

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



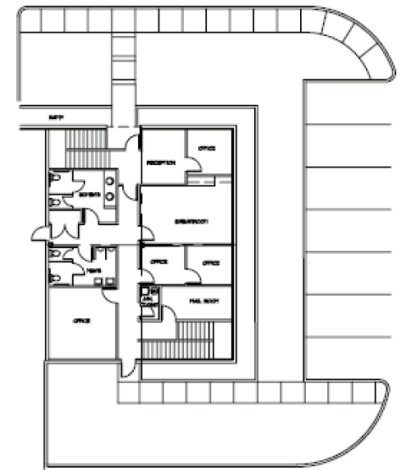
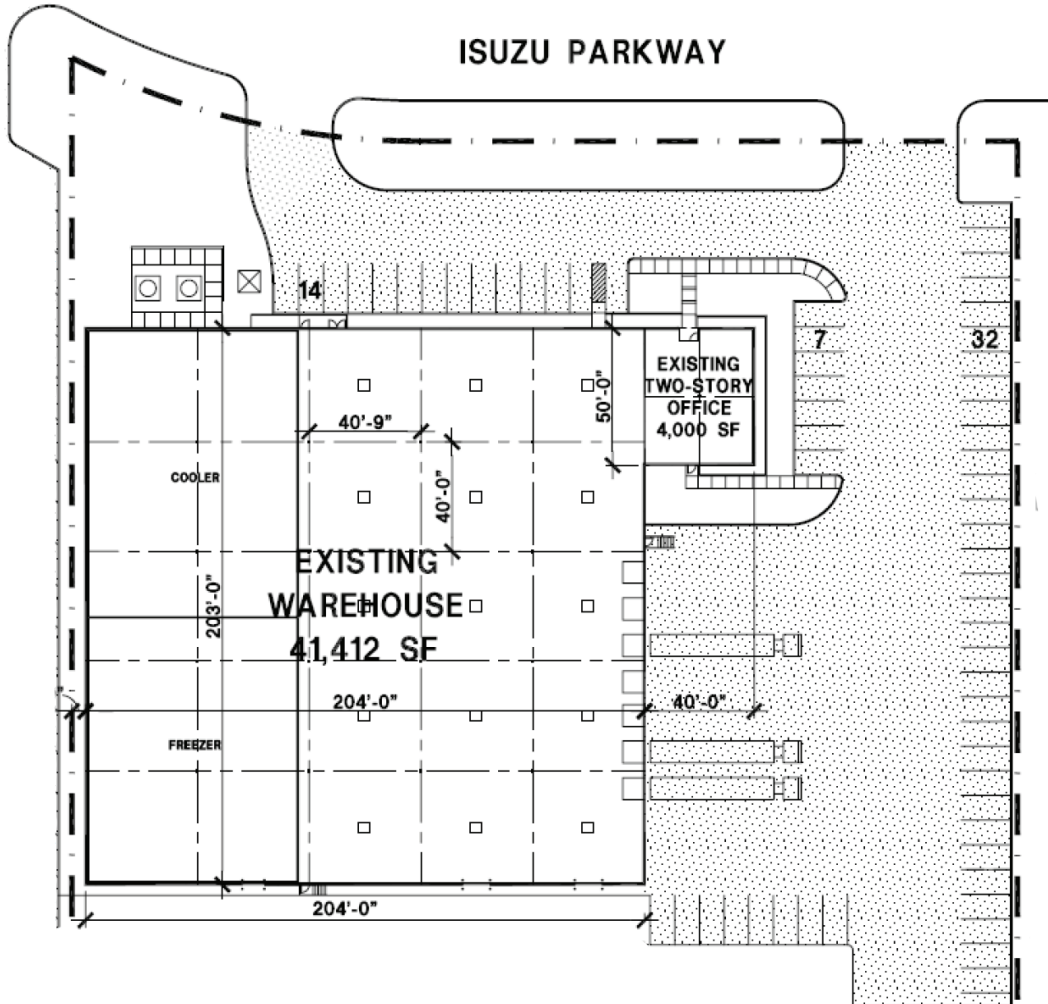
ECONOMICS

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

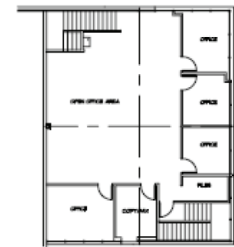
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02 FIRST FLOOR PLAN



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"



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