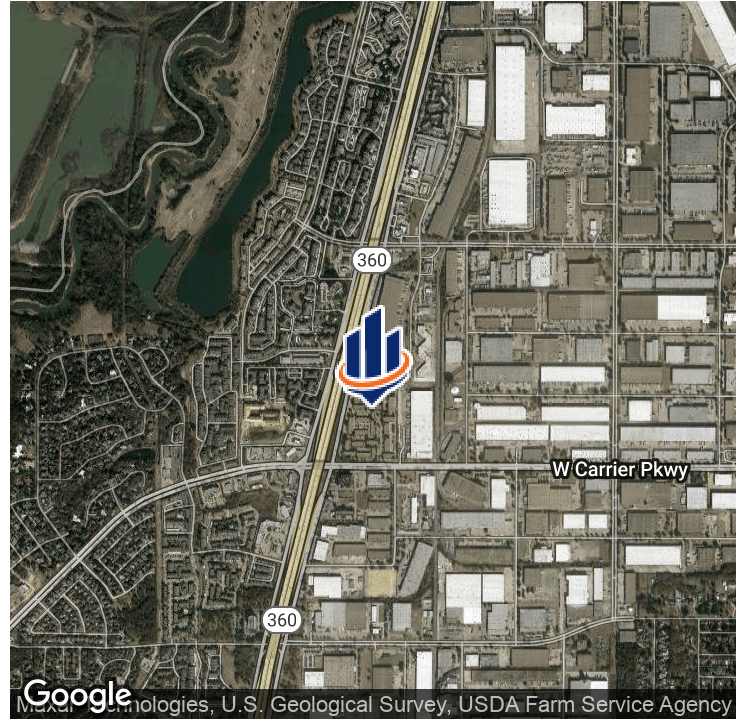


# DFW Corporate Park

2100 N State Highway 360, Grand Prairie, TX 75050



## LEASE RATE NEGOTIABLE

### OFFERING SUMMARY

|                |                                     |
|----------------|-------------------------------------|
| Available SF:  | 700 - 5,600 SF                      |
| Lease Rate:    | Negotiable                          |
| Lot Size:      | 16.18 Acres                         |
| Year Built:    | 1981                                |
| Building Size: | 211,385 SF                          |
| Renovated:     | 2019                                |
| Zoning:        | LI - Light Industrial               |
| Market:        | Dallas-Fort Worth                   |
| Submarket:     | Upper Great Southwest<br>Industrial |
| Traffic Count: | +/-190,000                          |

### PROPERTY OVERVIEW

NEWLY RENOVATED PREMIUM SMALL & MID-SIZE OFFICE & FLEX SPACE AVAILABLE

Great Incubator Space for Local and Regional Tenant's with an UNMATCHED LOCATION, minutes from DFW International Airport.

Centralized DFW Location with Easy Access to Entire Metroplex via SH-360, IH-30, SH-183, SH-161. DFW Corporate Park is also an ideal location to serve as a Satellite Office location in a high growth area.

### PROPERTY HIGHLIGHTS

- NEW OWNERSHIP - AGGRESSIVE RATES
- [NEWLY RENOVATED] Small & Mid-Size Office & Flex Suites Available
- Vinyl Wood Flooring & New Interior Paint
- New Exterior Color Scheme
- All New Exterior LED Lighting
- On-Site Management
- Abundant Free Surface Parking
- Diverse Assortment of Area Tenant Amenities - Multiple Dining Options,

# DFW Corporate PaRK - NEW OWNERSHIP | NEWLY RENOVATED

## LOCATION INFORMATION

|                     |  |
|---------------------|--|
| Building Name       | DFW Corporate Park                         |
| Street Address      | 2100 N State Highway 360                   |
| City, State, Zip    | Grand Prairie, TX 75050                    |
| County              | Tarrant                                    |
| Market              | Dallas-Fort Worth                          |
| Sub-market          | Upper Great Southwest<br>Industrial        |
| Cross-Streets       | N State Highway 360 & W<br>Carrier Pkwy    |
| Township            | Grand Prairie                              |
| Side Of The Street  | East                                       |
| Signal Intersection | Yes  |
| Road Type           | Highway Service Drive                      |
| Market Type         | Large                                      |
| Nearest Highway     | N State Highway 360                        |
| Nearest Airport     | Dallas/Fort Worth<br>International Airport |

## BUILDING INFORMATION

|                     |                 |
|---------------------|-----------------|
| Building Class      | B               |
| Occupancy %         | 85.0%           |
| Tenancy             | Multiple        |
| Number Of Floors    | 1               |
| Average Floor Size  | 10,000 SF       |
| Year Built          | 1981            |
| Year Last Renovated | 2019            |
| Gross Leasable Area | 211,385 SF      |
| Construction Status | Existing        |
| Condition           | Good            |
| Roof                | Built-Up        |
| Free Standing       | No              |
| Number Of Buildings | 22              |
| Walls               | Painted Drywall |

## PROPERTY INFORMATION

|                      |   |
|----------------------|---|
| Property Type        | Office  |
| Property Subtype     | Office Warehouse  |
| APN #                | 01028537  |
| Lot Frontage         | 1,337 ft  |
| Lot Depth            | 849 ft  |
| Corner Property      | Yes   |
| Traffic Count        | 190000  |
| Traffic Count Street | Carrier Pkwy / N SH-360   |
| Amenities            | Highway Visible, Direct Access to SH-360 via<br>Carrier Pkwy and SH-360 Frontage Rd.<br><br>Abundant assortment of Restaurants and<br>Retail in immediate area (Less than 5 minutes<br>drive time)<br><br>Minutes from Dallas/Fort Worth International<br>Airport, AT&T Stadium, Globe Life Park in<br>Arlington, Texas LIVE! Mix-Use Development &<br>the Grand Prairie Premium Outlet Mall. |

|       |     |
|-------|-----|
| Power | Yes |
|-------|-----|

## PARKING & TRANSPORTATION

|                         |               |
|-------------------------|---------------|
| Parking Price Per Month | \$0.00 /month |
| Parking Type            | Surface       |

## UTILITIES & AMENITIES

|                      |     |
|----------------------|-----|
| Handicap Access      | Yes |
| Number Of Elevators  | 0   |
| Number Of Escalators | 0   |
| Central HVAC         | Yes |

DFW Corporate PaRK - NEW OWNERSHIP | NEWLY RENOVATED

