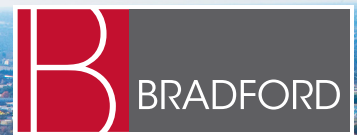


I-20 CORPORATE CENTER

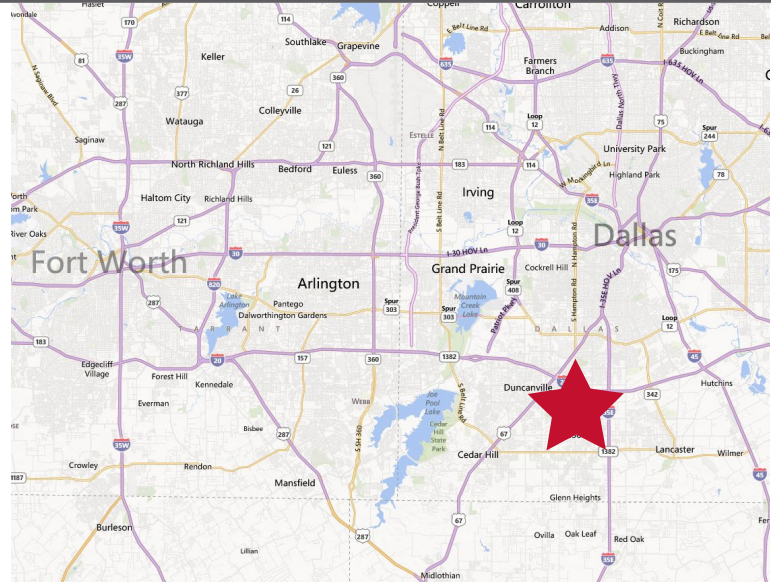
220 E DANIELDALE RD, DESOTO, TX 75115



INDUSTRIAL WAREHOUSE FOR SALE OR LEASE - 385,472 TOTAL SF

BUILDING SPECIFICATIONS

- Phase I - approximately 265,248 sf (1986)
Expansion space approximately 120,244 sf (1992)
- 23,244 sf mezzanine office space; 11,622 sf each floor with elevator
- Situated on +/- 20.5502 acres
- Dedicated car parking area; 281 striped spaces
- 2 separate service transformers; 1600 amps/ 480 volt power and 600 amps / 480 volt power
- Phase I - 28'-33' clear height; Expansion - 28'-30' clear height
- ESFR available with an auxiliary 300,000 gallon tank
- Twenty-four (24) dock high doors, 18 equipped with levelers, dock locks and lights
- One (1) oversized grade level door
- Bay sizes:
 - Original construction: 30' x 40'
 - Expansion: 38' x 44'
- Flexible loading with 3 separate access points
- Large ceiling mounted fans in warehouse



BUILDING FEATURES

- Stand-alone facility - easily secured by fencing perimeter
- Ample warehouse ventilation
- Close proximity to SH 360, I-20, I-35E and DFW International Airport

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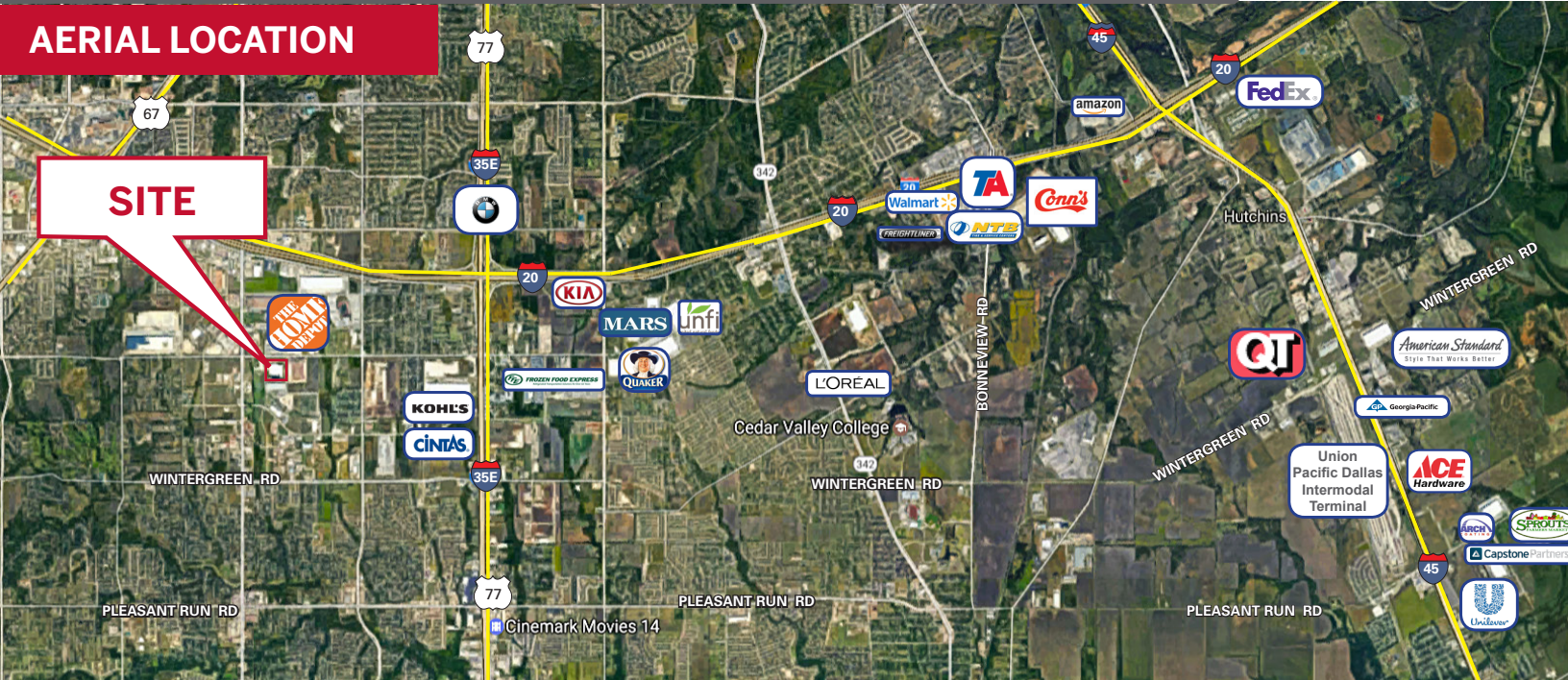
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I-20 CORPORATE CENTER

FOR SALE OR LEASE 385,472 TOTAL SF



AERIAL LOCATION



30 MINUTES
TO DFW AIRPORT



12 MINUTES
TO RBD DALLAS EXECUTIVE
AIRPORT



25 MINUTES
TO DALLAS LOVE FIELD
AIRPORT



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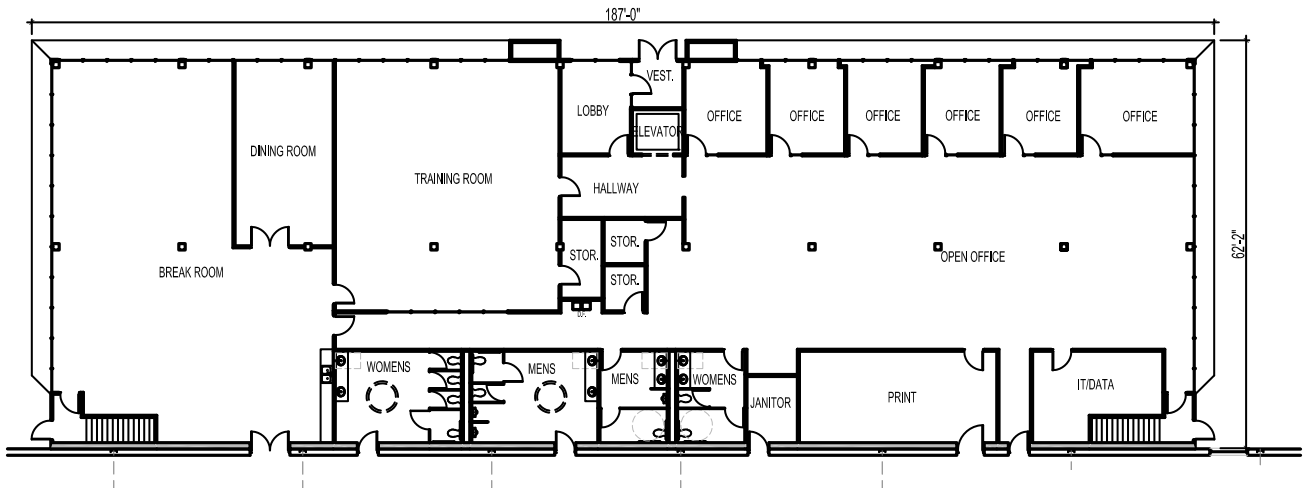
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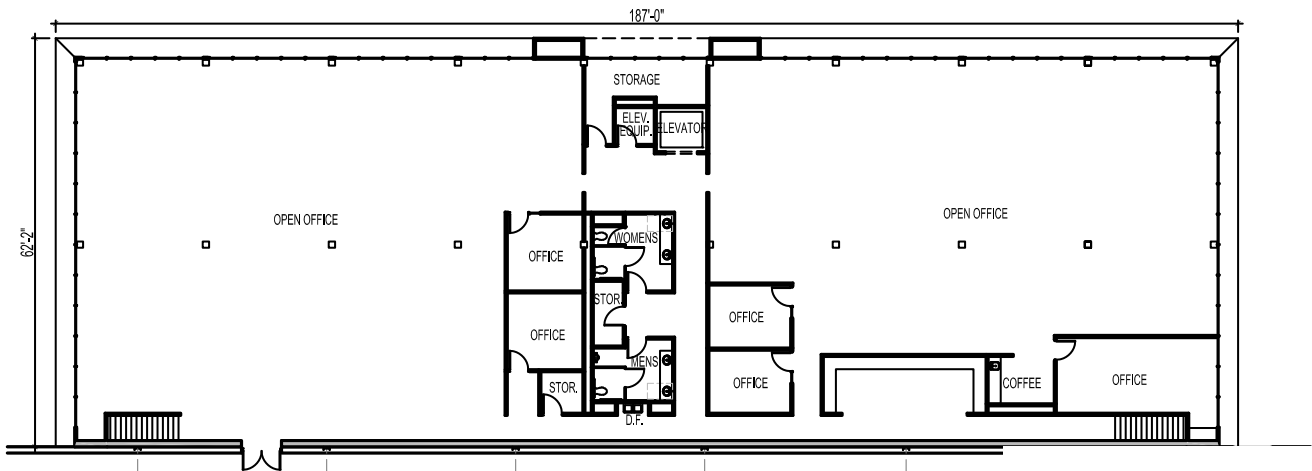
FOR SALE OR LEASE 385,472 TOTAL SF



FIRST FLOOR OFFICE DETAIL



SECOND FLOOR OFFICE DETAIL



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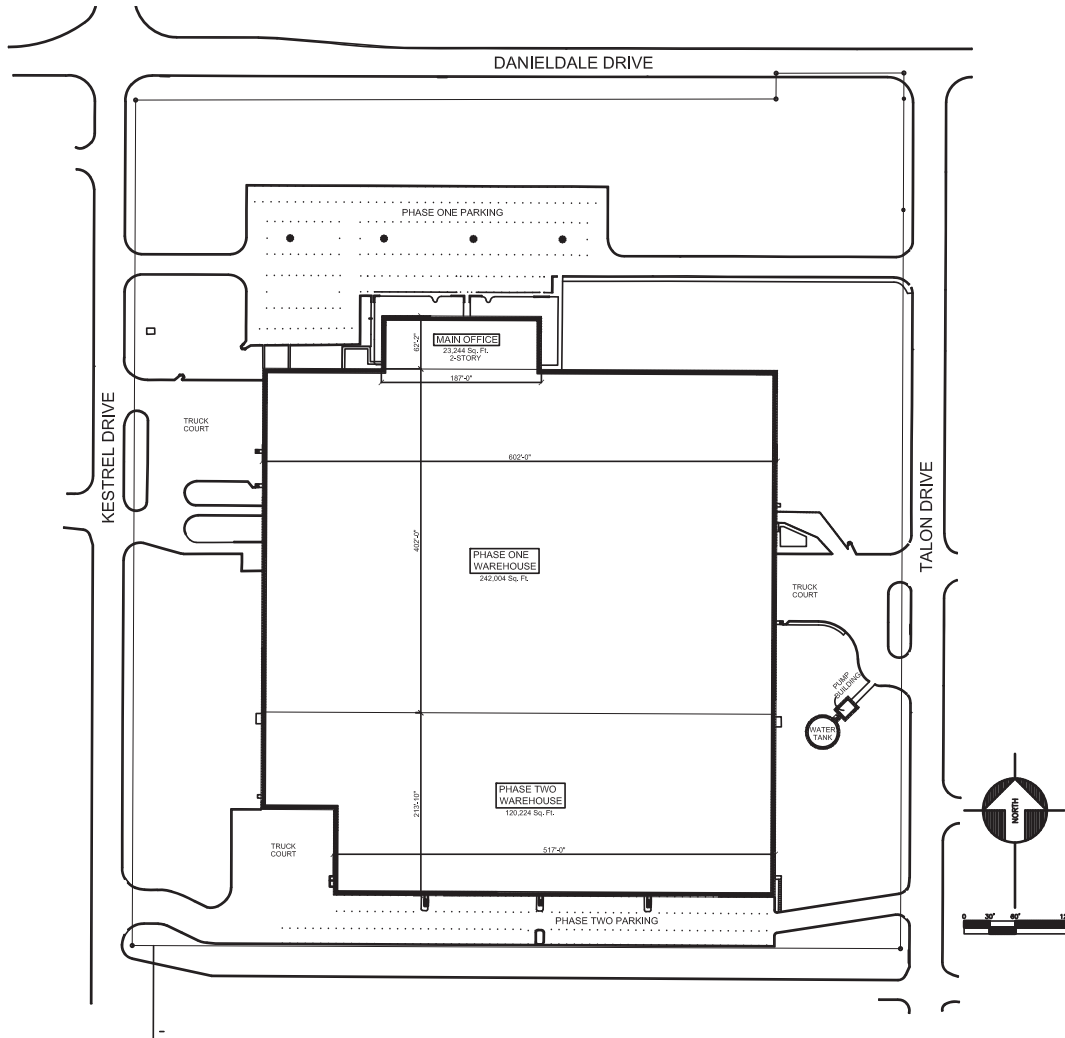
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I-20 CORPORATE CENTER

FOR SALE OR LEASE 385,472 TOTAL SF



BUILDING PLAN



SITE AREA	20.5502 AC
	895,167 SF
BUILDING AREA - TOTAL	385,472 SF
MAIN OFFICE	
FIRST FLOOR	11,622 SF
SECOND FLOOR	11,622 SF
TOTAL	23,244 SF
PHASE ONE WAREHOUSE	
WAREHOUSE	239,931 SF
OFFICE, TOILETS, BREAKROOM	2,073 SF
TOTAL	242,004 SF
PHASE TWO WAREHOUSE	
WAREHOUSE	119,993 SF
OFFICE, TOILETS	271 SF
TOTAL	120,224 SF

SITE DATA	
PHASE ONE PARKING	164 CARS + 5 HC
PHASE TWO PARKING	117 CARS
TOTAL	281 CARS + 5 HC

BUILDING DATA	
MAIN OFFICE	2 STORY; ELEVATOR
PHASE ONE WAREHOUSE	
BAY SIZE (TYP.)	30'-0" X 40'-0"
CLEAR HEIGHT	28'-6" MIN/ 33'-0" MAX
TRUCK DOORS	16
DOCK LEVELERS	12
DRIVE-IN RAMP	1
PHASE TWO WAREHOUSE	
BAY SIZE (TYP.)	38'-4" X 44'-8"
CLEAR HEIGHT	27'-8" MIN/ 30'-2" MAX
TRUCK DOORS	6
DOCK LEVELERS	6

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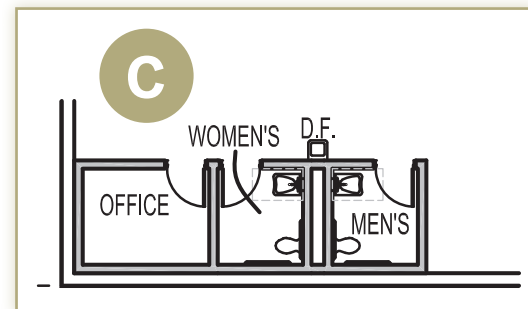
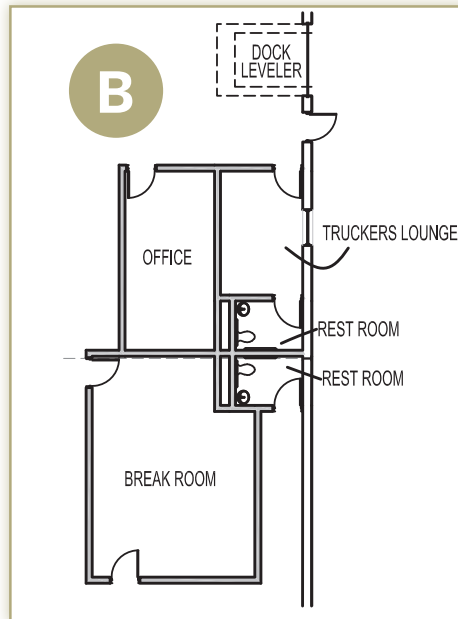
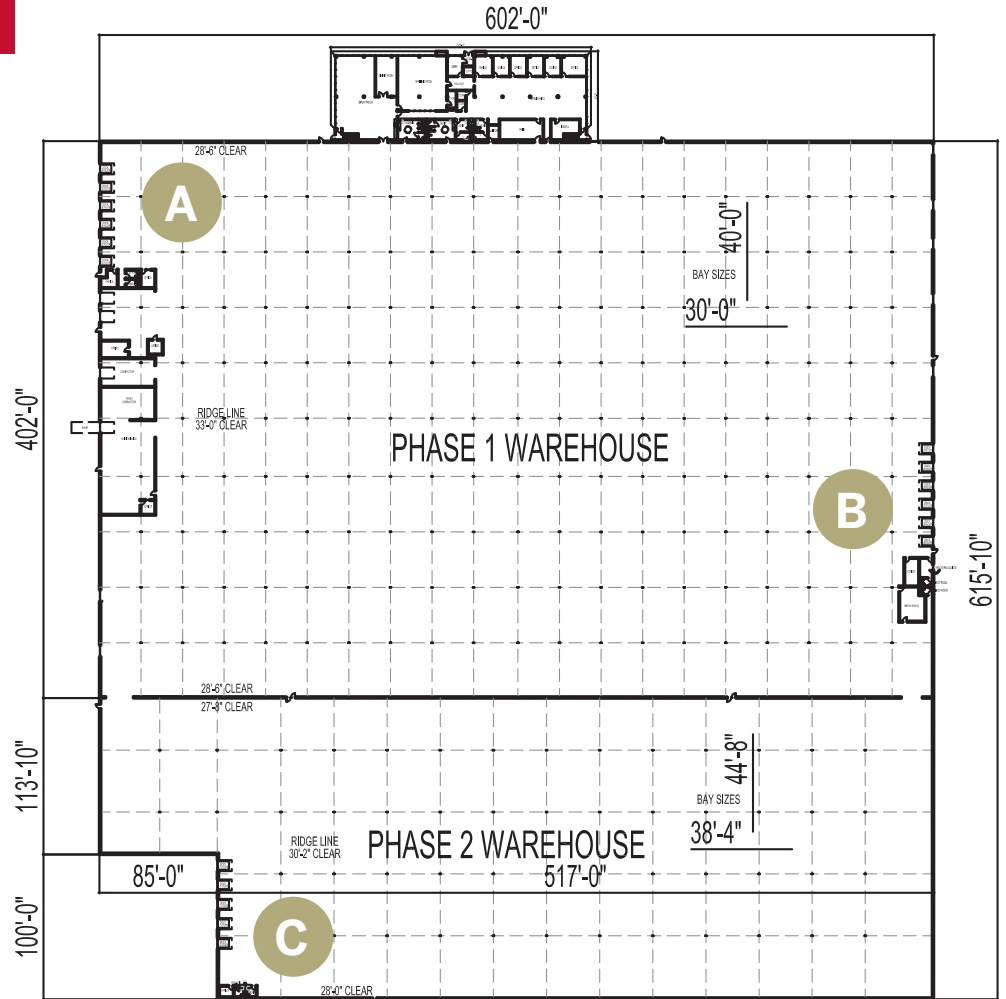
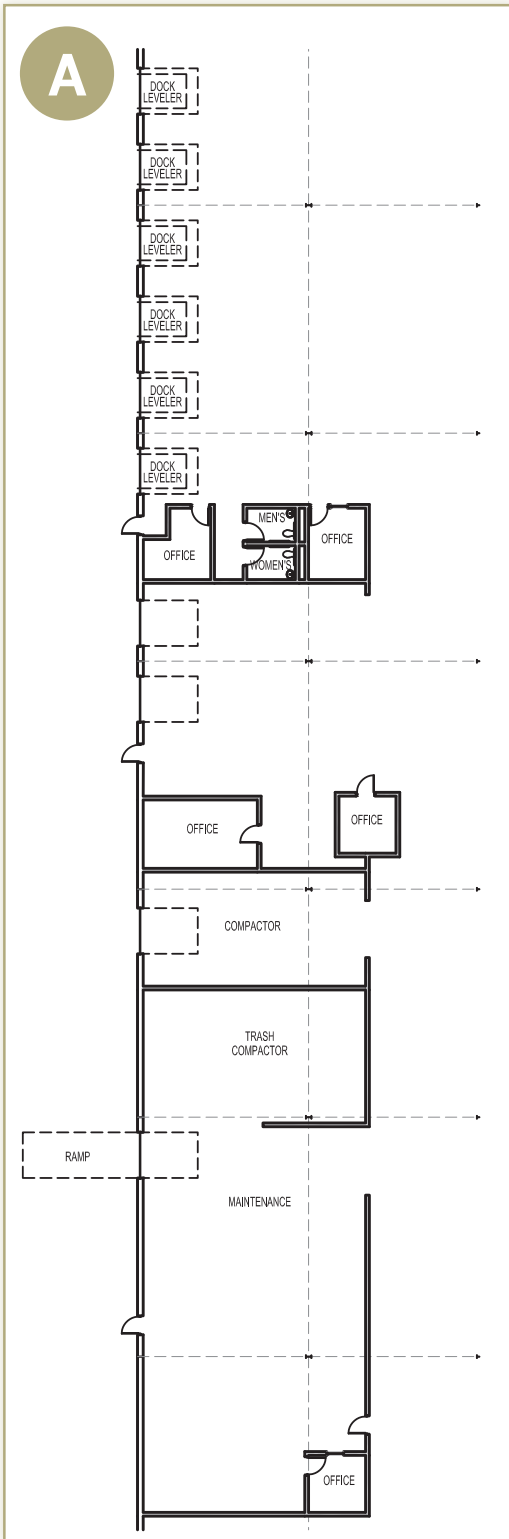
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BUILDING PLAN



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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