 Dock Well
- +/- 14' Clear Height
- +/- 485 SF Office, 2 Restrooms

Aero Business Park

SUITE 2630

- +/- 2,720 SF
- 1 Grade Level Door
- +/- 14' Clear Height
- +/- 865 SF Office, 2 Restrooms

Aero Business Park

SUITE 2637

- +/- 3,560 SF
- 1 Grade Level Door
- +/- 14' Clear Height
- +/- 1,100 SF Office, 2 Restrooms

Aero Business Park

SUITE 2646

- +/- 3,240 SF
- 1 Grade Level Door
- +/- 14' Clear Height
- +/- 350 SF Office, 2 Restrooms

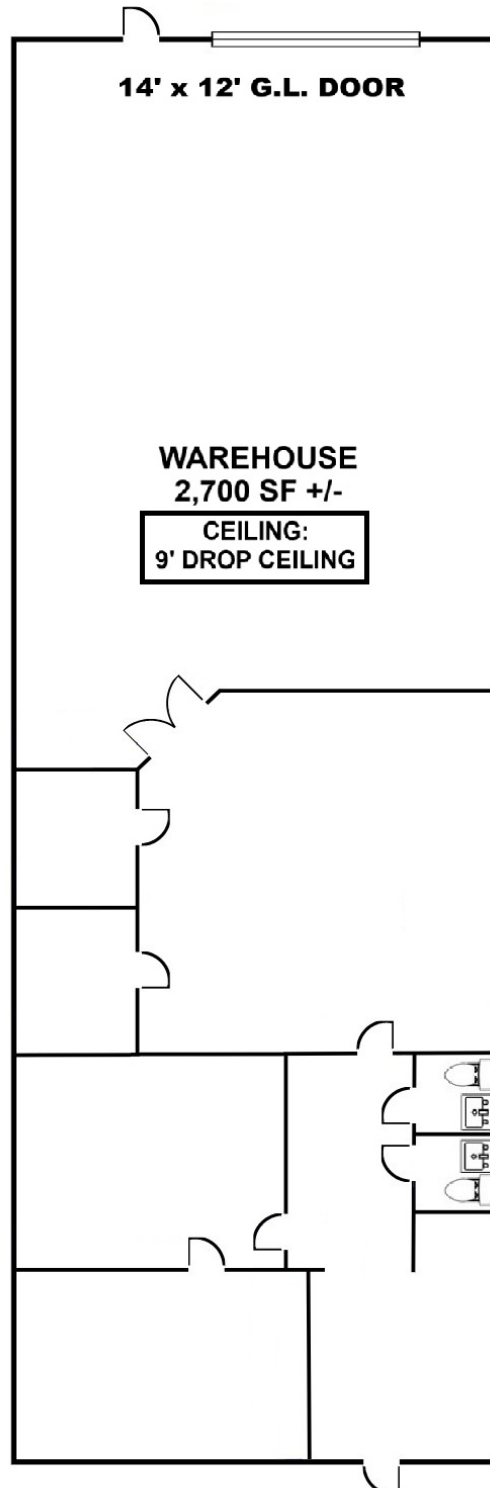
AERO BUSINESS CENTER

2601-2602 AERO DR., GRAND PRAIRIE, TEXAS 65052



SUITE 2605 - 2,700 RSF

- 1 Grade level door
- +/- 9' Drop ceiling
- +/- 1,470 SF office, 2 restrooms



Cade Navarro

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Chris Kennedy

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Bradford Commercial Real Estate Services
www.bradford.com



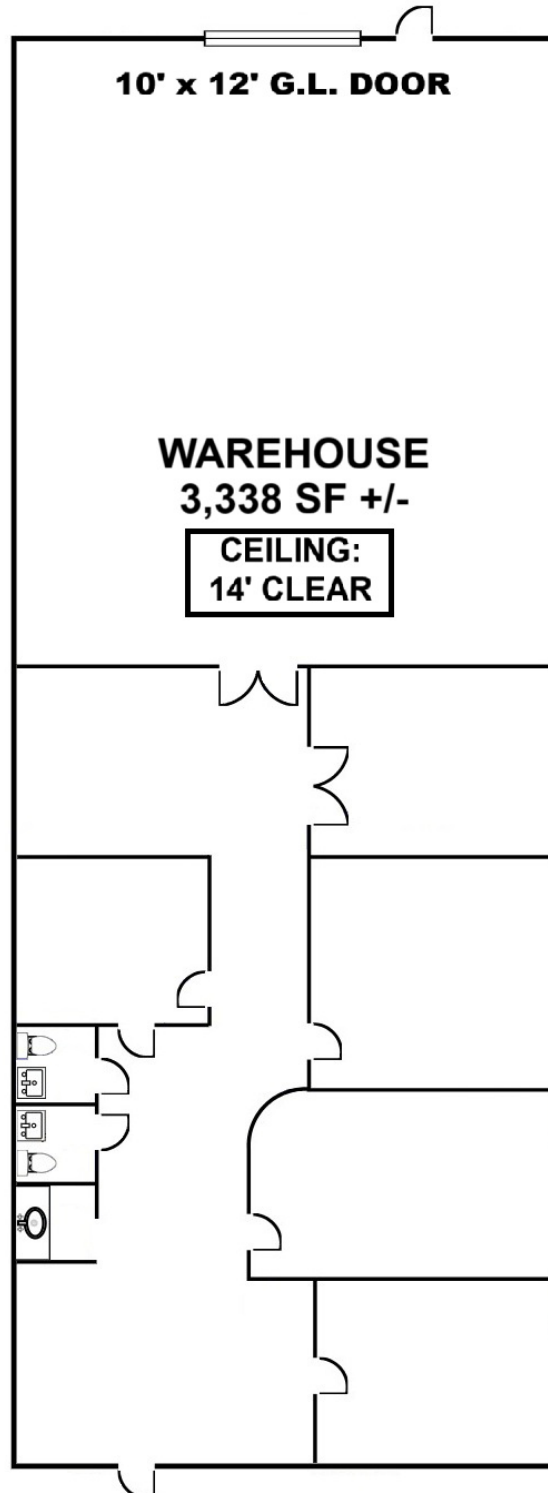
AERO BUSINESS CENTER

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SUITE 2617 - 3,338 RSF

- 1 Grade level door
- +/- 14' clear height
- +/- 2,000 SF office, 2 restrooms



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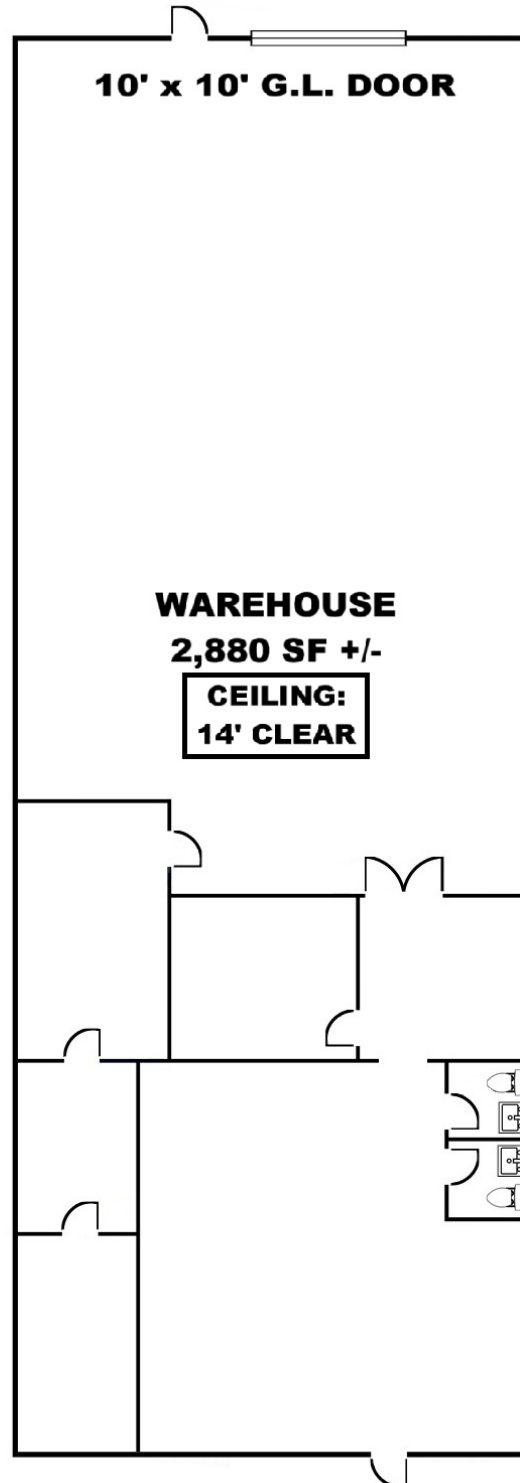
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SUITE 2618 - 2,880 RSF

- 1 Grade level door
- +/- 14' clear height
- +/- 1,200 SF office, 2 restrooms



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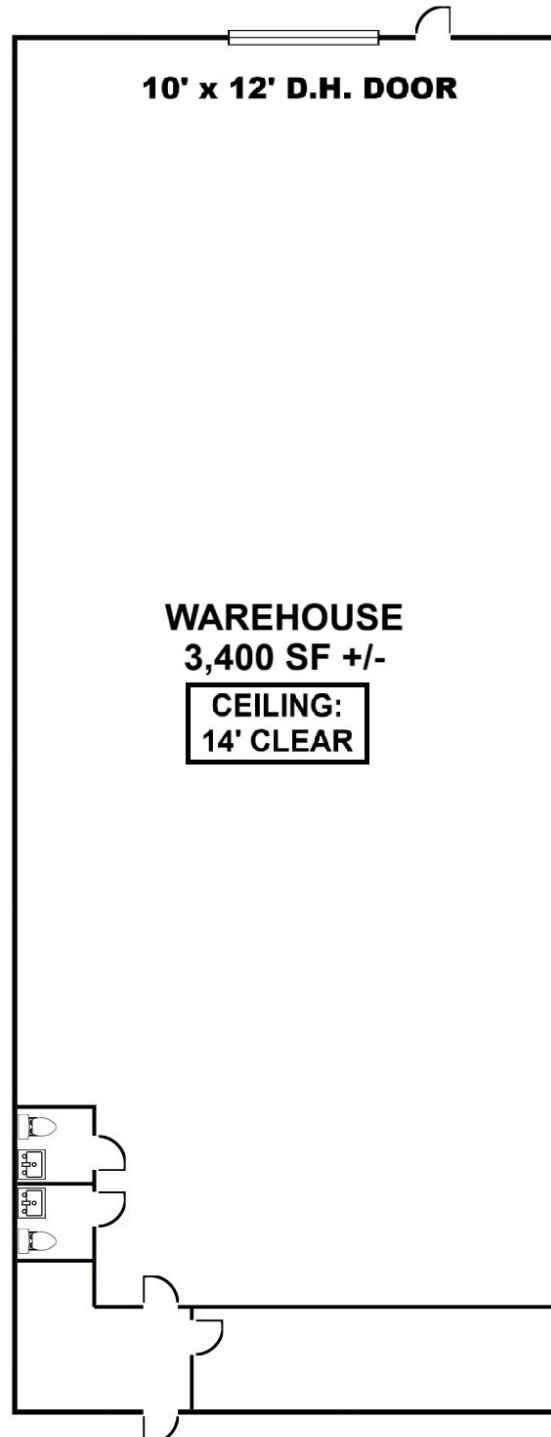


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SUITE 2626 - 3,400 RSF

- 1 dock well
- +/- 14' clear height
- +/- 485 SF office, 2 restrooms



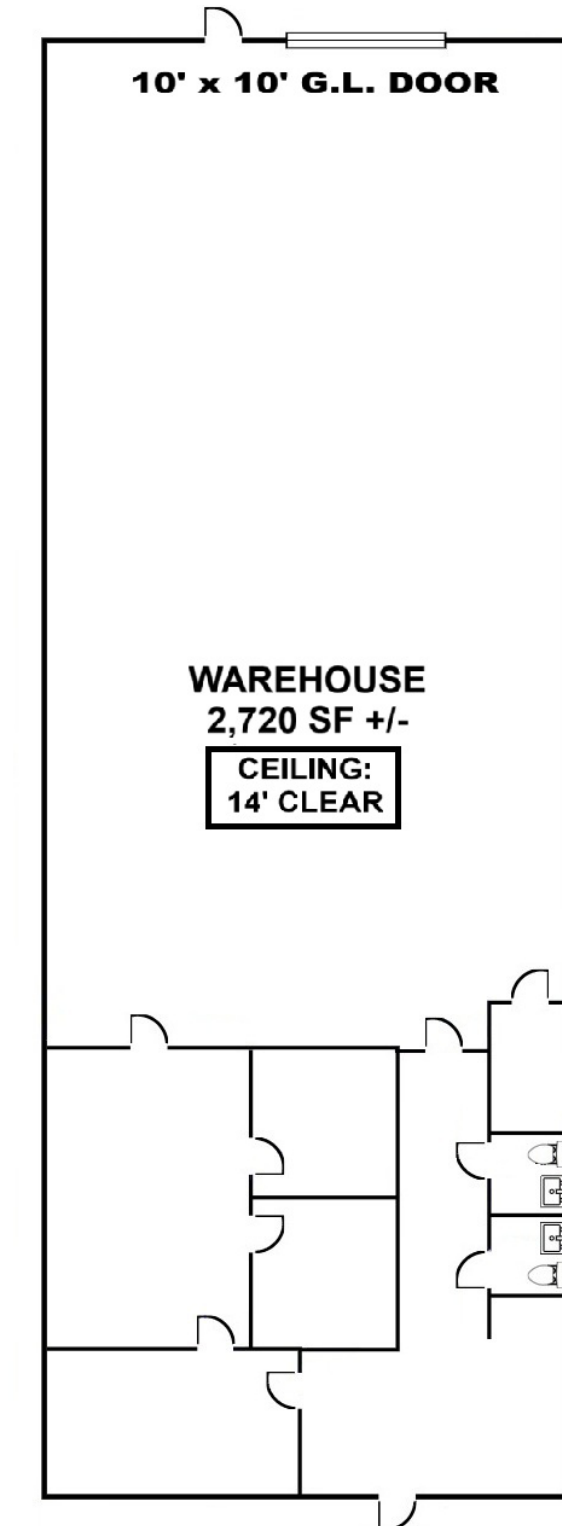
AERO BUSINESS CENTER

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SUITE 2630 - 2,720 RSF

- 1 Grade level door
- +/- 14' clear height
- +/- 865 SF office, 2 restrooms



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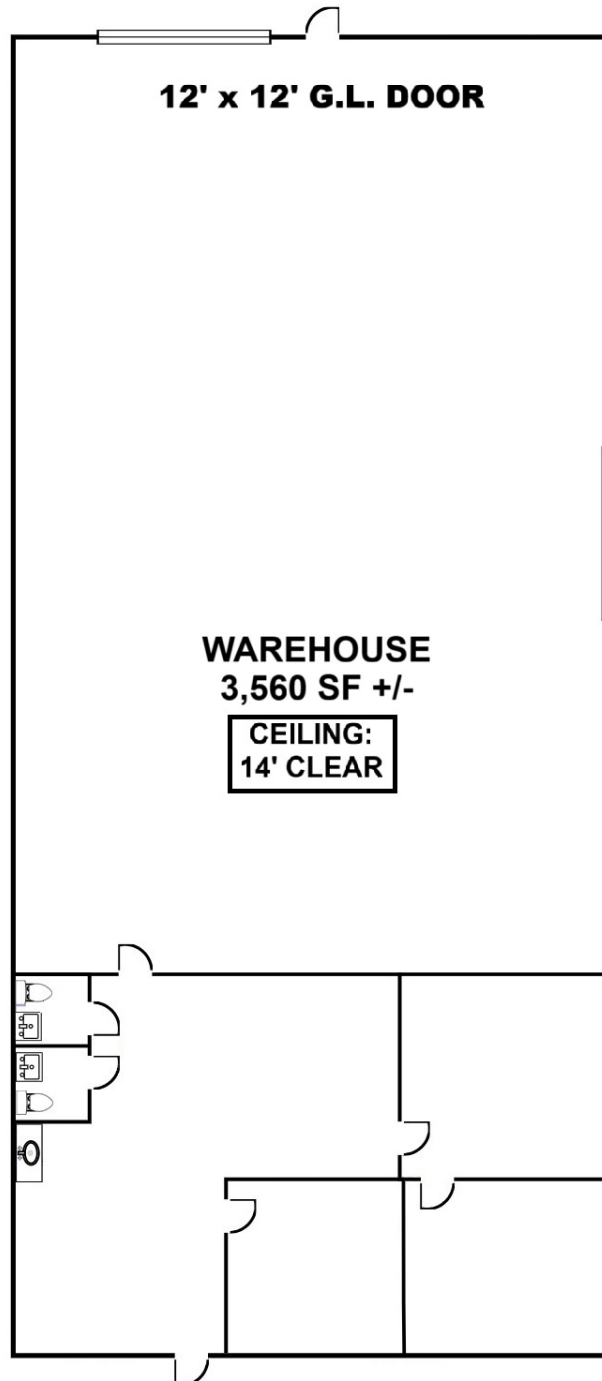
AERO BUSINESS CENTER

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SUITE 2637 - 3,560 RSF

- 1 Grade level door
- +/- 14' clear height
- +/- 1,100 SF office, 2 restrooms



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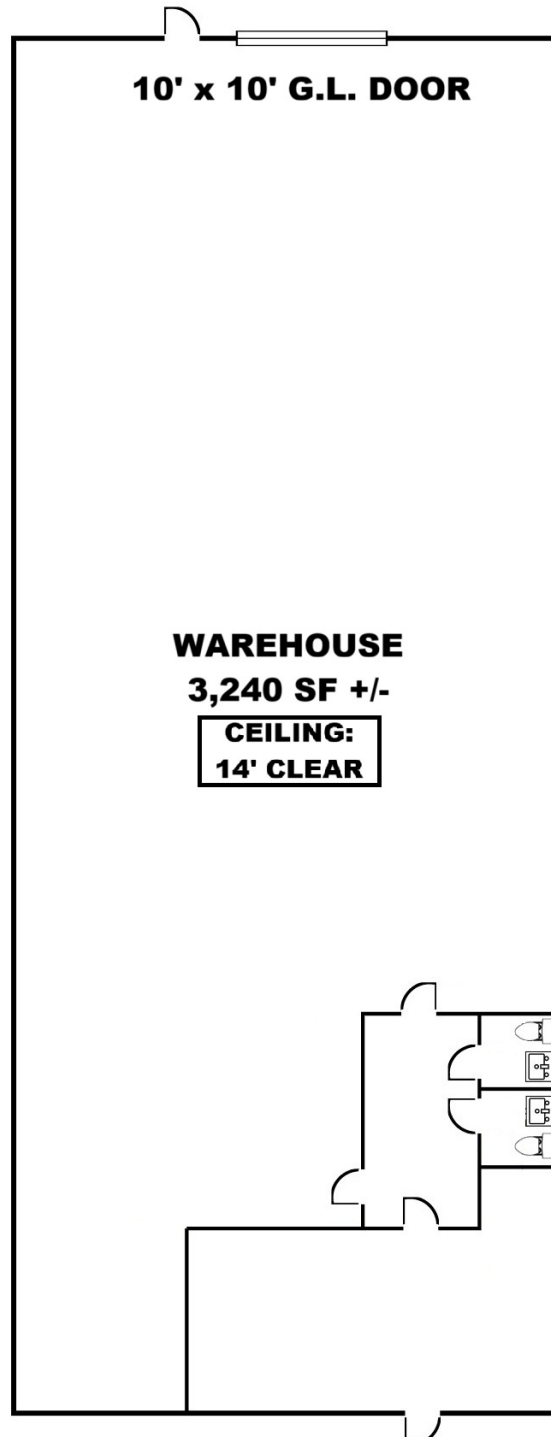
AERO BUSINESS CENTER

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SUITE 2646 - 3,240 RSF

- 1 Grade level door
- +/- 14' clear height
- +/- 350 SF office, 2 restrooms



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LEASING INFORMATION



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Disclosure



11-2-2015



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.

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:
 - 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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	