

FOR SALE

Distribution Warehouse

1900 Timberlake Drive ● Arlington, Texas

Investment
Opportunity

Distribution
Warehouse

For Additional
Information
contact:



Bryan L. Graham
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BLGCRE LLC

A Licensed Texas Real Estate Broker

PROPERTY HIGHLIGHTS

- ±248,096 RSF (277,118 RSF per TAD)
- ±20.89 total acres
- ±200 surface parking spaces
- ±27' clear height
- 29'w x 34'd column spacing
- 27 dock doors – cross dock capability
- Oversized drive-in door
- Fire sprinkler system
- Built 1972
- Roof replaced 2010 / T5 lighting
- 100% leased thru 5/31/2034

OVERVIEW

BLGCRE has been retained as the exclusive marketing advisor for the disposition of 1900 Timberlake Drive, Arlington Texas, 76010 (the "Property"). The Property is strategically located in the Great Southwest Industrial Park on ±20.89 acres of land and zoned Industrial Manufacturing "IM" which offers heavy industrial and manufacturing uses. Red River Intermodal LLC (the "Tenant") has lease obligation thru 5/31/2034 and uses the building for a variety of products including; roof composition shingles, truss building systems, and cotton products. The Property features a concrete tilt-up exterior, slab-on-grade foundation, sprinkler system, and a membrane roofing system installed in 2010 by Peach State Roofing. With nearly 15 acres of additional outside parking, trailer storage, or expansion capability, the property offers tenant flexibility. The Property located in the heart of the DFW Metroplex, has easy access to major highways, interstates, labor supply, and nearby housing.

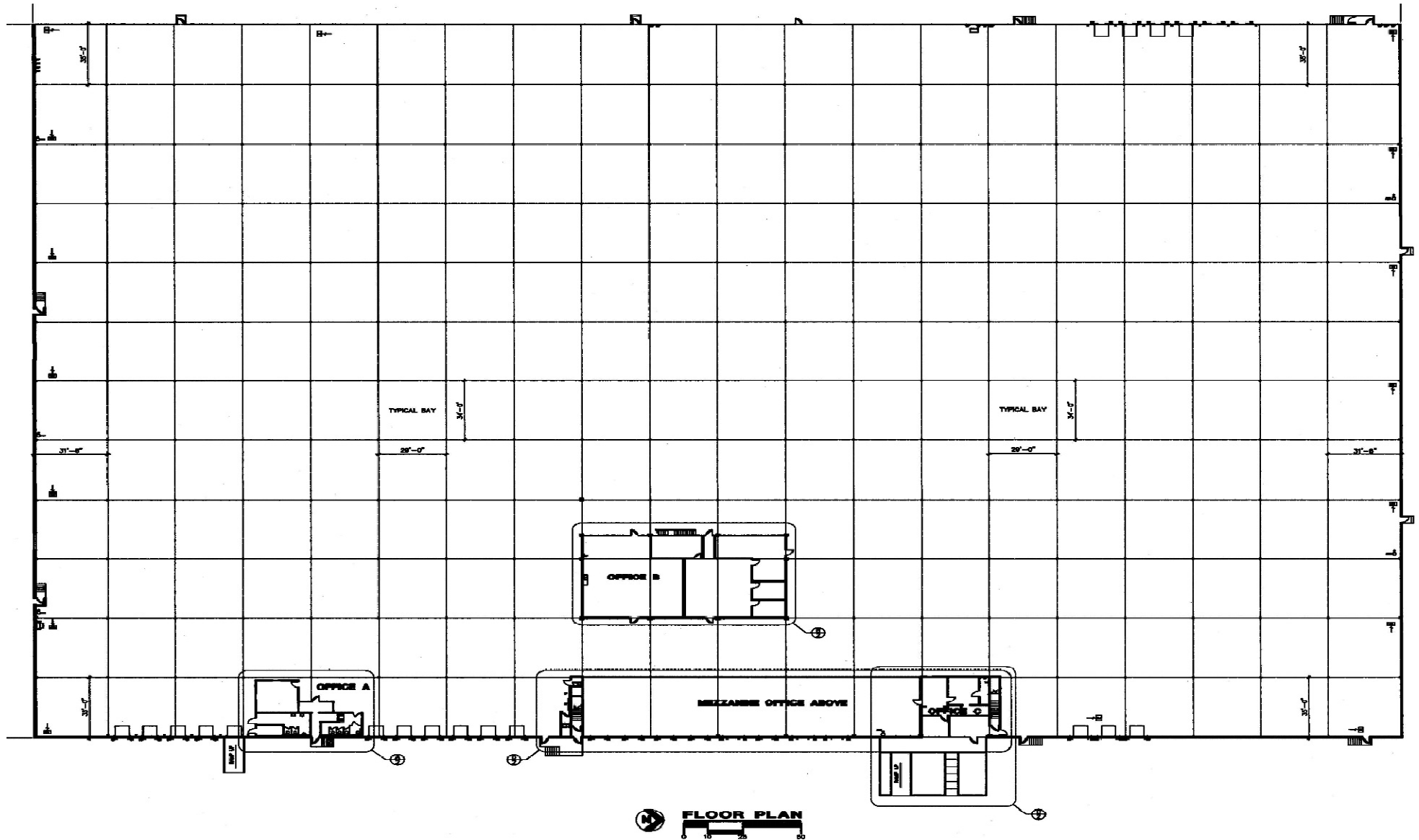


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FLOOR PLAN



AERIAL

ion Automatic transmissions

Freewood Dr

Appliances

Expansion Land

Timberlake Dr

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DALLAS – FORT WORTH METROPOLITAN AREA MAP



I-30
4.4 miles/9 min

I-20
3.6 miles/9 min

DFW Airport
11.6 miles/16 min

Love Field
21.9 miles/31 min

Ft Worth CBD
19.8 miles/28 min

Dallas CBD
20.1 miles/25 min

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagent from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly; 2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; 3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and 4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records:

Date: _____
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

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Licensed Broker/Broker Firm	License No.	Email	Phone