

FOR LEASE
41,324 SF



RIVERBEND WEST

— DISTRIBUTION CENTER —

2101 Reeves Place | Fort Worth, Texas 76118



FOR DEVELOPMENT INFORMATION:



David Owen | Downen@piret.ca

121 King Street W | Suite 2100 | Toronto, ON M5H 3T9
www.piret.ca

FOR LEASING INFORMATION:



Matt Carthey, Managing Principal | 817.710.1111 | mcarthey@hlfortworth.com

George Jennings, Marketing Associate | 817.632.6151 | gjennings@hlfortworth.com

300 Throckmorton | Suite 550 | Fort Worth, Texas 76102
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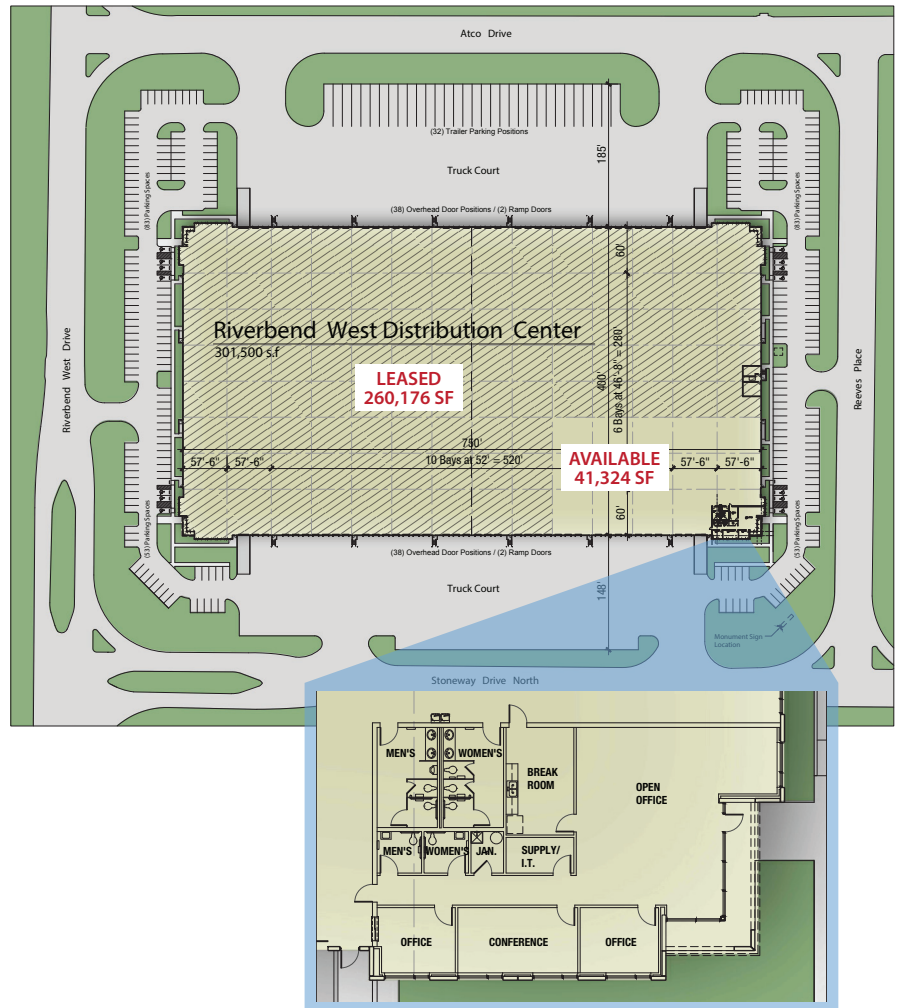
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BUILDING FEATURES

- 41,324 SF Available
- 2,617 SF Office Space
- Situated on most prominent corner of the building with great curb appeal
- 32' Clear Height
- 53 Car Parking Spaces
- 148' Truck Court
- (12) 9'x10' OH dock doors
- (1) 14'x16' drive-in door with ramp
- ESFR sprinkler
- Street access on all four sides of building
- Triple freeport tax exemption
- Warehouse equipped with LED light fixtures and motion sensors providing 25fc measured at 36" aff
- Interior warehouse walls painted white
- Columns painted safety yellow at 8' high



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- Located on the northeast side of the City of Fort Worth in the master-planned Riverbend West Business Park
- Easy access to Loop 820, I-35W, Highway 121, TEXpress Tollway, and I-30
- 16 minutes to DFW Airport and 12 minutes to downtown Fort Worth
- Trinity River Express (TRE) Rail station located in park with passenger shuttle to the building

Riverbend West, being centrally located in Tarrant County, offers a reliable choice in transportation routes during heavy congestion with easy access to a number of toll lanes on the Chisolm Trail Tollway and major interstate highways, including I-20, I-30 and I-35W, a major north-south route and North America Free Trade Agreement (NAFTA) corridor that links the United States to Mexico and Canada.

The Riverbend West Park is surrounded by communities that offer a strong, well educated work force. The park also offers mass transit by Trinity Railway Express (TRE) which provides commuter rail service between Fort Worth and Dallas in cooperation with the Fort Worth Transportation Authority (The T) and Dallas Area Rapid Transit (DART), the region's public transit services. The TRE serves 180,000 riders monthly from links at Fort Worth, Dallas and Dallas/Fort Worth International Airport.

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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:
 - 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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@hldallas.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@hldallas.com	972-241-8300
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