

FOR LEASE

# EDITH LANE BUSINESS PARK

2910-2923 Edith Lane  
Haltom City, TX 76111

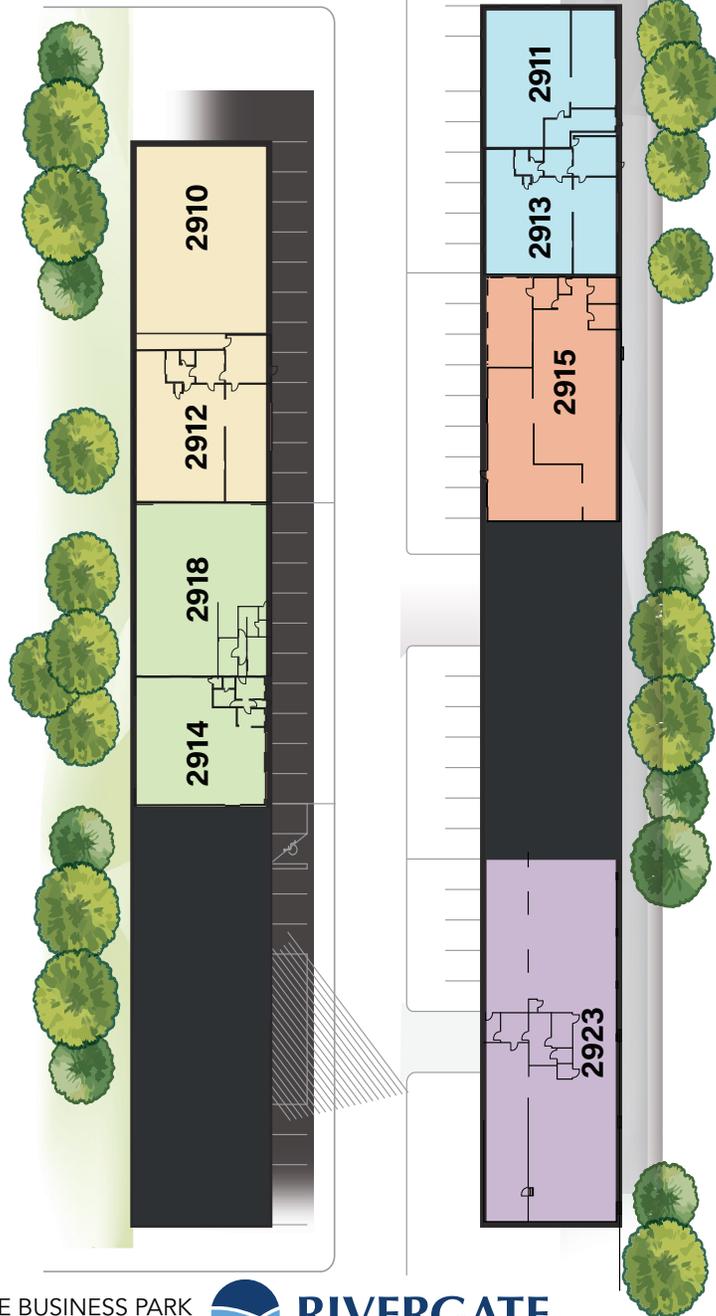


GARRETT GOLDSTEIN | PRINCIPAL AND MANAGING DIRECTOR  
☎ 214.364.0674 ✉ Garrett@RichYoungCompany.com



ANDREA HEIST | ASSOCIATE  
☎ 915.269.0607 ✉ Andrea@RichYoungCompany.com

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

10 minutes from downtown Fort Worth

Excellent Visibility from E 28th street averaging  
16,773 VPD

New roof, HVAC and Interiors

Excellent Ingress / egress for semi-trucks and  
large freight

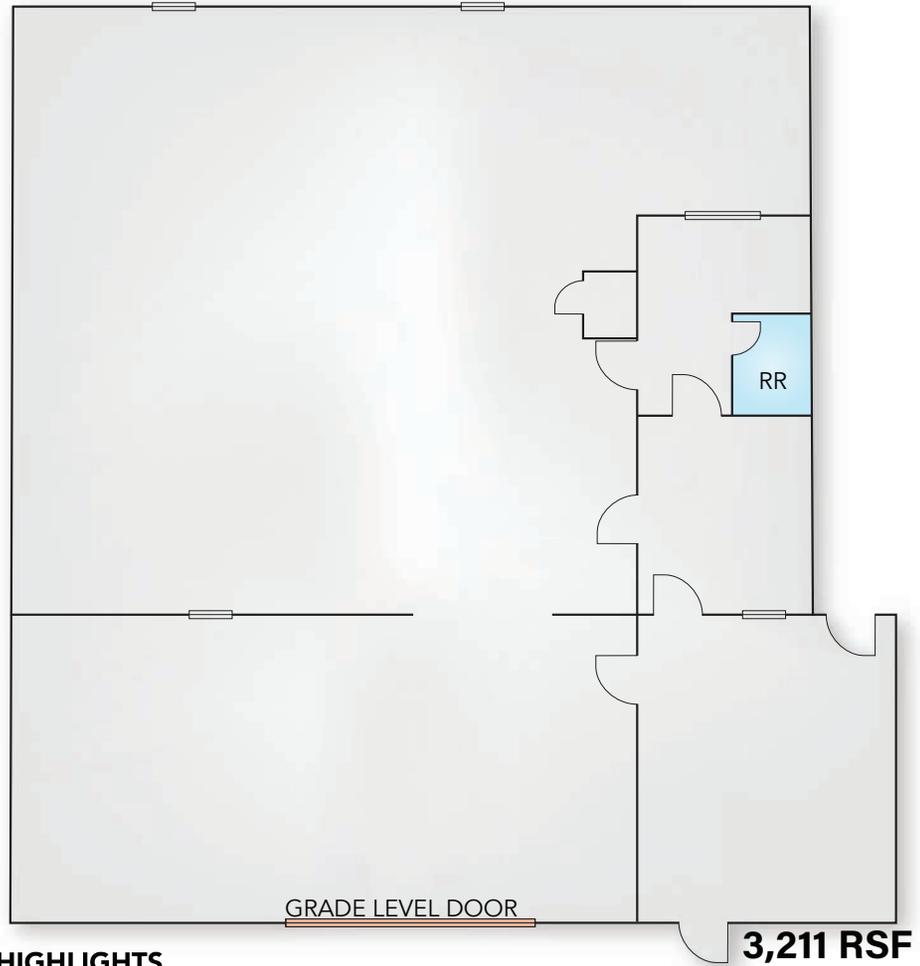
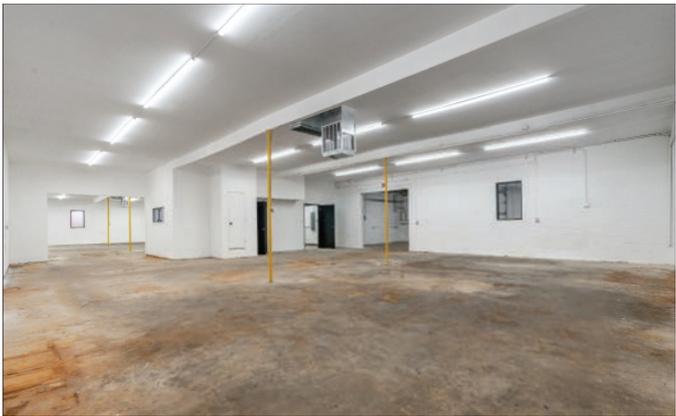
Ideal configuration for service companies

## ECONOMICS

Base Rent: \$13.00 NNN

OPEX: \$2.06 PSF/YR

# SUITE 2911



## SPACE HIGHLIGHTS

- One (1) 16' x 9' grade level door
- +/- 204 Office SF/ +/- 3,007 Warehouse SF
- Climate controlled warehouse
- New roof
- New LED lights in warehouse
- Fully renovated

**Base Rent: \$13.00**

**OPEX: \$2.06 PSF/YR**

# SUITE 2912

## DETAILS



### SPACE HIGHLIGHTS

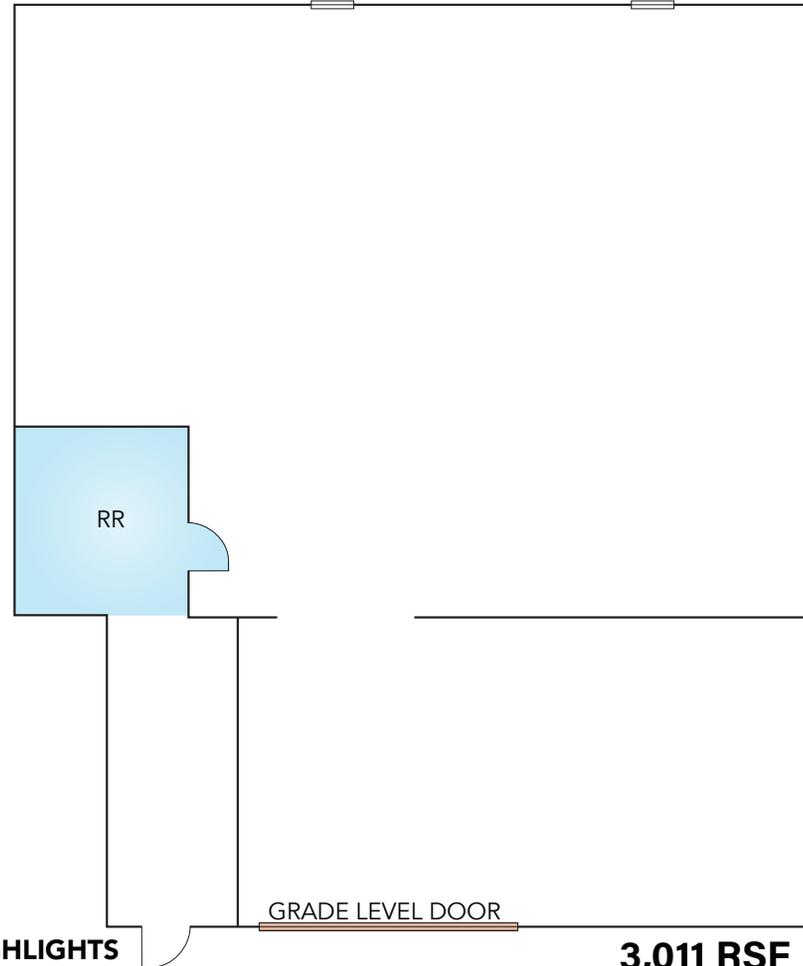
**4,442 RSF**

- One (1) 10' x 10' dock high door with a ramp
- Recently Renovated
- New roof and LED lights in Warehouse
- Climate controlled warehouse
- 200A single phase power 120/240 V

**Base Rent: \$13.00**

**OPEX: \$2.06 PSF/YR**

# SUITE 2913



## SPACE HIGHLIGHTS

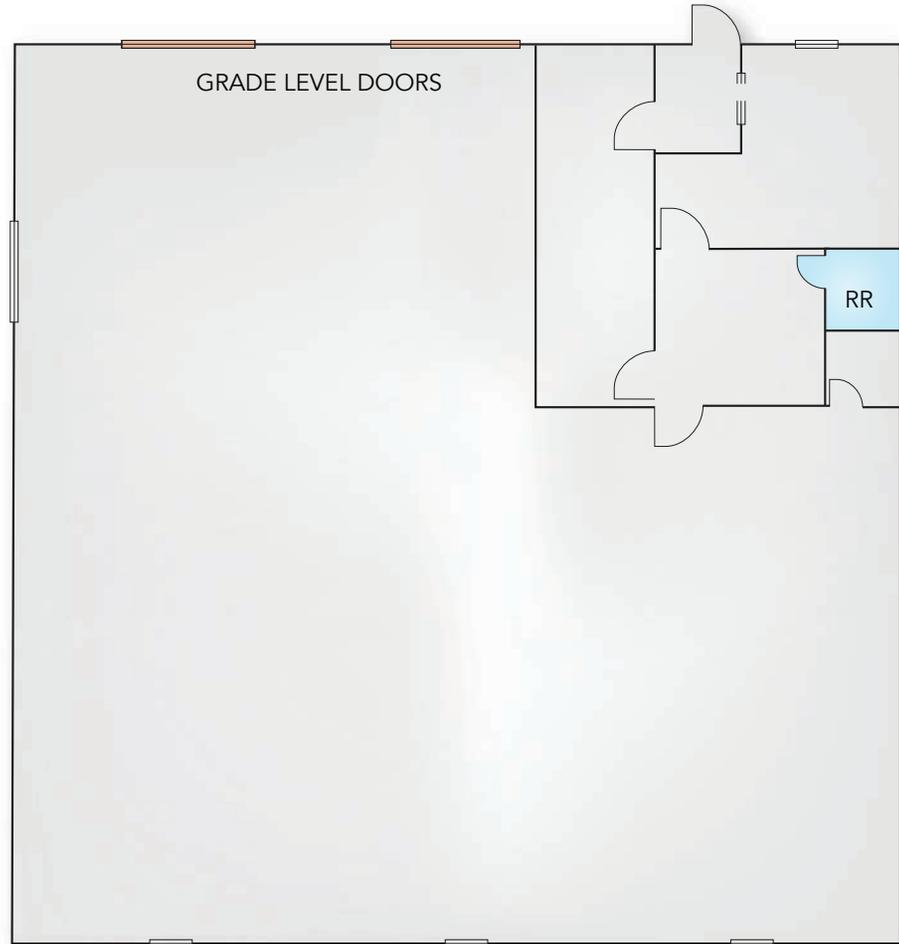
**3,011 RSF**

- One (1) 16' x 9' grade level door
- 310 Office SF/ 2,701 Warehouse SF
- Climate controlled warehouse
- New roof
- New LED lights in warehouse
- Fully renovated

**Base Rent: \$13.00**

**OPEX: \$2.06 PSF/YR**

# SUITE 2914



## SPACE HIGHLIGHTS

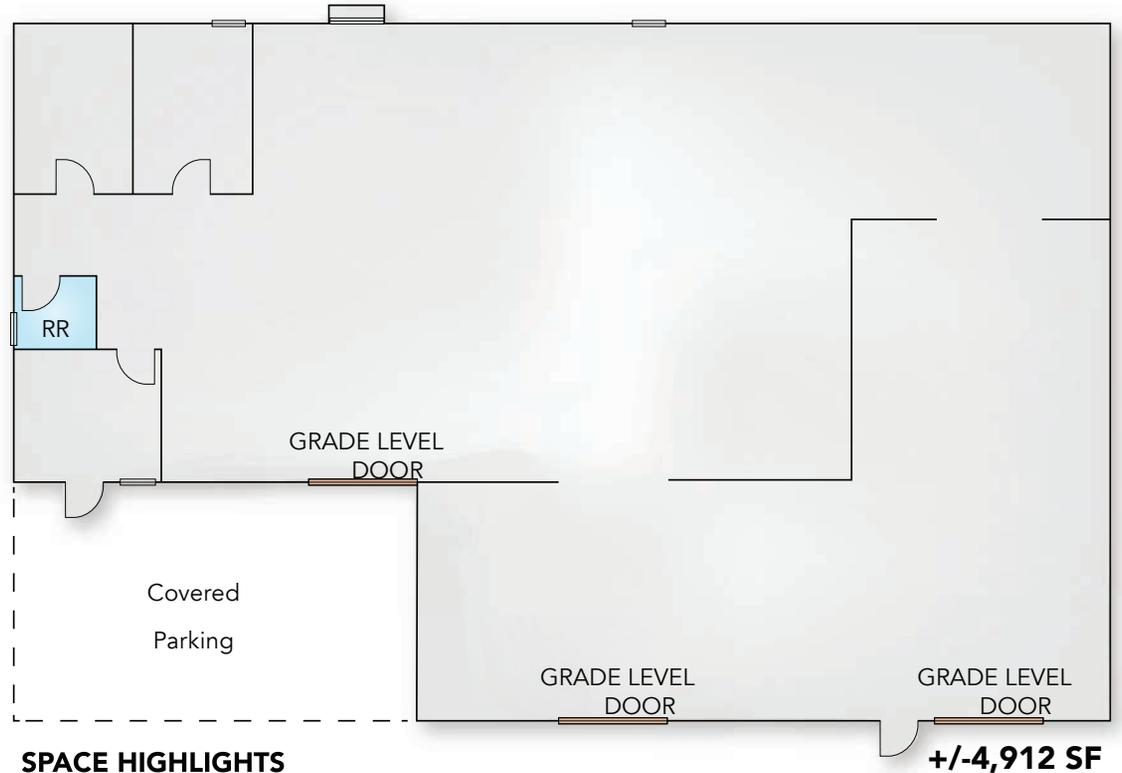
**+/- 3,884 SF**

- One (1) 8'-10" x 9' grade level door
- One 12' x 9' grade level door
- Fully renovated
- +/- 1,222 SF Office/ +/- 2662 SF Warehouse
- New roof
- New LED lights in warehouse

**Base Rent: \$13.00**

**OPEX: \$2.06 PSF/YR**

# SUITE 2915



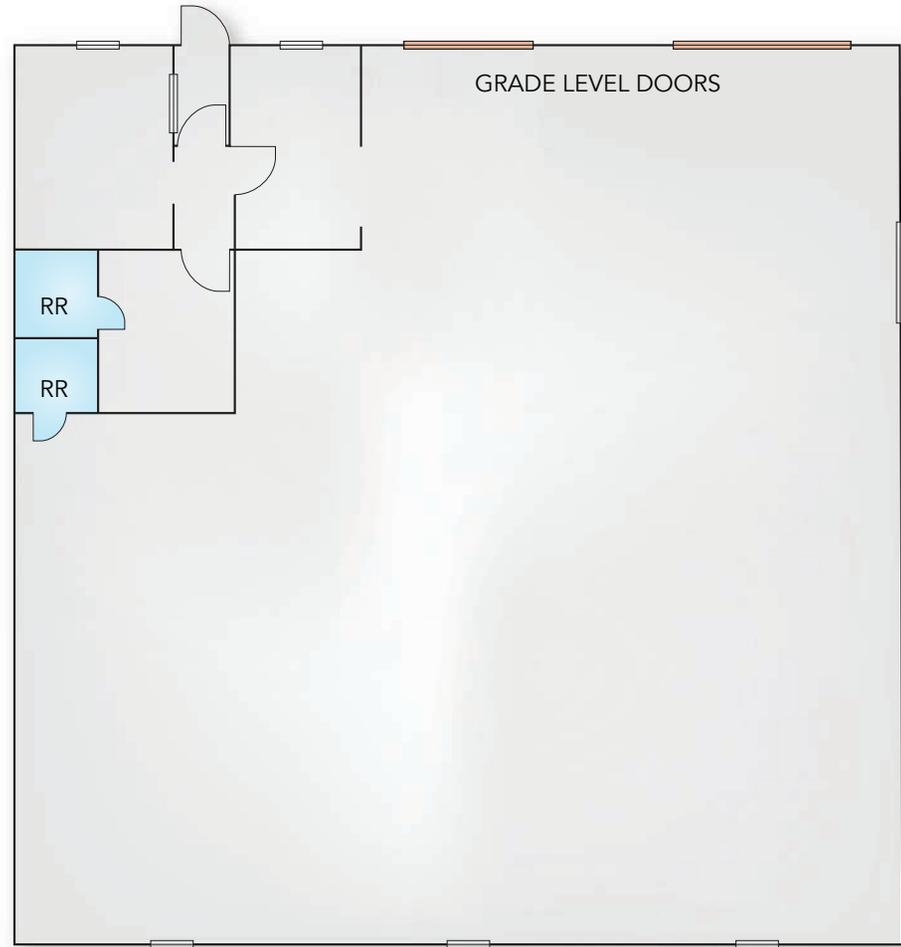
## SPACE HIGHLIGHTS

- Three (3) 9' x 9' grade level doors
- Covered Parking
- +/-174 SF Office
- Climate controlled warehouse
- New roof
- New LED lights in warehouse
- Fully renovated
- Single Tenant Configuration

**Base Rent: \$13.00**

**OPEX: \$2.06 PSF/YR**

# SUITE 2918



## SPACE HIGHLIGHTS

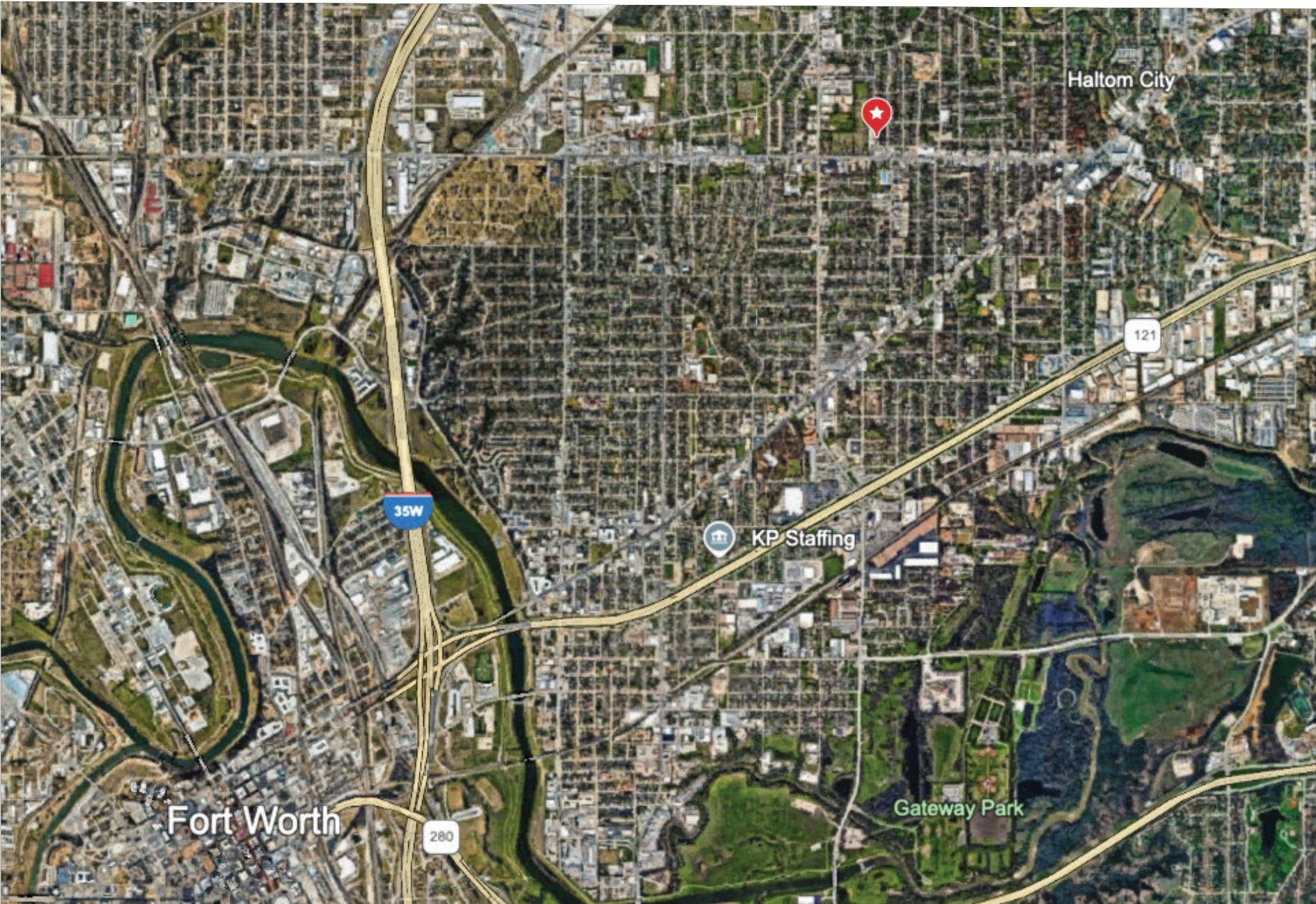
**+/- 3,884 SF**

- Two (2) 9' x 9' grade level doors
- New LED lights in warehouse
- New Roof
- Fully renovated
- +/- 1,222 SF Office/ +/- 2,662 SF Warehouse

**Base Rent: \$13.00**

**OPEX: \$2.06 PSF/YR**

# MAP LOCATION





# 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.

RIFLE BROKERAGE, LLC _____	9008666 _____	info@riflecre.com _____	713.936.4081 _____
Licensed Broker/Broker Firm or Primary Assumed Business Name	License No	Email	Phone
NICK TERRY _____	657711 _____	nick@riflecre.com _____	832.479.2500 _____
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