

FOR SALE OR LEASE - 45,412 SF
1125 ISUZU PARKWAY
GRAND PRAIRIE, TX 75050



LOCATION

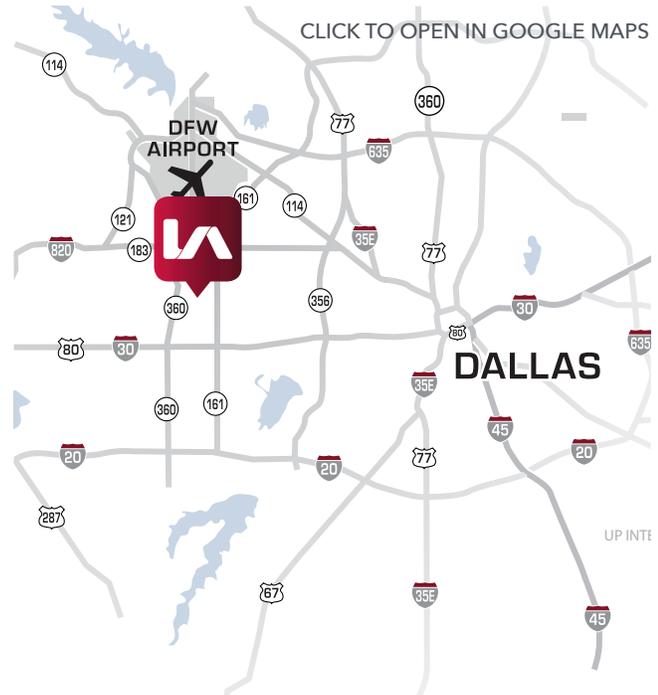
COUNTY	Tarrant
MARKET	Great Southwest/Arlington Ind.
SUBMARKET	Upper Great Southwest Ind.

BUILDING HIGHLIGHTS

TOTAL BUILDING SF	45,412 SF
LAND ACREAGE	2.44 AC
CLEAR HEIGHT	24' (23' in Freezer/Cooler Section)
SPRINKLERED	Yes
YEAR OF CONSTR.	1992
COLUMN SPACING	40'9" x 40'

LISTING HIGHLIGHTS

AVAILABLE SF	45,412 SF
FREEZER SF	7,500 SF
COOLER SF	8,100 SF
OFFICE SF	4,000 SF (2,000 SF on 1st floor, 2,000 SF on 2nd floor)
LOADING	7 Dock High Doors with levelers
COMMENTS	Dual stage ammonia refrigeration



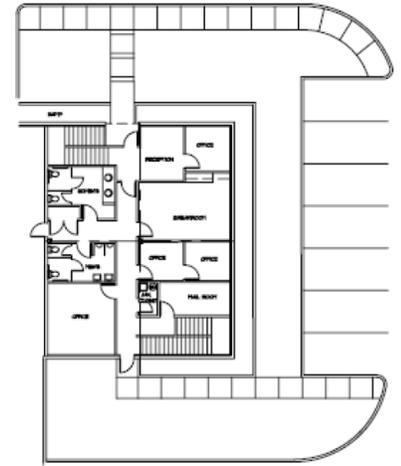
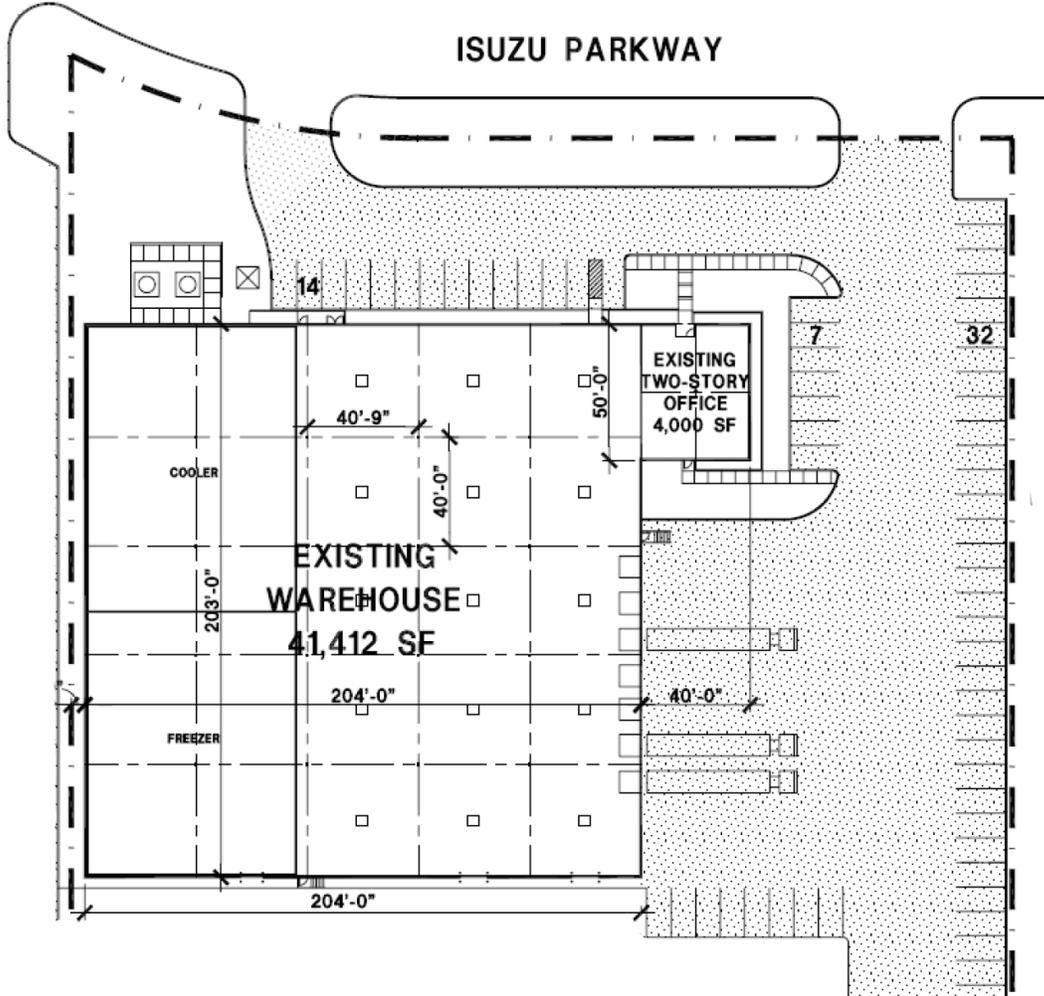
ECONOMICS

LEASE RATE	\$10.50 NNN PSF
OPEX	\$2.57 PSF
SALE PRICE	Negotiable - Contact Broker

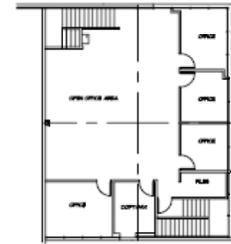
Trey Fricke, SIOR, Principal
tfricke@lee-associates.com
 D: (972) 934-4010

Reid Bassinger, SIOR, Principal
rbassinger@lee-associates.com
 D: (972) 934-4013

FOR SALE OR LEASE - 45,412 SF
1125 ISUZU PARKWAY
GRAND PRAIRIE, TX 75050



02 FIRST FLOOR PLAN



03 SECOND FLOOR PLAN

EXISTING OFFICE:	4,000 SF
EXISTING WAREHOUSE:	25,812 SF
EXISTING FREEZER:	7,500 SF
EXISTING COOLER:	8,100 SF
TOTAL:	45,412 SF

01 SITE PLAN
1" = 30'-0"

Trey Fricke, SIOR, Principal
tfricke@lee-associates.com
 D: (972) 934-4010

Reid Bassinger, SIOR, Principal
rbassinger@lee-associates.com
 D: (972) 934-4013

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.