OAKRIDGE BUSINESS CENTER AVAILABLE FOR LEASE

1205 W. N. Carrier Pky, Suite 202, Grand Prairie, Texas 75050 Approximately 4,965 SF



LOCATION DATA*

County: Tarrant

Market: Dallas/Fort Worth

Sub Market: Great SW/Arlington Ind/Upper GSW Ind

BUILDING DATA*

Total Building SF: ± 35,001 SF
Clear Height: 16'
Sprinklered: Yes

LISTING DATA*

Available Size: \pm 4,965 SF

Office Size: \pm 969 SF

Warehouse Size: \pm 3,996 SF

Loading Docks: 1 Dock High Door

Comments: Oakridge Busines

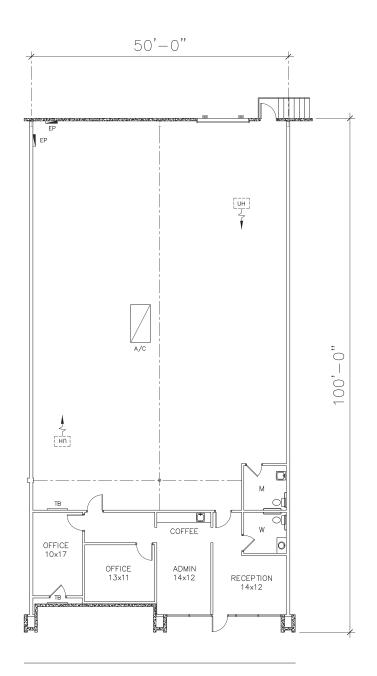
Oakridge Business Center offers excellent, high visibility, front park/rear load, office/flex space located on Carrier Pkwy in the Great Southwest Industrial Park. Space sizes range from 3,000-100,000sf in a four building project totaling 328,243 square feet providing dock high and ramped loading door configurations. Well located at Hwy. 360 and Carrier Pkwy. in the heart of the Dallas/Fort Worth Metroplex. We offer local and responsive property management. On-site deli for convenience.



ECONOMIC DATA*

Lease Rate: \$5.50 - \$6.00 NNN
Operating Expenses: \$1.32/psf

AVAILABLE FOR LEASE





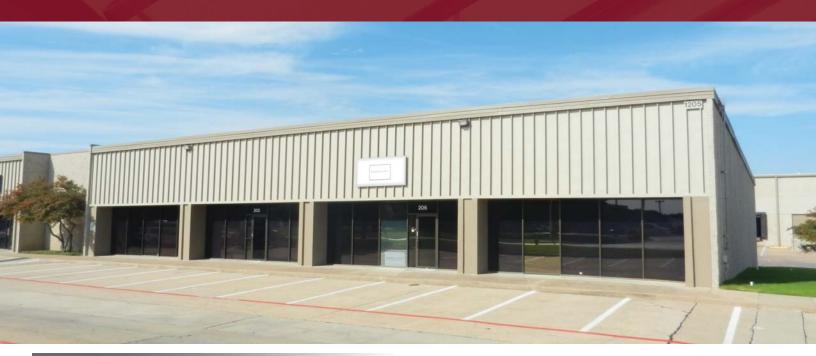
1205 W. N. CARRIER SUITE #202 GRAND PRAIRIE, TX

BUILDING SUMMARY

	•	
OFFICE	969	SF
A/C WAREHOUSE	3,996	SF
TOTAL	4,965	SF

OAKRIDGE BUSINESS CENTER AVAILABLE FOR LEASE

1205 W. N. Carrier Pky, Suite 200 B, Grand Prairie, Texas 75050 Approximately 3,825 SF



LOCATION DATA*

County: Tarrant

Market: Dallas/Fort Worth

Sub Market: Great SW/Arlington Ind/Upper GSW Ind

BUILDING DATA*

Total Building SF: \pm 35,001 SF Clear Height: 16' Sprinklered: Yes

LISTING DATA*

Available Size: \pm 3,825 SF
Office Size: \pm 1,711 SF
Warehouse Size: \pm 2,114 SF
Loading Docks: 1 Dock High Door

Comments: Oakridge Business Center offers excellent,

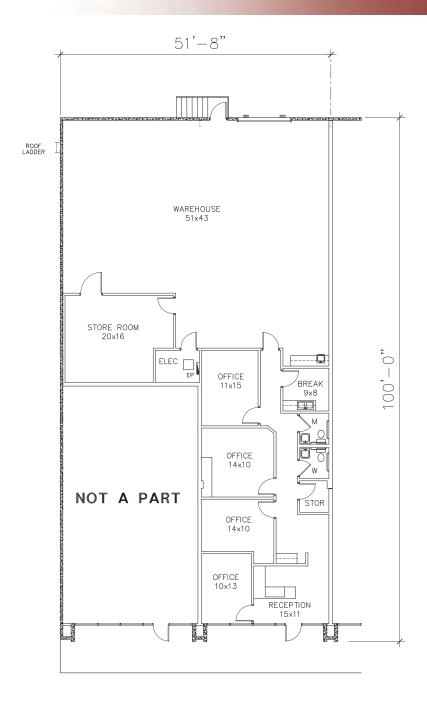
high visibility, front park/rear load, office/flex space located on Carrier Pkwy in the Great Southwest Industrial Park. Space sizes range from 3,000-100,000sf in a four building project totaling 328,243 square feet providing dock high and ramped loading door configurations. Well located at Hwy. 360 and Carrier Pkwy. in the heart of the Dallas/Fort Worth Metroplex. We offer local and responsive property management. On-site deli for convenience.



ECONOMIC DATA*

Lease Rate: \$5.50 - \$6.00 NNN
Operating Expenses: \$1.32/psf

AVAILABLE FOR LEASE





1205 W. N. CARRIER SUITE #200B GRAND PRAIRIE, TX

BUILDING SUMMARY

OFFICE WAREHOUSE	1,711 2,114	
TOTAL	3.825	SF

FOR LEASE

OAKRIDGE BUSINESS CENTER

1205 WN CARRIER PKY., SUITE 201, GRAND PRAIRIE, TX 75050



LOCATION DATA

COUNTY: Tarrant

MARKET: GSW / Arlington Industrial SUBMARKET: Upper GSW Industrial

LISTING DATA

TOTAL AVAILABLE SF: 4,980 SF
OFFICE SF: 3,980 SF

WAREHOUSE SIZE: 1,000 SF (Planned)

CLEAR HEIGHT: 16'

LOADING: 1 Dock Door

AVAILABLE: Now

COMMENTS: Oakridge Business Center offers excellent,

high visibility, front park/rear load, office/flex space located on Carrier Pkwy in the Great Southwest Industrial Park. Space sizes range from 3,000-100,000 SF in a four building project totaling 328,243 SF providing dock high and ramped loading door configurations. Well located at Hwy. 360 and Carrier Pkwy. in the heart of the Dallas/Fort Worth Metroplex, we offer local and responsive property management. On-site deli for convenience.

Ownership is open to converting the majority of the premises to warehouse.



1205 WN CARRIER PKY., SUITE 201, GRAND PRAIRIE, TX 75050

Existing Layout Proposed Layout 50'-0" 50'-0" EP STORAGE 19x7 24x7 EP SCANNING DEPT 48x16 SILVER DUPLICATE 6x6 FILM RM DARK RM 12x23 6x25 IT **7**x14 SS WI INDEXING DEPT **OFFICE** 24x23 10x15 RR α --0 BREAK RM 14×19 OFFICE OFFICE 10x12 10x12 OFFICE OFFICE¹ 10x9 10x9 RECEPTION RECEPTION 24x16 24×16 OFFICE 10x16 OFFICE 10x16 **OFFICE** OFFICE 8x10 8x10