INTERMODAL BUSINESS CENTER BRADFORD 1704 S INTERSTATE 45, HUTCHINS, TEXAS 75141 3100 McKinnon Street, Suite 400 Dallas, Texas 75201 bradford.com 120,960 SF

AVAILABLE NOW FOR SALE



For More Information:

Michael T. Grant Susan Singer, CCIM 972.776.7043 972.776.7062 mgrant@bradford.com ssinger@bradford.com

The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

INTERMODAL BUSINESS CENTER 1704 S INTERSTATE 45. HUTCHINS, TEXAS 75141

FOR SALE



FEATURES

- 120,960 sf available
- Spec office 1,676 sf
- •32' clear height
- •38 dock high doors, cross dock
- Bay size: 54' x 53.4"; 60' speed bay
- ESFR sprinklered
- •164 parking spaces
- Future 19 trailer positions available
- Easy access to I-45
- In close proximity to Union Pacific Dallas Intermodal Terminal



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FOR SALE

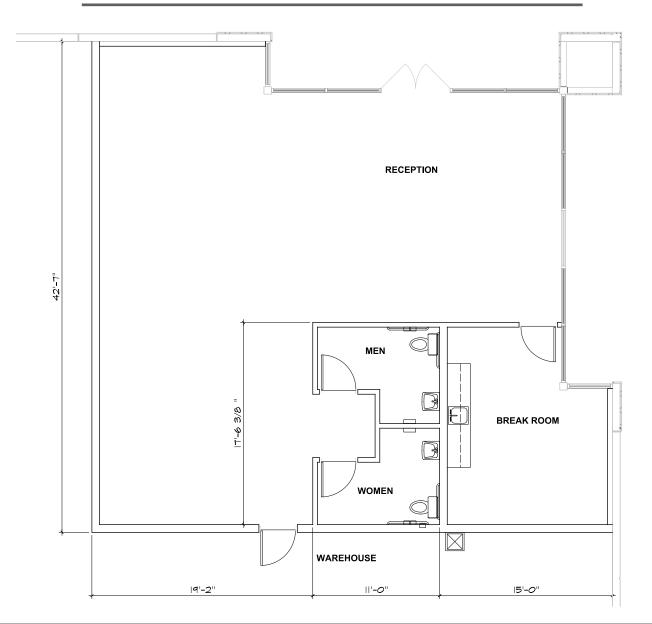


PROPERTY PHOTOS

SPEC SUITE - 1,676 SF







For More Information:

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Susan Singer, CCIM

Michael T. Grant

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Disclosure







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:

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 OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner,

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;

- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- 0 0 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;
- 0 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.

Sales Agent/Associate's Name	Licensed Supervisor of Sales Agent/ Associate	Designated Broker of Firm	Licensed Broker /Broker Firm Name or Primary Assumed Business Name
License No.	License No.	License No.	License No.
Email	Email	Email	Email
Phone	Phone	Phone	Phone

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Buyer/Tenant/Seller/Landlord Initials

Date