

INDUSTRIAL SPACE FOR LEASE



PARK

TWENTY · THREE-SIXTY

THE KEY TO ACCESS™

NWC I-20 & HWY 360 / 2500 E. ARBROOK BLVD, ARLINGTON, TEXAS 76014

Phase I - 77% Leased!



RIDGE
DEVELOPMENT™
a Transwestern Company

T TRANSWESTERN®

LEASING INFORMATION

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PROPERTY INFORMATION

1,620,305 SF "Best In Class" Industrial Park on 119 Acres at the northwest corner of Interstate 20 and State Highway 360 in Arlington, Texas.

- Phase I : Four buildings - 1,258,865 SF Delivered December 2017
- Phase II: Four buildings - 361,440 SF scheduled to break ground in Q3 2018 with full delivery expected in Q2 2019
- Building 1 - LEED Certified "Silver"
- Located inside a Triple Freeport Tax Exempt Zone
- Gateway location within the Great Southwest Industrial District, which consists of more than 100 million SF of distribution and manufacturing space
- Approximately 11 miles south of Dallas-Fort Worth International Airport, close proximity to the Arlington Highlands Lifestyle Center, AT&T Stadium and Globe Life Park in Arlington
- Convenient access to Hwy 360 and I-20
- Project location provides a solution for both "Last Mile" delivery platforms and "E Commerce" Fulfillment Centers



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PROPERTY INFORMATION:

Will accommodate users from 30,000 SF to 722,733 SF
All Buildings equipped with ESFR-17 Fire Protection System

- **Building I (Phase I)** – Cross-dock building totaling 722,733 SF with 36-foot clear height, 266 parking spaces & 174 trailer parking spaces. **Fully Leased**
 - **4101 Research Blvd.**
 - 139 dock-high overhead doors (9'x10')
 - 4 drive-in ramped doors (12'x14')
 - 52' x 58' Column Spacing
 - LEED Certified**Delivered November 2017**

- **Building II (Phase II)** – Site Acreage = 9.354, Rear-load building totaling 127,322 SF with 193 parking spaces
- **Building III (Phase I)** – Rear-load building totaling 202,604 SF with 32-foot clear heights & 221 parking spaces. **131,070 SF Available for Lease.**
 - **3750 S. Watson Rd.**
 - 48 dock-high overhead doors
 - 2 drive-in ramped doors**Delivered December 2017**
- **Building IV (Phase I)** – Rear-load building totaling 190,644 SF with 32-foot clear heights & 216 parking spaces. **95,492 SF Available for Lease.**
 - **2430 E. Arbrook Blvd.**
 - 39 dock-high overhead doors
 - 2 drive-in ramped doors**Delivered December 2017**
- **Building V (Phase I)** – Front-load building totaling 142,884 SF with 32-foot clear heights & 120 parking spaces. **59,250 SF Available for Lease.**
 - **2350 E. Arbrook Blvd.**
 - 26 dock-high overhead doors
 - 2 drive-in ramped doors**Delivered December 2017**
- **Building VI (Phase II)** – Front-load building totaling 142,884 SF with 117 parking spaces
- **Building VII (Phase II)** – Single-tenant building totaling 36,000 SF with 60 parking spaces
- **Building VIII (Phase II)** – Single-tenant building totaling 47,880 square feet with 28-foot clear height & 74 parking spaces

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Corporate Neighbors



DAILY TRAFFIC COUNT	2017
Interstate 20	195,054 VPD
Highway 360	92,000 VPD



Click link below for more information on how 360 Tollway makes South Arlington, Grand Prairie and Mansfield more connected than ever!

The Dallas Morning News

<https://goo.gl/NZabLK>

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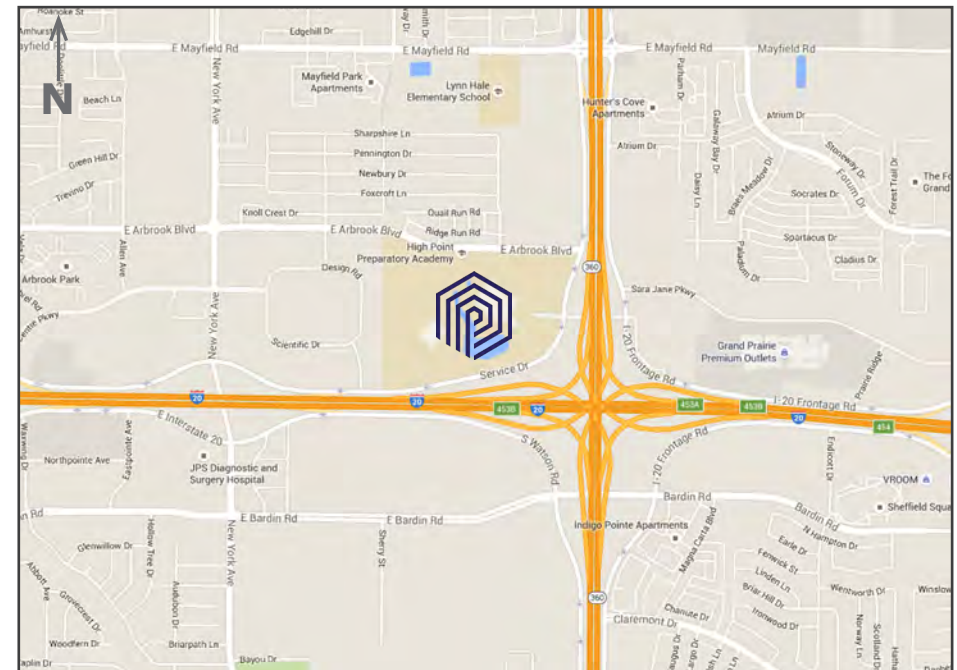
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Click below to view
property website:

<http://www.park20360.com/>



Click below to view live OxBlue on-site camera:

<https://oxblue.com/open/ridgedev/park20360>

Click below to view property video:

<https://vimeo.com/216724466>

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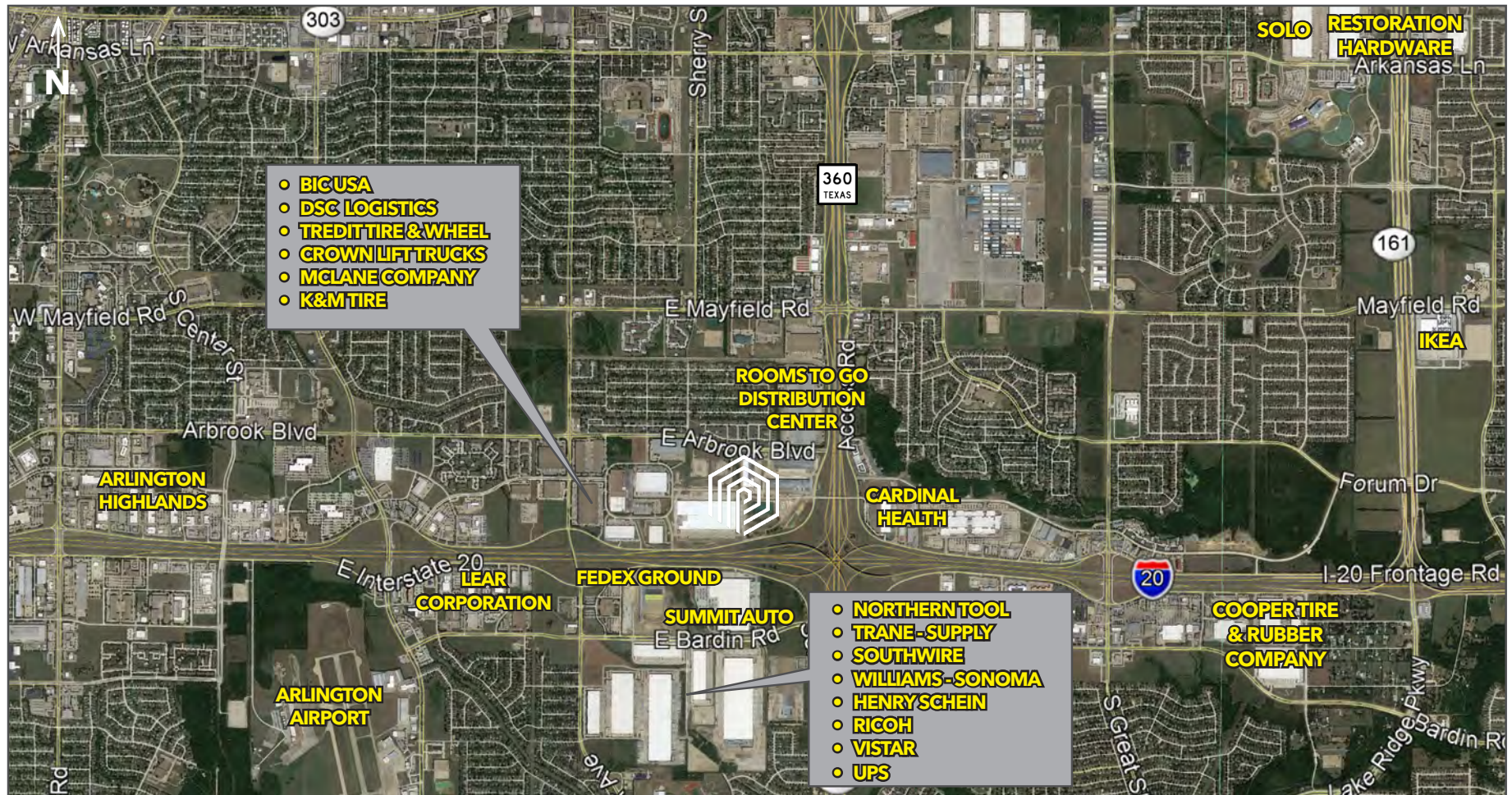
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Information About Brokerage Services - Fort Worth

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Joseph Frank Rudd

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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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