

OAKRIDGE BUSINESS CENTER AVAILABLE FOR LEASE

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



LOCATION DATA*

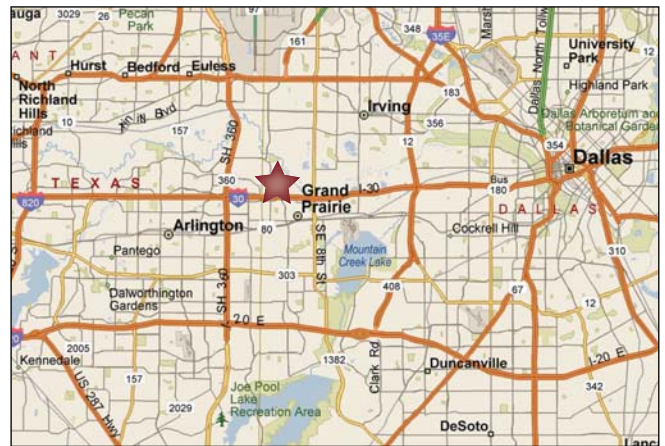
County: Tarrant
Market: Dallas/Fort Worth
Sub Market: Great SW/Arlington Ind/Upper GSW Ind

BUILDING DATA*

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

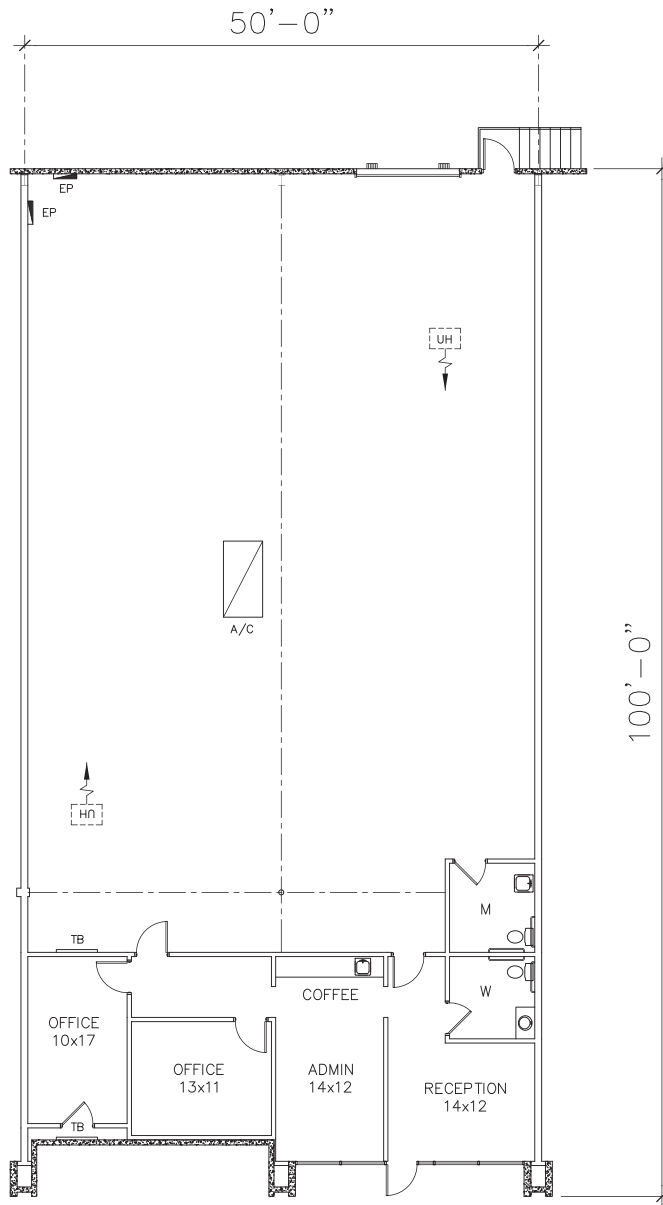
LISTING DATA*

Available Size: ± 4,965 SF
Office Size: ± 969 SF
Warehouse Size: ± 3,996 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.

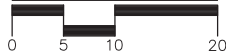


ECONOMIC DATA*

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



FLOOR PLAN



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*

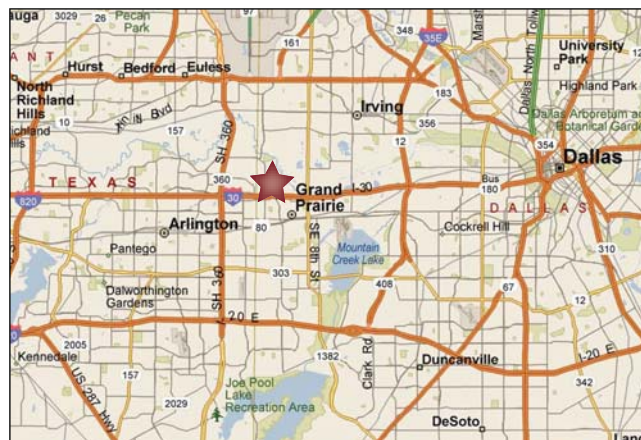
County: Tarrant
Market: Dallas/Fort Worth
Sub Market: Great SW/Arlington Ind/Upper GSW Ind

BUILDING DATA*

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

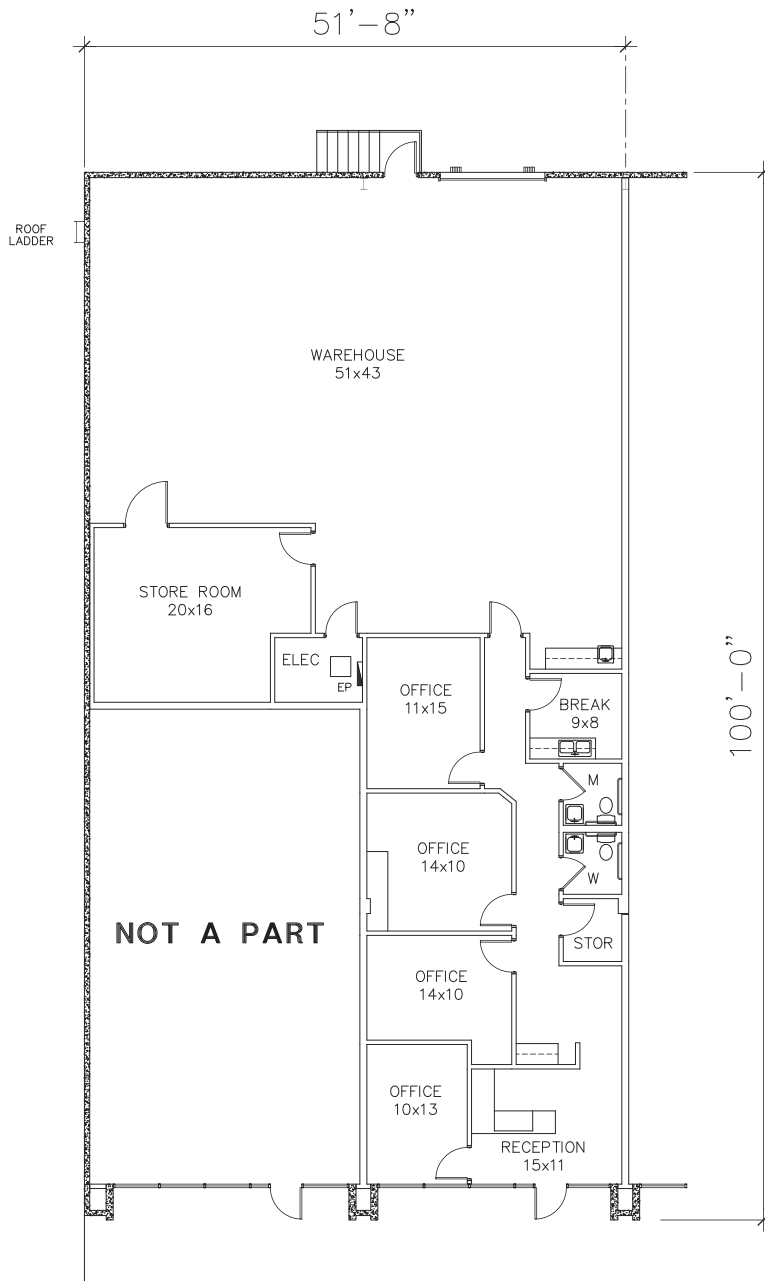
LISTING DATA*

Available Size: ± 3,825 SF
Office Size: ± 1,711 SF
Warehouse Size: ± 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.

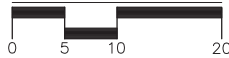


ECONOMIC DATA*

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



FLOOR PLAN



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

BUILDING SUMMARY

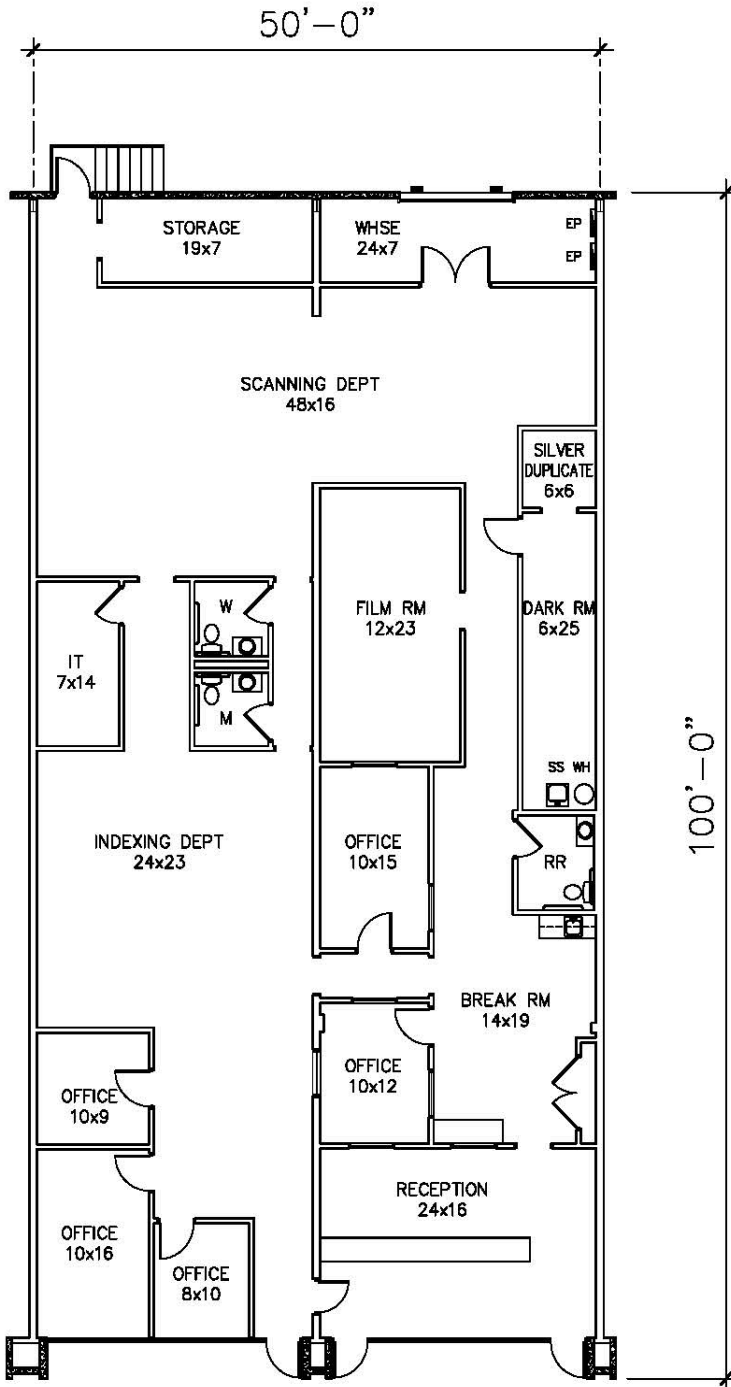
OFFICE	1,711 SF
WAREHOUSE	2,114 SF
TOTAL	3,825 SF

FOR LEASE

OAKRIDGE BUSINESS CENTER

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

Existing Layout



Proposed Layout

