

UNDER CONSTRUCTION - TO BE DELIVERED DECEMBER, 2017



BUILDING 3 - 3750 S. WATSON RD., ARLINGTON, TX



PARK

TWENTY · THREE-SIXTY

202,604 SF OFFICE WAREHOUSE FOR LEASE



LEASING INFORMATION

JOE RUDD

O:817.259.3515

C:214.783.3109

joe.rudd@transwestern.com

JOHN BREWER

O:972.774.2593

C:214.680.9415

john.brewer@transwestern.com

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Construction Progress as of 9/26/17

PROPERTY INFORMATION

Building III (Phase I) – Rear-load building totaling **202,604 SF** located in a “Best In Class” Industrial Park at the northwest corner of Interstate 20 and State Highway 360 in Arlington, Texas.

- Expected to deliver in December 2017 (Construction begun as of 12/1/16)
- 32-foot clear height
- 220 auto parking spaces
- 48 (9' x 10') dock-high overhead doors
- 2 (12' x 14') drive-in ramped doors
- 220 ft. shared truck court
- 230 ft. building depth
- Divisible to approximately 36,000 SF
- Column spacing 52 ft. x 56.5 ft. with a 60 ft. “speed bay”
- Equipped with ESFR-17 Fire Protection System

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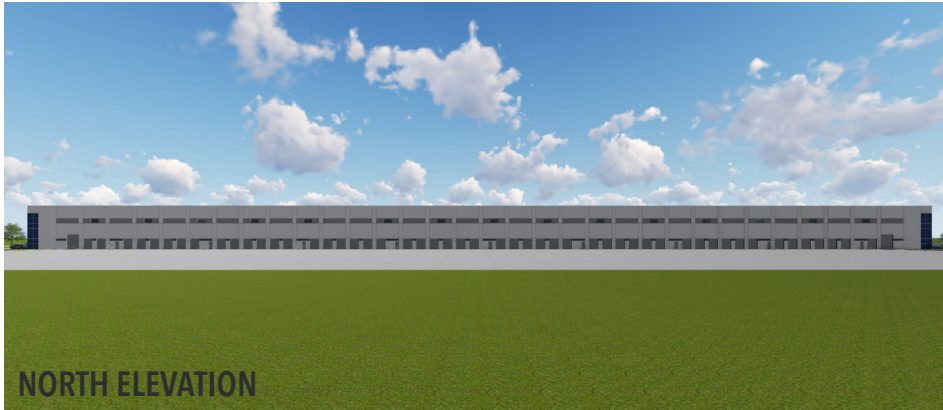
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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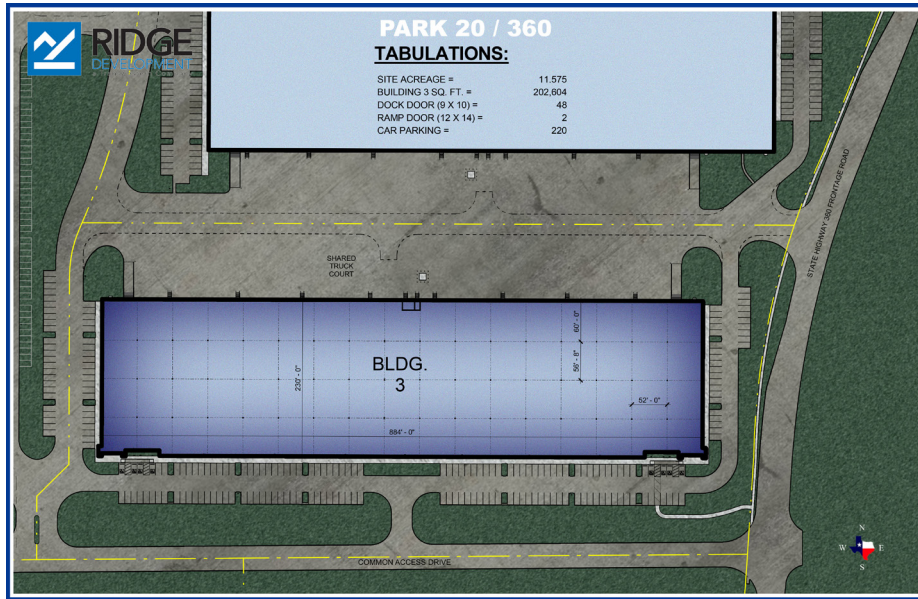
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DAILY TRAFFIC COUNT	2016
Interstate 20	195,054 VPD
Highway 360	92,000 VPD

LOCATION INFORMATION

- Located within 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

Click below to view
property website:

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

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Corporate Neighbors



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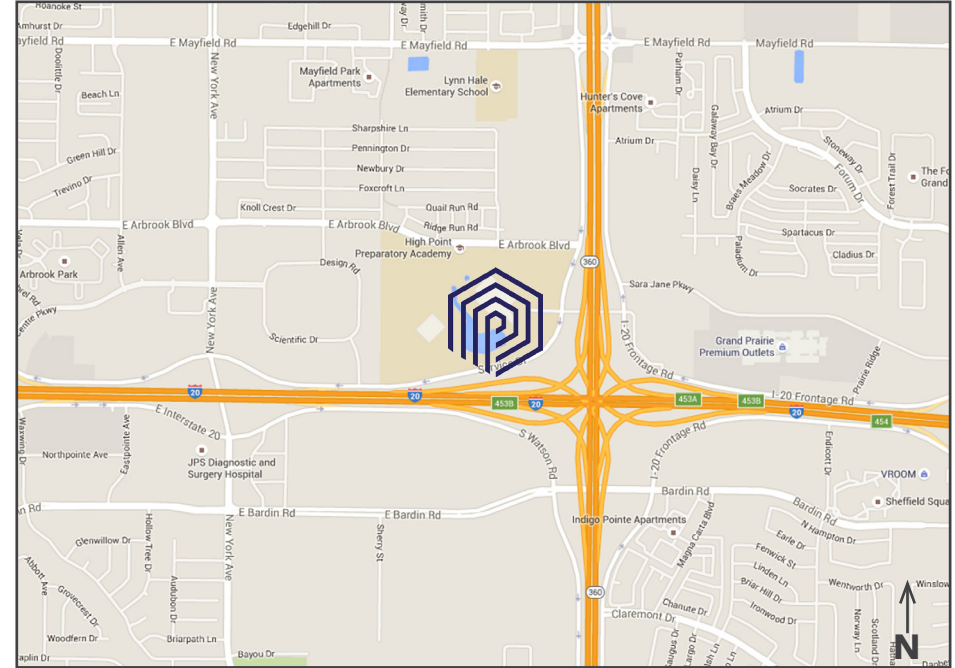
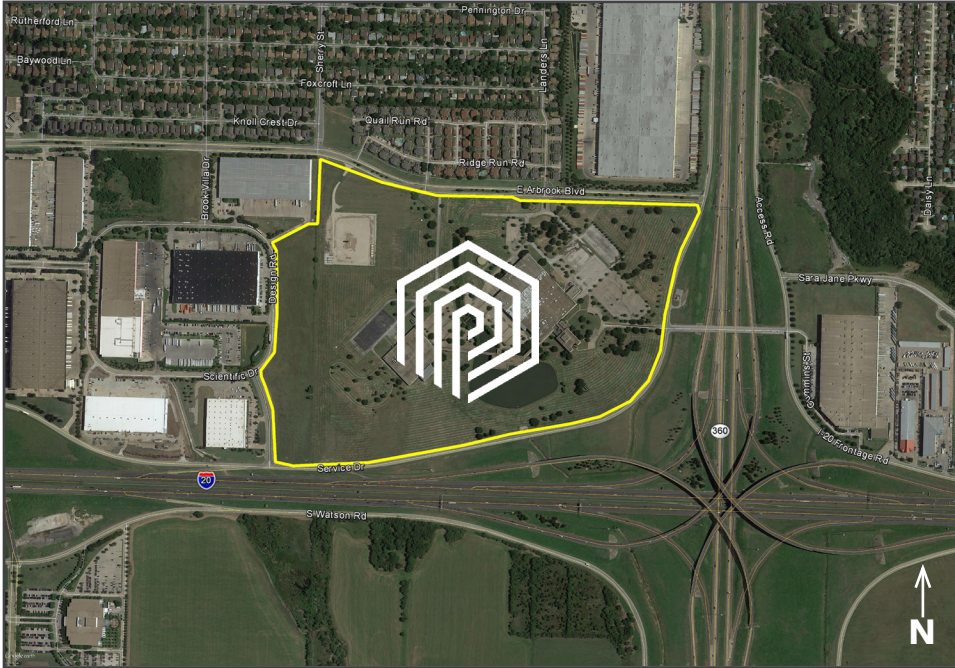
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Click below to view live OxBlue on-site camera:

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

Click below to view property video:

<https://vimeo.com/216724466>

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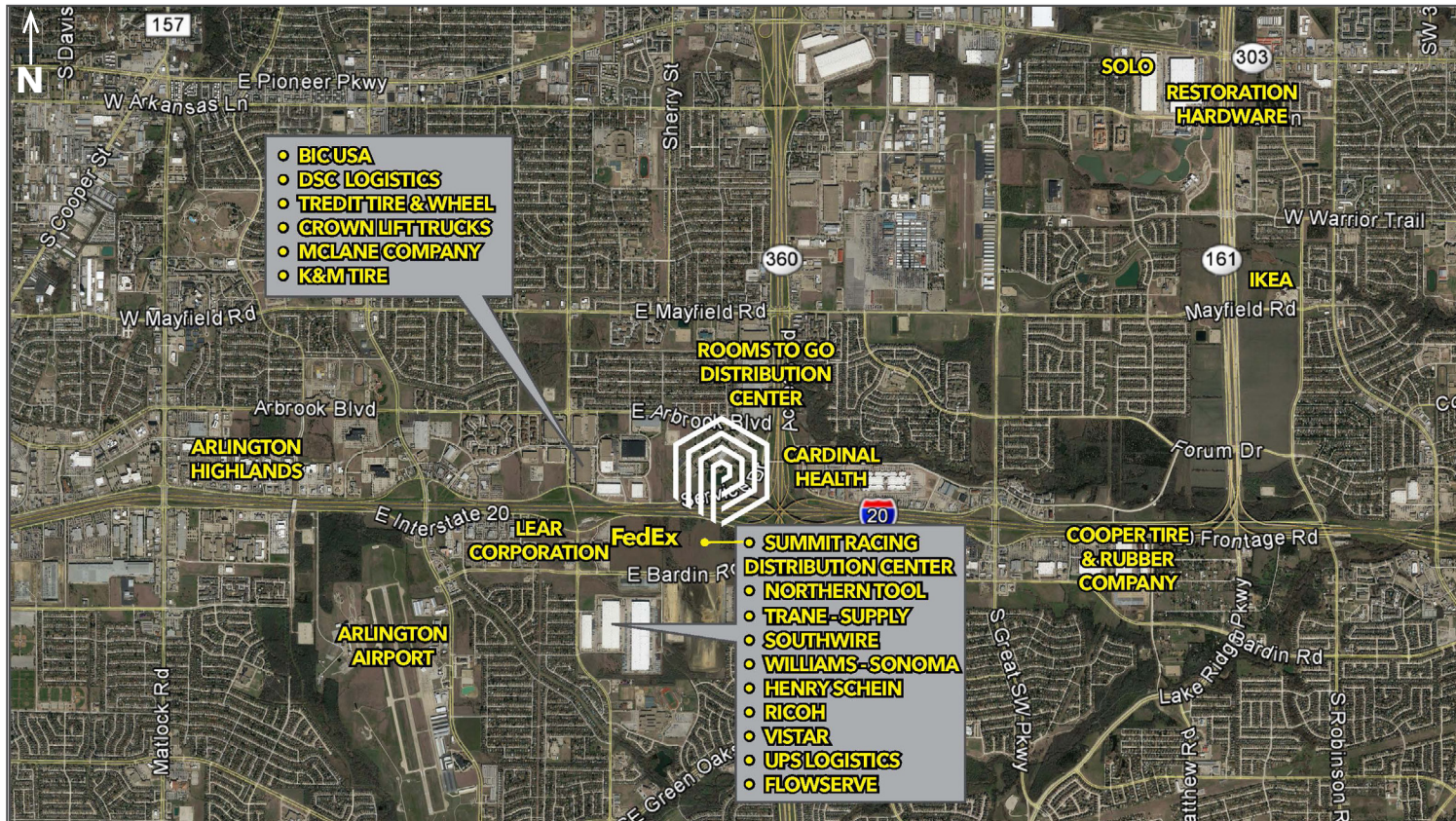
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Information About Brokerage Services - Fort Worth

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

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

324274

License No.

joe.rudd@transwestern.com

Email

817.877.4433

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

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