



# Keystone Portfolio

**FOR LEASE**

**Matt Montague**

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**Cannon Camp**

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**Madison Hornisher**

Associate  
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# Property Summary

#	Address	Rentable SF	Approx. Lot Size	Rate
1	3000 & 3008 Shotts St	9,945 SF	0.57 AC	Call Broker
2	2901 Shotts St	43,859 SF	1.89 AC	Call Broker
3	2808 Tillar St – Bldg. 1	58,985 SF	2.65 AC	Call Broker
4	2808 Tillar St – Bldg. 2 2808 Tillar St – Bldg. 3 2808 Tillar St – Bldg. 4	Bldg. 2: 4,477 SF Bldg. 3: 10,292 SF Bldg. 4: 13,636 SF Total: 28,292 SF	1.70 AC	Call Broker
5	2821 Cullen St	17,160 SF	0.86 AC	Call Broker
6	2801 Cullen St	5,208 SF	0.46 AC	Call Broker
7	2720 Cullen St	75,908 SF	2.73 AC	Call Broker





# For Lease

**9,945 SF Available on 0.5738 AC**

- Warehouse/Office Space
- Central Fort Worth Location
- 15'1" - 17'5" Clear Height
- Zoned "J" Medium Industrial
- 2 Grade Level Doors (9' x 9')
- Gated & Secured Parking
- **Lease Rate: Call Broker**

**3000 & 3008 Shotts St  
Fort Worth, TX 76107**

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Executive Vice President

**Cannon Camp**

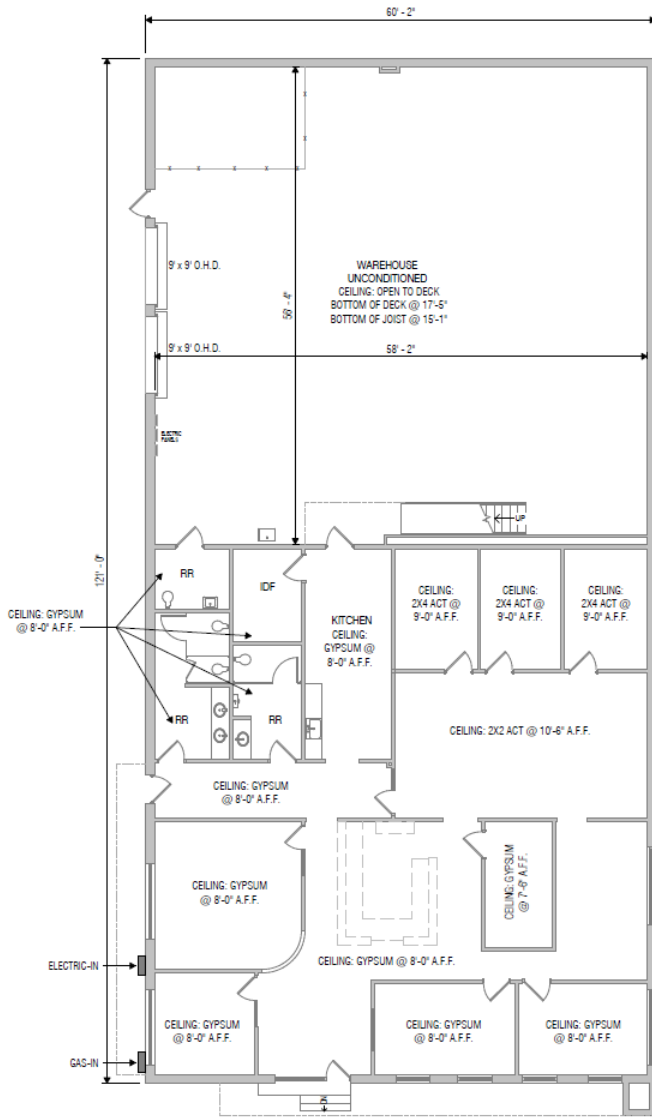
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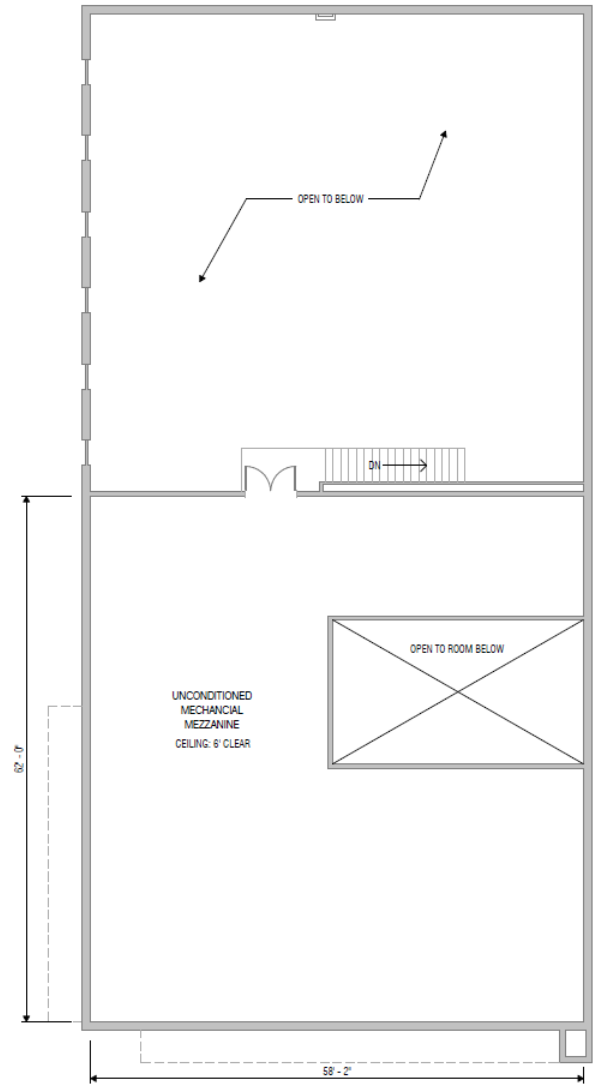
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Associate



# Floorplan



**1<sup>st</sup> Floor**



**2<sup>nd</sup> Floor**

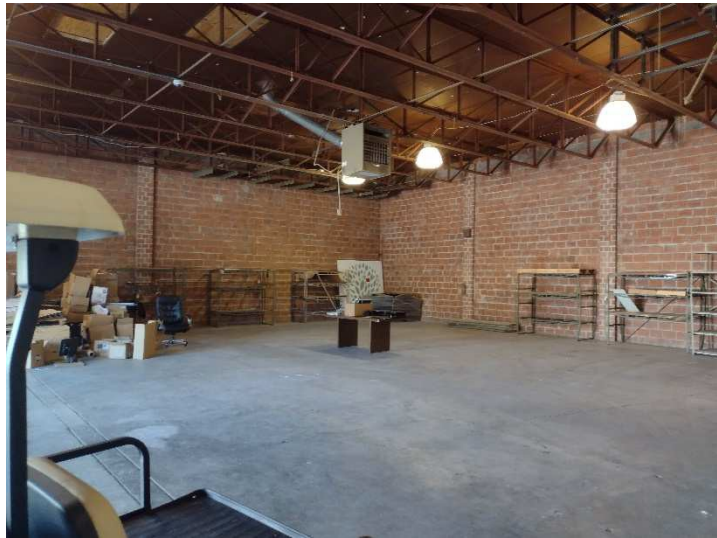
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# For Lease

**46,330 SF Available on 1.8949 AC**

- Warehouse/Office Space
- Central Fort Worth Location
- 17'5" – 18'5" Clear Height
- Zoned "J" Medium Industrial
- 24'x'24 Column Spacing
- 9 Dock High Doors
- **Lease Rate: Call Broker**

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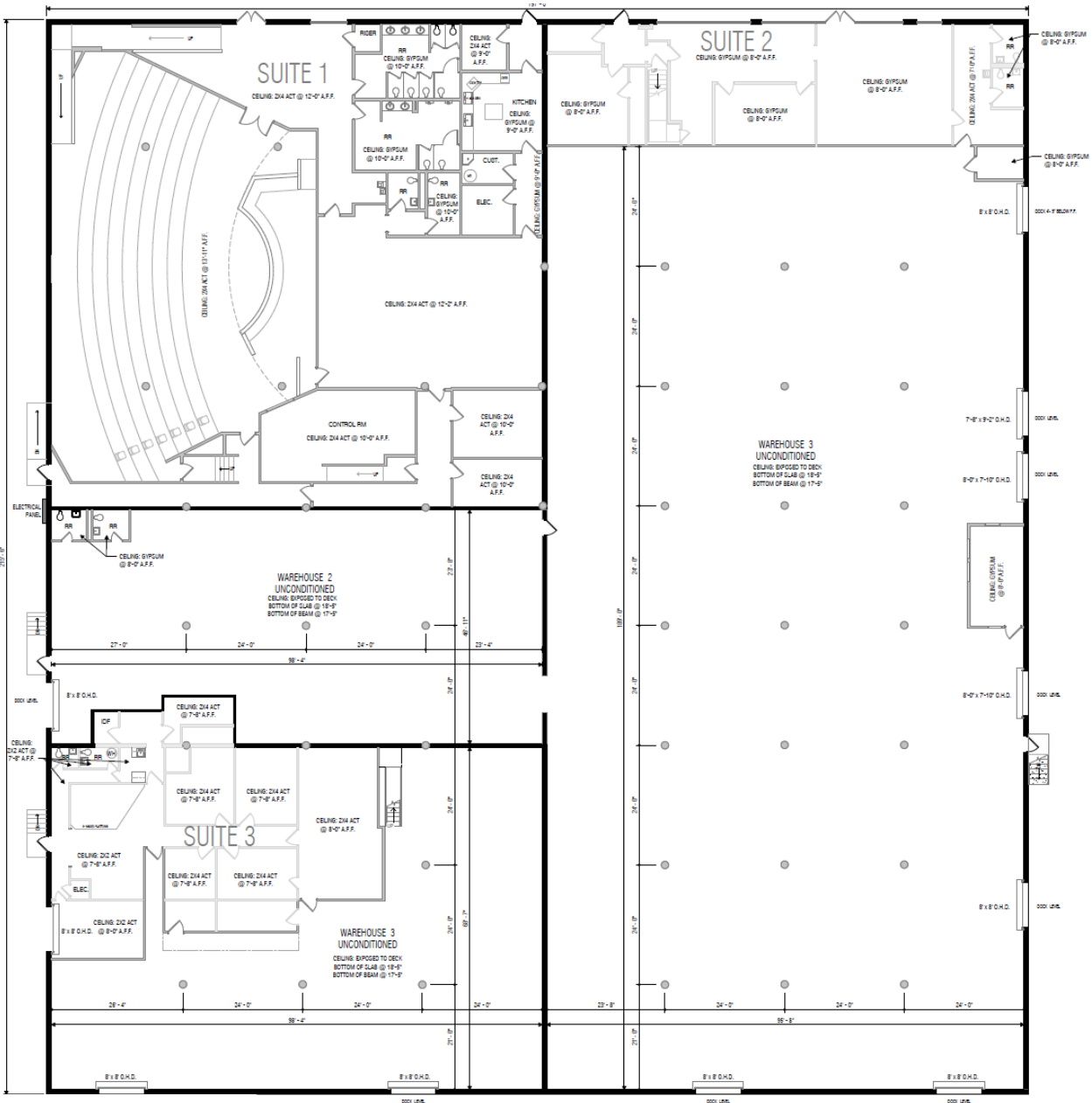
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# Floorplan

## 1st Floor



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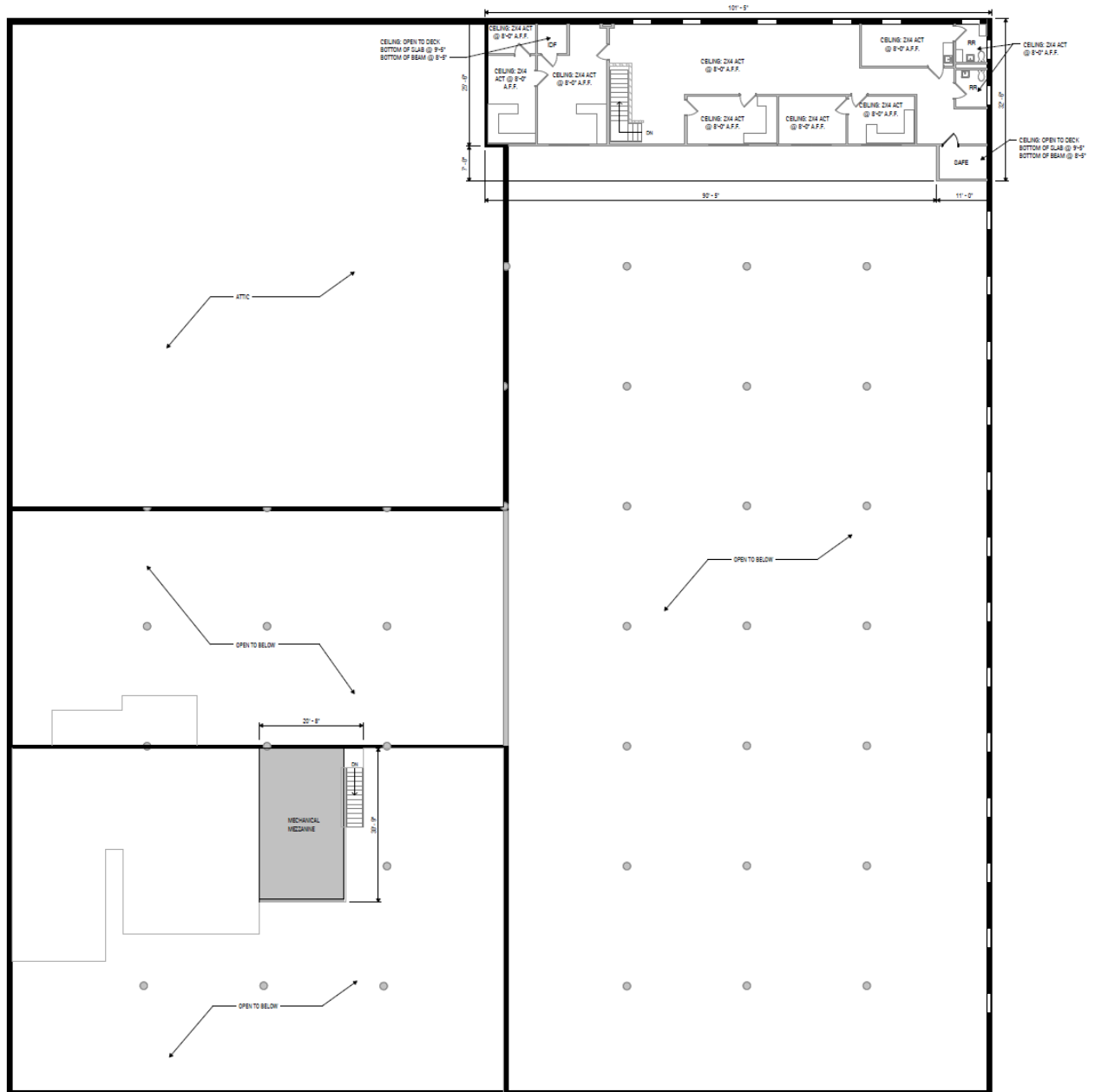
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# Floorplan

## 2<sup>nd</sup> Floor



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# For Lease

**2808 Tillar St – Bldg. 1  
Fort Worth, TX 76107**

**58,985 SF Available on +/- 2.65 AC**

- Office/Warehouse Space
- Central Fort Worth Location
- 20'2" - 22'6" Clear Height
- Zoning: "J" Medium Industrial
- 6 Dock High Doors
- Fenced & Secured Parking
- **Lease Rate: Call Broker**

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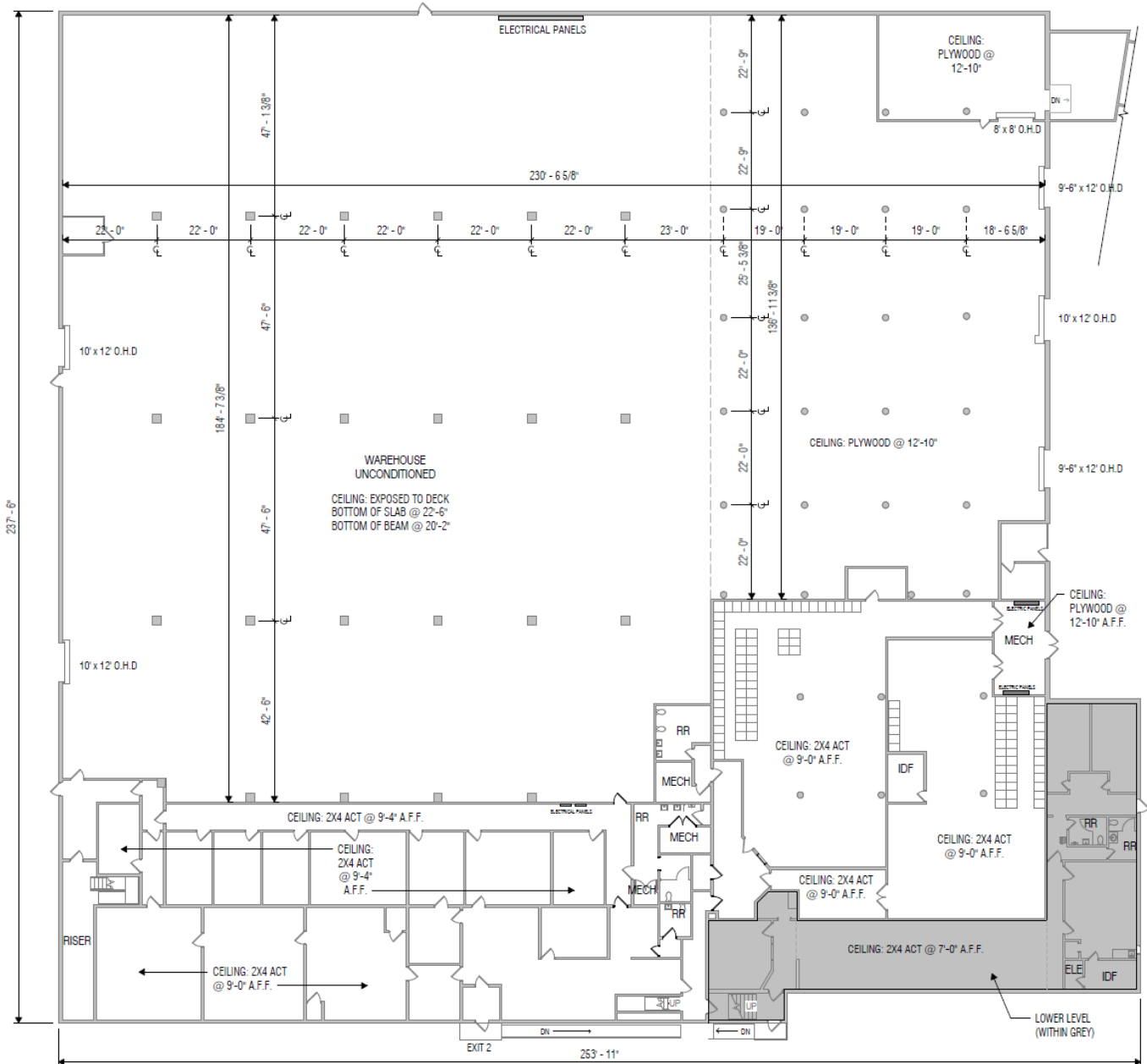
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# Floorplan

## 1<sup>st</sup> Floor



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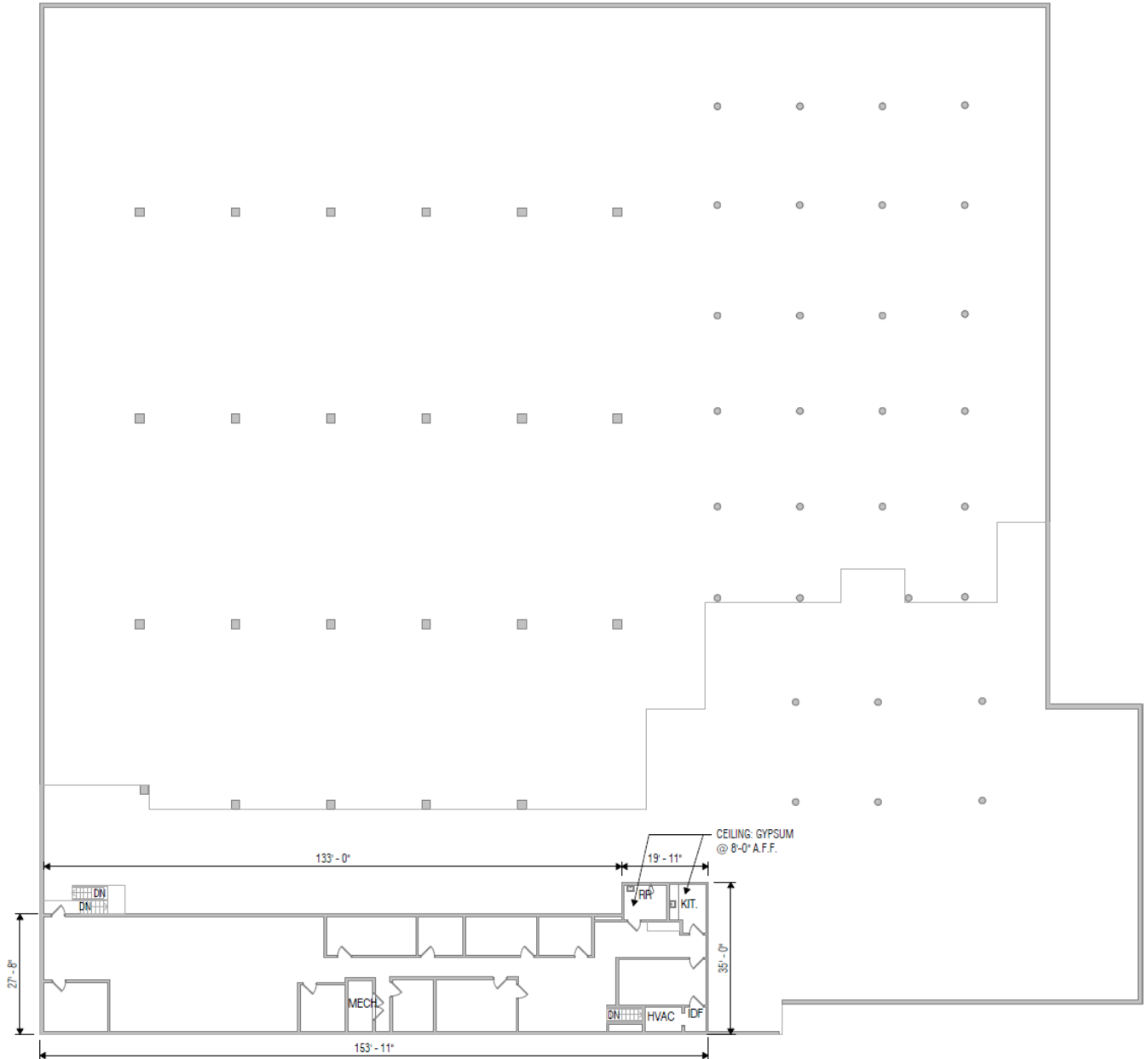
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# Floorplan

## 2<sup>nd</sup> Floor



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# For Lease

**Up to 28,298 SF Available on +/- 1.70 AC**

- Building 2: 4,744 SF
- Building 3: 10,292 SF
- Building 4: 13,262 SF
- Warehouse/Office Space
- Can be Leased Together or Separately
- 10'6" – 12'6" Clear Height
- Zoned "J" Medium Industrial
- Shared Parking Lot/Truck Court
- **Lease Rate: Call Broker**

**2808 Tillar St – Bldg. 2, 3 & 4  
Fort Worth, TX 76107**

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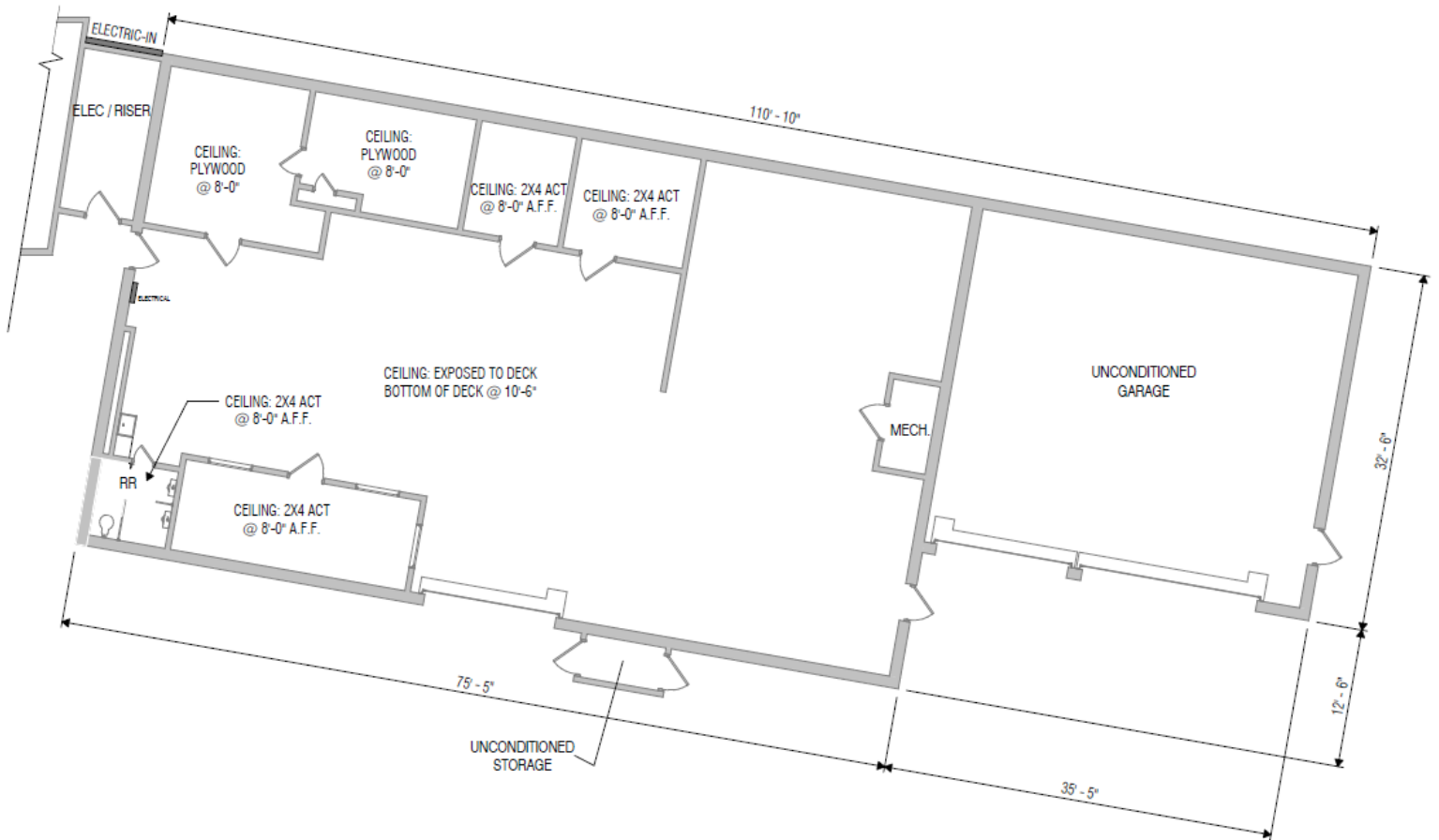
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# Floorplan



## Building 2 – 4,744 SF

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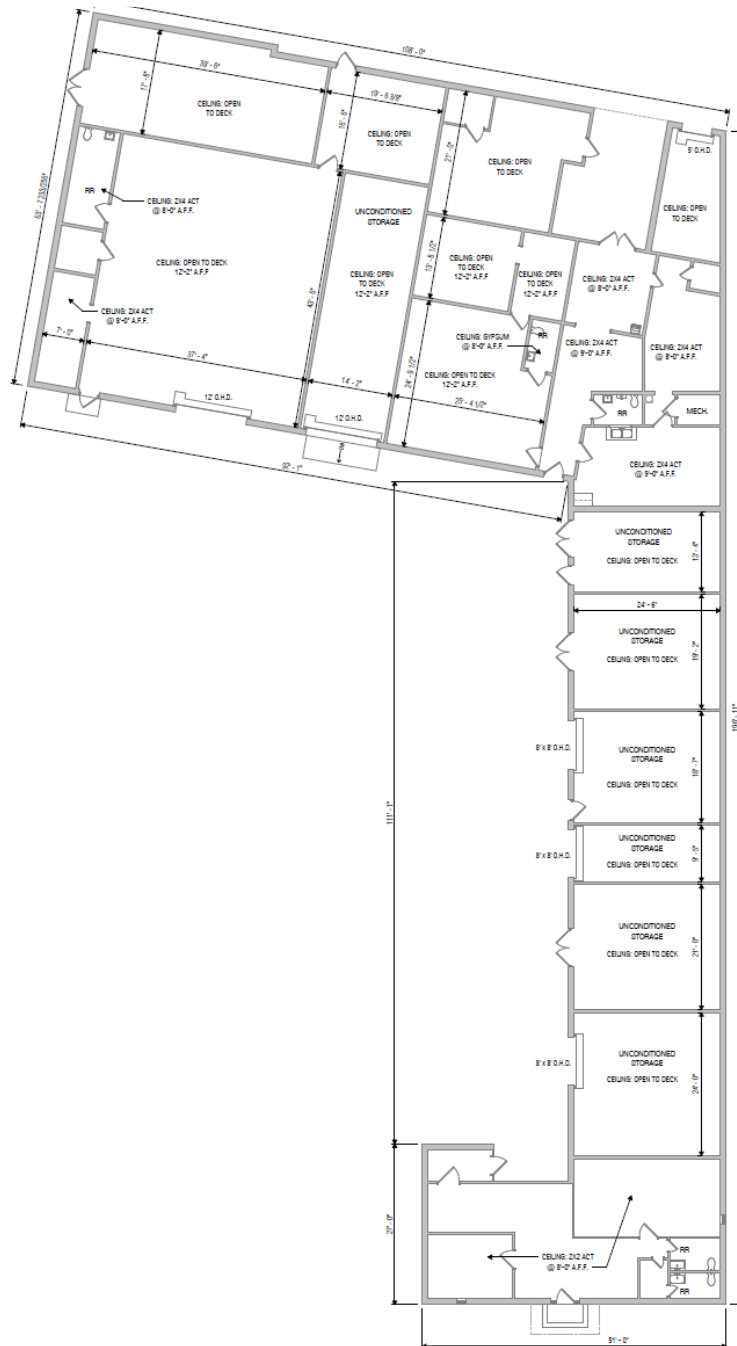
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# Floorplan

## Building 3 – 10,292 SF



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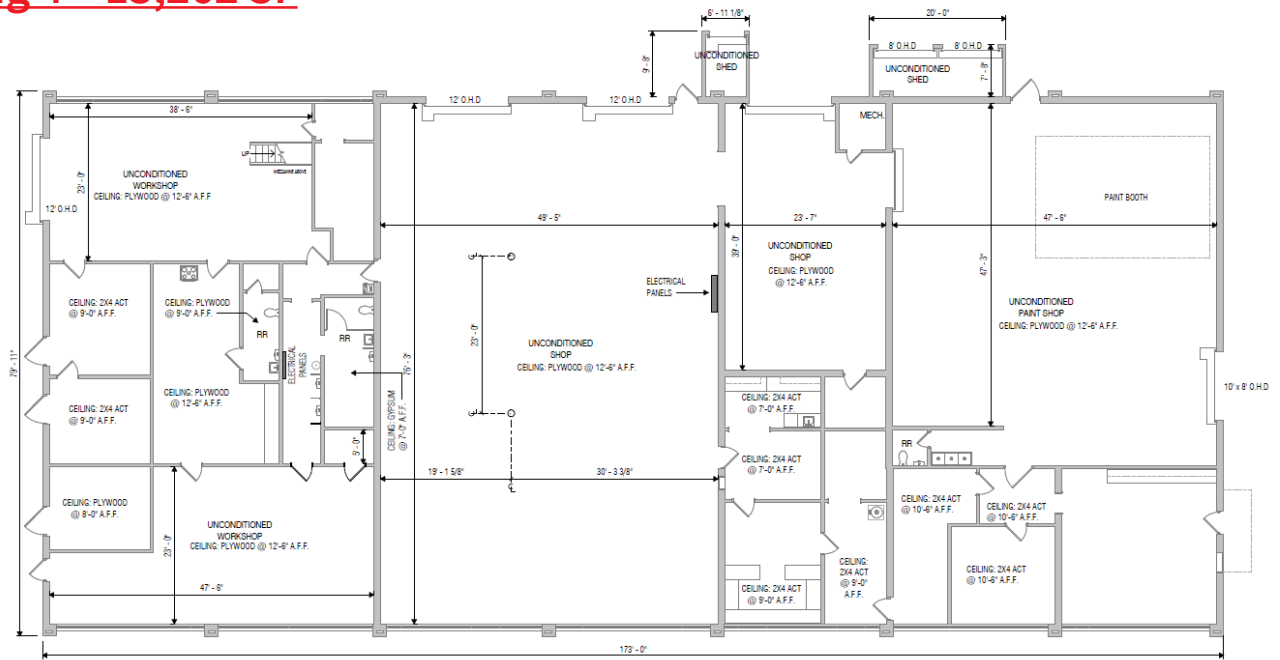
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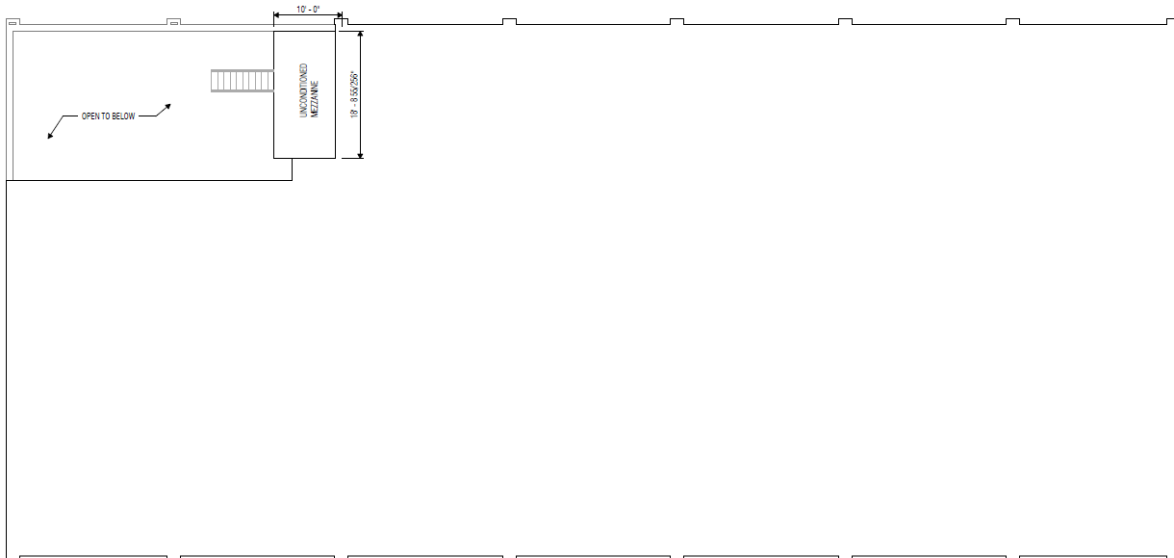
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# Floorplan

## Building 4 - 13,262 SF



**1<sup>st</sup> Floor**



**2<sup>nd</sup> Floor**

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# For Lease

**17,160 SF Available on 0.8636 AC**

- Warehouse/Office Space
- Central Fort Worth Location
- Zoning: "K" Heavy Industrial
- 2 Dock High Doors
- 10'0" – 15'5" Clear Height
- Adjacent 0.4338 AC lot can be used for additional parking (Gated & Secured)
- **Lease Rate: Call Broker**

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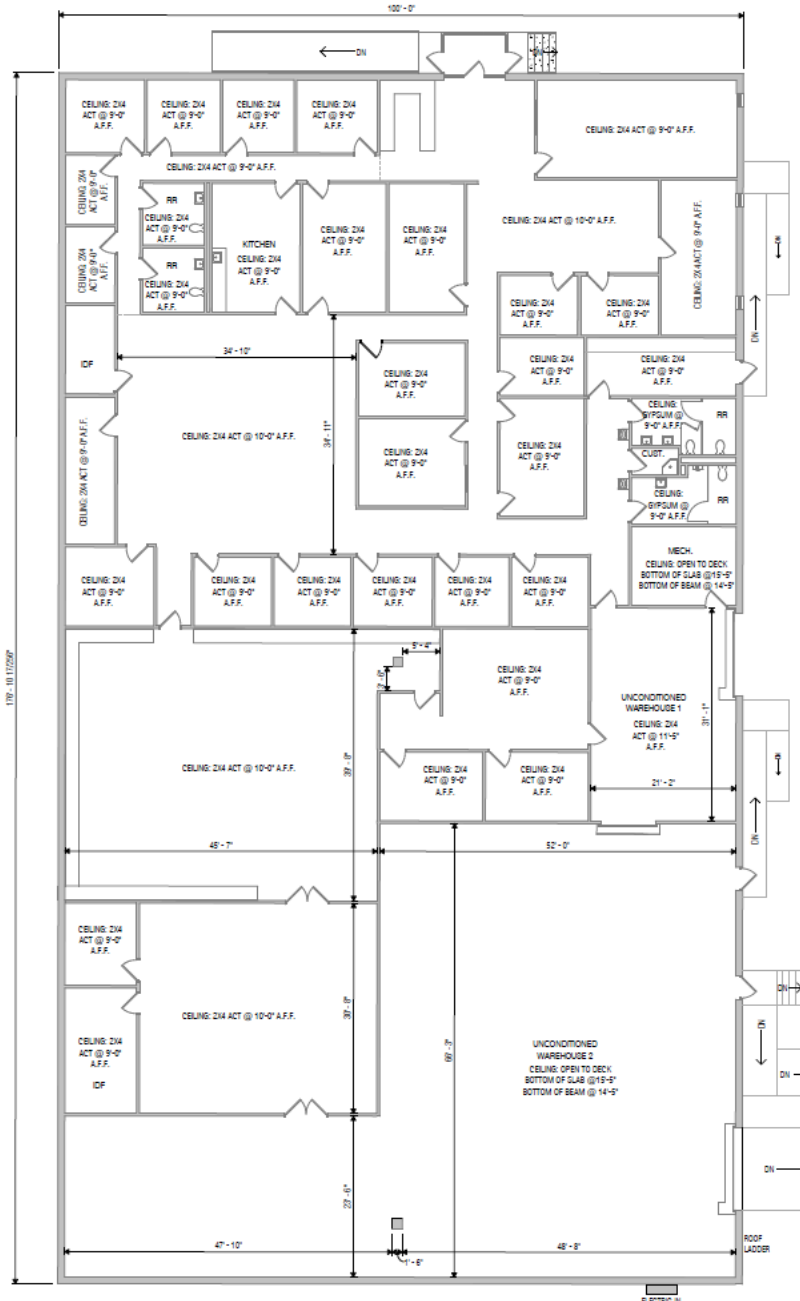
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# Floorplan

**17,160 SF**



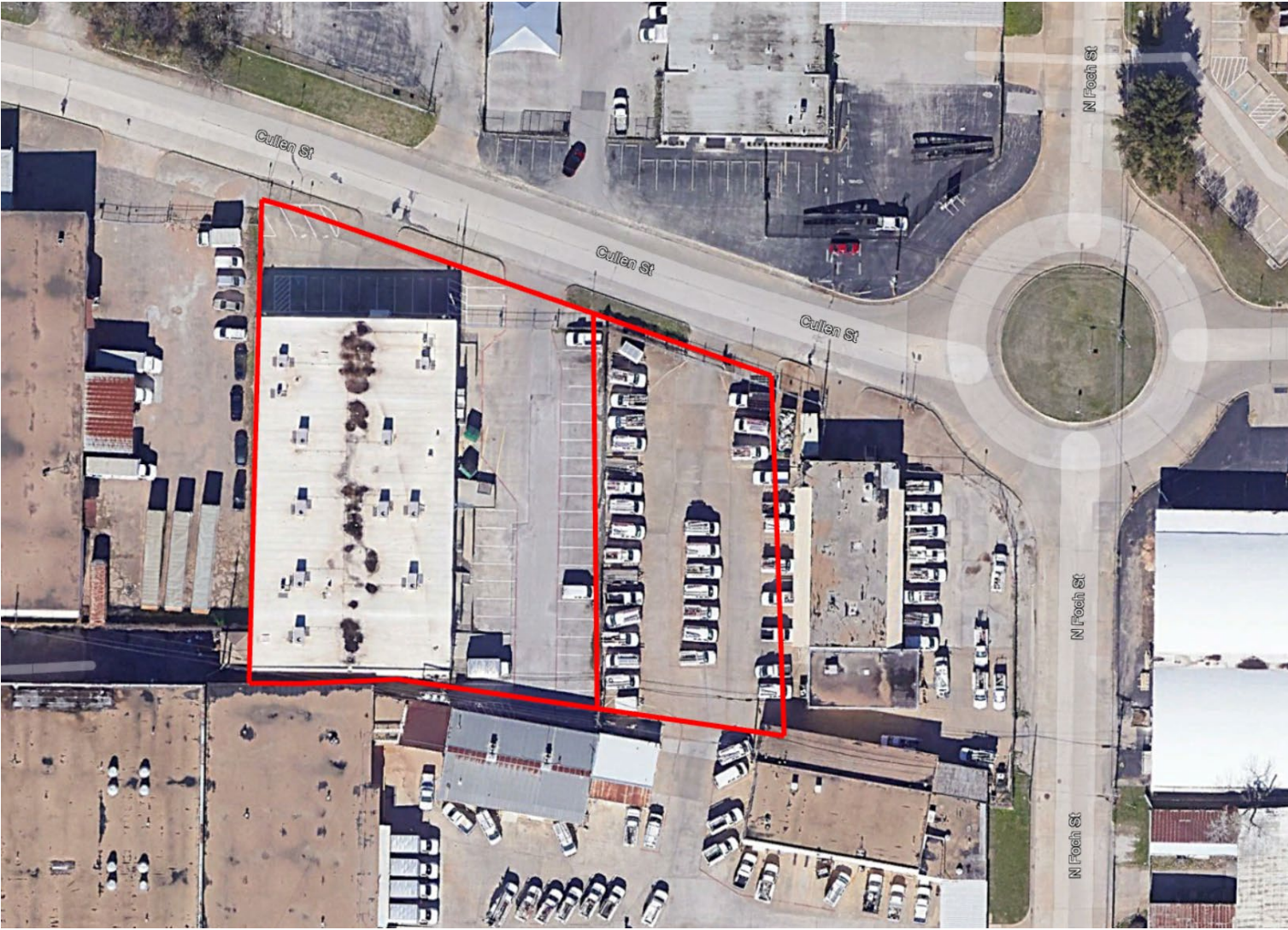
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# For Lease

**5,573 SF Available on 0.46 AC**

- Warehouse/Office Space
- Central Fort Worth Location
- Zoning: "K" Heavy Industrial
- 7'0" – 10'0" Clear Height
- 7 Dock Doors
- Adjacent 0.4338 AC lot can be used for additional parking (Gated & Secured)
- **Lease Rate: Call Broker**

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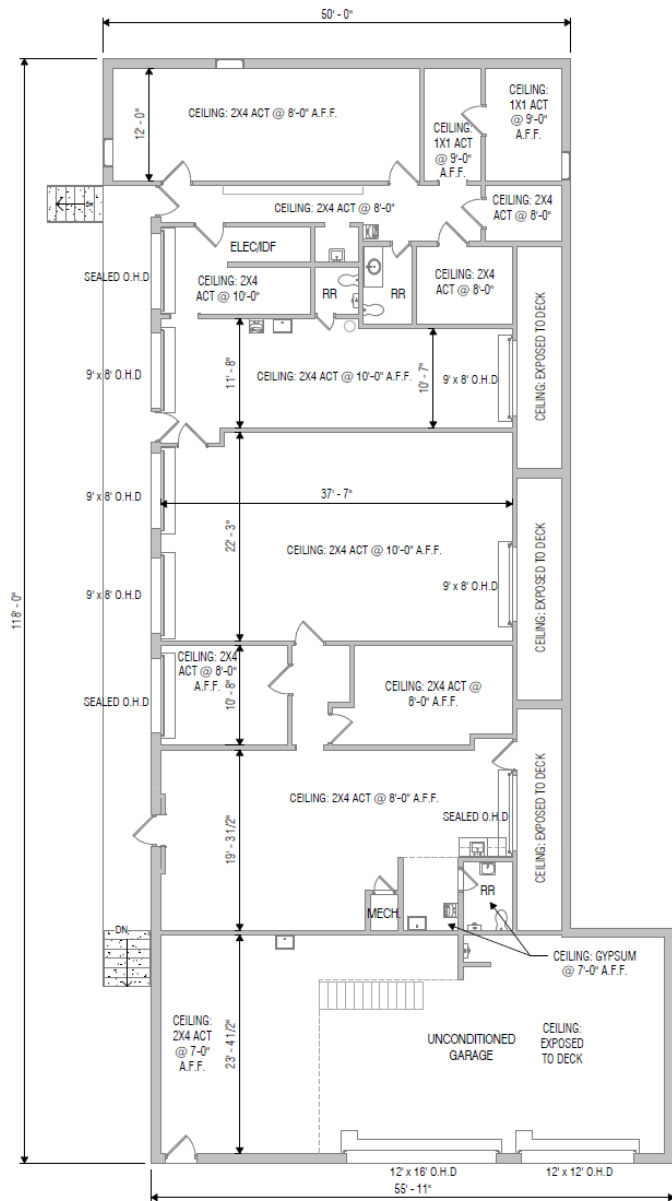
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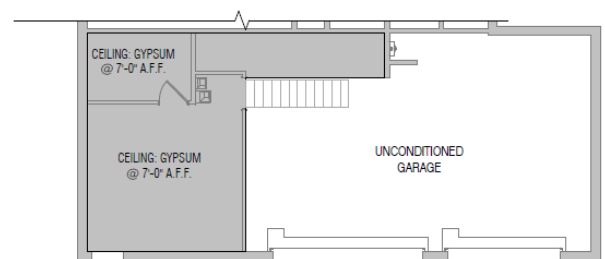
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# Floorplan



**1<sup>st</sup> Floor**



**2<sup>nd</sup> Floor**

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# For Lease

2720 Cullen St  
Fort Worth, TX 76107

**72,287 SF Available on 2.7209 AC**

- Former Classroom Space
- Ability to Convert Back to Industrial Facility
- 8' - 12' Clear Height
- 30'x40' Column Spacing
- Zoned "K" Heavy Industrial
- Ample Parking Available
- **Lease Rate: Call Broker**

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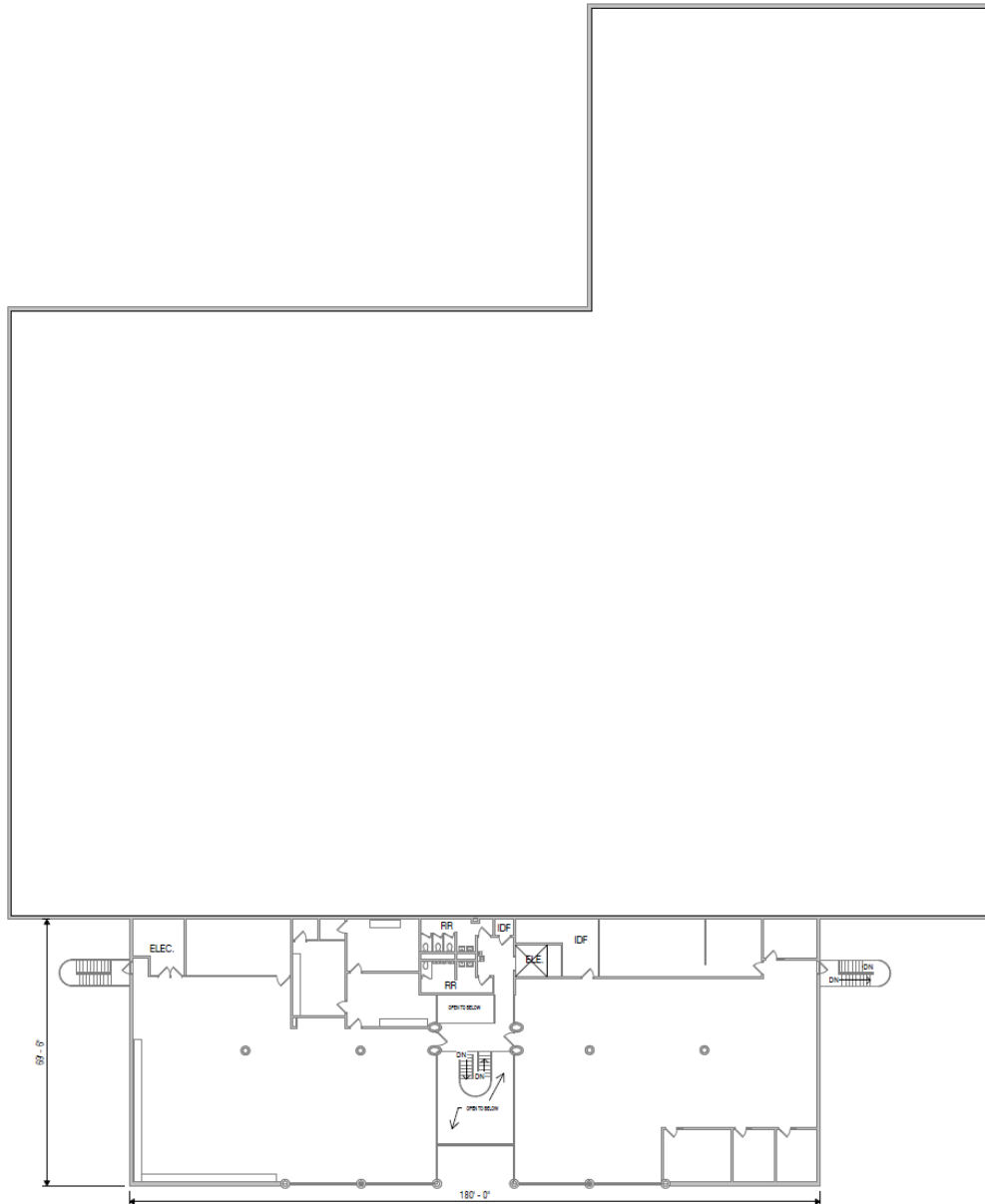
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# Floorplan

## 2<sup>nd</sup> Floor



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# Information About Brokerage Services

*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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Cannon Camp	645967	cannon.camp@jll.com	817-334-8113
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Thomas Montague	596479	matt.montague@jll.com	817-334-8112
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# Information About Brokerage Services

*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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Madison Eve Hornisher (Trasher)	742622	madison.hornisher@jll.com	817-334-8135
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date