

2021 BI-ANNUAL DALLAS-FORT WORTH INDUSTRIAL BRIEF

Q1-Q2 | PUBLISHED JULY 2021

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DALLAS-FORT WORTH TEAM OF EXPERTS

Q1 & Q2 SIGNIFICANT WAREHOUSE & DISTRIBUTION TRANSACTIONS

BUYER/TENANT	SF	SUBMARKET	TYPE
MDC Coastal 16	1,023,488	North Fort Worth	Sale
Walmart Distribution Center	1,002,536	North Fort Worth	Lease
Henry Schein	810,908	North Fort Worth	Lease
Arcapita	776,630	South Dallas	Sale
Woods Distribution Solutions	707,940	North Fort Worth	Lease
Niagara Bottling	630,000	South Dallas	Lease
Petco	608,939	I-35	Lease
CompTree	576,123	GSW	Lease
Tri-State Enterprises	492,500	GSW	Lease
Huntington Industrial Partners	487,872	East Dallas	Sale
FB Flurry	472,200	East Dallas	Lease
Yokohama Tire Corporation	431,630	South Dallas	Lease
Solo Stove	431,320	DFW Airport	Lease
Reynolds Consumer Products	410,000	I-35	Sale
Communications Test Design	403,465	North Fort Worth	Lease
Averitt Express	401,557	GSW	Lease
EMLS	398,442	Denton	Lease
Kohlberg Kravis Roberts	380,513	East Dallas	Sale
Amazon	372,835	DFW Airport	Lease
IDC Logistics	351,194	North Fort Worth	Lease
Gulf Relay	350,150	South Dallas	Lease
CanTex Capital	350,000	I-35	Lease
SiteOne Landscape Supply	337,931	South Dallas	Sale
Oatly	313,753	South Fort Worth	Lease
Marco Company	308,777	North Fort Worth	Lease
Quorum International	305,255	North Fort Worth	Lease
KGP Telecommunications	305,000	GSW	Lease
CanTex Capital	288,337	East Dallas	Sale
Corradi USA	259,900	I-35	Sale
Allen Distribution	245,000	North Fort Worth	Lease
Smart Warehousing	225,474	North Fort Worth	Lease
Morrison Supply	222,000	GSW	Lease
Trinity Broadcasting Of Texas	215,125	North Fort Worth	Sale
Naterra	210,550	DFW Airport	Lease
Pitney Bowes	194,950	DFW Airport	Lease
PIN	191,800	DFW Airport	Lease
TPG Real Estate	185,000	I-35	Sale
Amazon	178,200	I-35	Lease
Elements International	177,473	East Dallas	Lease
Enigma Properties Terminal	162,798	South Fort Worth	Sale
Excel Volleyball	162,697	I-35	Lease
AmeriPac	162,500	DFW Airport	Lease
Meritex Enterprises	161,782	DFW Airport	Sale
Alpha Furniture	160,120	GSW	Lease
Mallory International Logistics	157,300	GSW	Lease
OSM	149,058	GSW	Lease
Novamex	143,801	East Dallas	Lease
Eddie Campos	135,470	South Fort Worth	Sale
Red River Distribution	133,200	I-35	Lease
CHM Industries	130,000	North Fort Worth	Sale
Network Wireless Solutions	129,611	I-35	Lease
R-O-C Transport	126,400	DFW Airport	Lease
Allios	125,213	DFW Airport	Lease
Challenge Manufacturing	125,139	North Fort Worth	Lease
TradeLane Properties	124,380	South Fort Worth	Sale

BUYER/TENANT	SF	SUBMARKET	TYPE
Lineage Logistics	122,500	South Fort Worth	Lease
Danhil Containers III	122,053	I-35	Sale
Man Kwong Ng	122,000	East Dallas	Sale
Purocol, LLC	120,455	East Dallas	Lease
Robert L Baker	120,146	South Fort Worth	Sale
KVP International	120,000	NE Dallas	Sale
AmeriPac	119,717	DFW Airport	Lease
Panini America	118,200	GSW	Lease
Womack Machine Supply	113,000	I-35	Lease
American West	108,000	I-35	Lease
Fidelity Paper & Supply	107,082	GSW	Lease
Keefe Group	105,660	East Dallas	Lease
Communications Test Design	105,642	DFW Airport	Lease
Prologistics	105,000	NE Dallas	Lease
UPC Texas	103,500	GSW	Lease
Communications Test Design	102,782	DFW Airport	Lease
Asbury Automotive Group	102,496	I-35	Sale
Dayton Parts	101,029	DFW Airport	Lease
Barrett Distribution Centers	100,056	East Dallas	Lease
Itamar David	100,000	East Dallas	Sale
CES	99,366	North Fort Worth	Lease
Walgreen's	98,857	North Fort Worth	Lease
Half Price Books	97,530	I-35	Sale
Lawrence Law	92,071	I-35	Sale
Sam Shipley	91,287	South Fort Worth	Sale
David L Burns	90,432	GSW	Sale
IDI Logistics	88,000	GSW	Sale
The Criterion Group	86,314	I-35	Sale
Coats Rose	85,000	I-35	Sale
KSC	84,600	DFW Airport	Sale
Lasco Fittings	83,068	East Dallas	Lease
Collier Metal Specialties	80,000	East Dallas	Lease
Dawn Food Products Incorporated	80,000	East Dallas	Lease
CH Holdings	78,220	I-35	Sale
Jady Wings	76,192	South Dallas	Sale
HiSun Motors	75,250	NE Dallas	Sale
Asbury Automotive Group	71,030	I-35	Sale
CHEP USA	70,100	DFW Airport	Lease
BioMed Laboratories	69,280	East Dallas	Lease
Hexacomb Corporation	68,962	GSW	Sale
Anchor	68,168	South Fort Worth	Sale
Servpro Of North Garland	65,580	DFW Airport	Sale
Chelo Seba Development	65,200	East Dallas	Sale
Communications Test Design	63,346	DFW Airport	Lease
Top Fitness	62,370	DFW Airport	Lease
Denali Advanced Integration	60,558	NE Dallas	Lease
PerfectVision Manufacturing	60,000	DFW Airport	Lease
Stace Symonds	60,000	I-35	Sale
Gold 3PL	59,440	I-35	Lease
Parsen Global Resources	59,132	NE Dallas	Lease
Earl Owen Company	58,880	I-35	Lease
Mohammad Kamal	58,720	GSW	Sale
Fullrich Industries	57,462	I-35	Lease
MDHC	57,361	I-35	Lease
The Arden Group	57,079	South Dallas	Sale

■ Denotes a Lee & Associates transaction completed.



The industrial sector continues to be a hot spot for the Dallas-Fort Worth market at the midpoint of 2021 and there is no sign of anything slowing down. Developers are delivering an average of 20 MSF of net new space annually since 2015. **The market has reached a major milestone: A total of 1 billion square feet of industrial product (if we include proposed buildings)!** Vacancies remain stable at 6.3% due to a combination of the impressive demand for speculative projects and several significant build-to-suits being delivered. The metroplex leads the nation in construction with over 35.6 MSF underway.

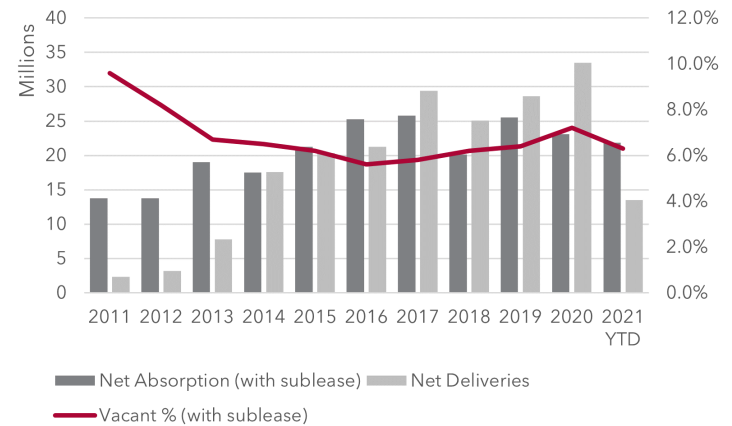
Additionally, rent growth has remained positive which is especially impressive considering the metroplex has added over 171 MSF of new space over the last decade. To put it in perspective, the Inland Empire in California added 175 MSF of new space.

In the first half of 2021, the market experienced 36 MSF in leasing activity, keeping pace with where we were last year at the same time. Top leases in the DFW market include:

- Walmart signed a 1 MSF lease in the Alliance Westport Industrial Park in the North Fort Worth/ Alliance submarket
- Home Goods also signed a 1 MSF lease in Carter Park East in South Fort Worth, and
- Niagara Bottling signed over 600K in South Dallas

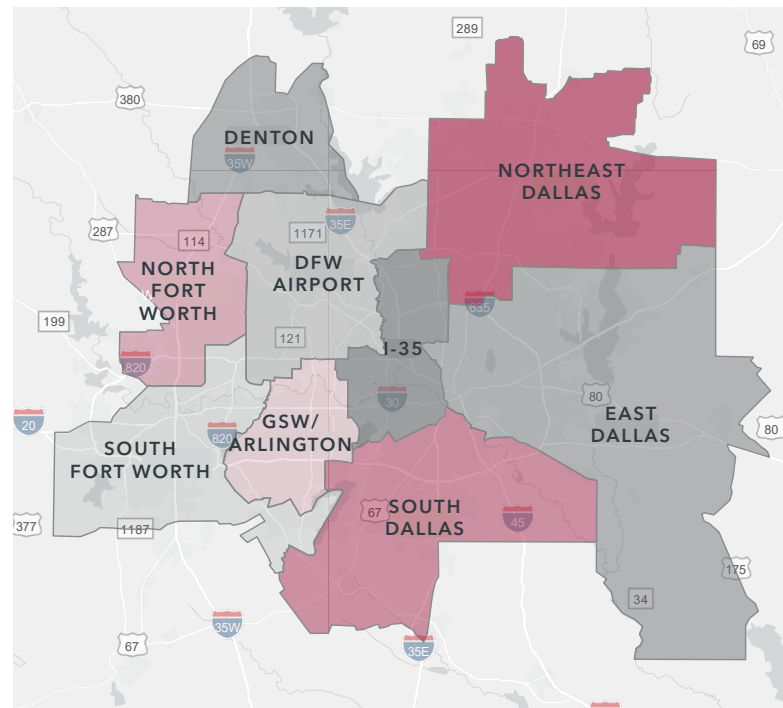
ABSORPTION, VACANCY & DELIVERIES

percentage 2011 - YTD 2021



VACANCY RATE | 6.3%

Q2 2021



DFW INDUSTRIAL MARKET OVERVIEW

PERIOD	TOTAL INVENTORY SF	VACANCY RATE AVG	NET ABSORPTION SF (INCLUDES SUBLEASE)	TOTAL UNDER CONSTRUCTION SF
2021 Q2	958,752,133	6.3%	8,980,819	35,590,776
2021 Q1	952,575,158	6.7%	12,266,564	28,541,994
2020 Q3-Q4	945,234,820	7.1%	9,150,516	60,899,801
2020 Q1 - Q2	930,214,602	6.5%	13,945,935	63,841,646
2019	911,780,870	6.4%	25,544,769	31,091,895
2018	883,153,950	6.2%	20,140,080	31,821,702

Q1 - Q2 INDUSTRIAL SUBMARKET OVERVIEW

MARKET	TOTAL INVENTORY SF	VACANCY RATE AVG	NET ABSORPTION SF (INCLUDES SUBLEASE)	TOTAL UNDER CONSTRUCTION SF
DENTON	14,961,328	3.9%	1,279,795	508,400
DFW AIRPORT/LEWISVILLE	121,026,659	5.9%	5,054,879	3,684,600
EAST DALLAS	119,335,630	6.5%	850,226	4,435,310
GREAT SOUTHWEST (GSW)	124,178,037	3.9%	2,678,923	2,318,118
I-35	211,993,117	4.8%	1,970,572	1,664,198
N FORT WORTH/ALLIANCE	118,045,958	10.3%	3,805,515	9,199,770
NE DALLAS	118,045,958	7.9%	1,953,780	1,538,097
SOUTH DALLAS	101,462,130	6.3%	3,277,841	8,212,875
SOUTH FORT WORTH	86,351,279	7.9%	2,721,065	3,881,408
TOTALS	958,752,133	6.4%	23,592,596	35,442,776

Q1 - Q2 INDUSTRIAL CONSTRUCTION ACTIVITY

MARKET	# OF BUILDINGS	TOTAL UNDER CONSTRUCTION SF	PRE-LEASED SF	PRE-LEASED %
DENTON	9	508,400	16,000	3.1%
DFW AIRPORT/LEWISVILLE	29	3,684,600	1,185,967	32.2%
EAST DALLAS	18	4,435,310	1,154,765	26.0%
GREAT SOUTHWEST (GSW)	27	2,318,118	38,193	1.6%
I-35	20	1,664,198	798,085	48.0%
N FORT WORTH/ALLIANCE	48	9,199,770	1,625,368	17.7%
NE DALLAS	23	1,538,097	621,300	40.4%
SOUTH DALLAS	28	8,212,875	4,425,850	53.9%
SOUTH FORT WORTH	42	3,881,408	518,380	13.4%
TOTALS	244	35,442,776	10,383,908	26.3%

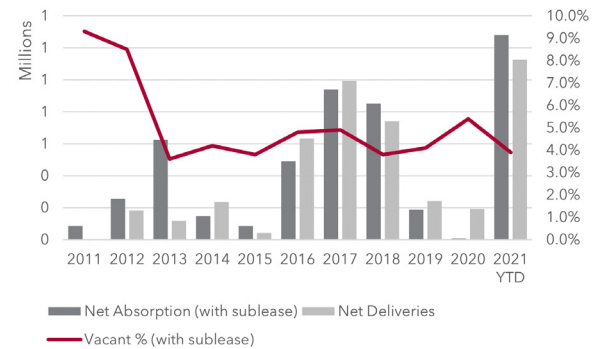
DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEW

DENTON

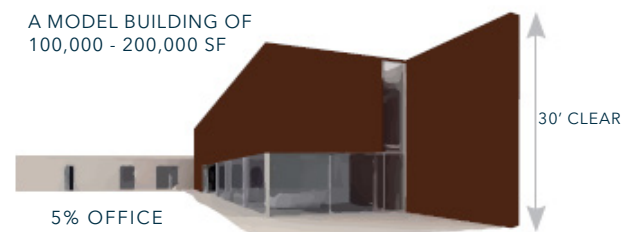
Best known as a college town, Denton is a submarket emerging as a secondary industrial node on the Fort Worth side of the metroplex. Denton's location provides access to Dallas via I-35E and Fort Worth via I-35W. Robust economic and demographic growth in Tarrant County will lead to continued industrial development.

At 3.8%, vacancies in Denton are below the metro average of 6.3% and are expected to remain tight in the short term. Construction has ramped up over recent quarters after lower levels of development, allowing vacancy rates to tighten. Most commercial businesses in Denton will continue to be tied to the University of North Texas and Texas Woman's University, which boasts a combined enrollment of more than 50,000 students.

In 2020, there were 39 new/direct industrial leases signed in the submarket totaling 964,600 SF. This is the highest level of leasing activity reached in the last decade. It is even more impressive considering the submarket averaged 350,000 SF a year since 2010. The most significant deal of the year was Lowe's Home Improvement signing a 648,00 SF deal in Westpark. Exeter developed the property and delivered it in early 2021.



A MODEL BUILDING OF
100,000 - 200,000 SF



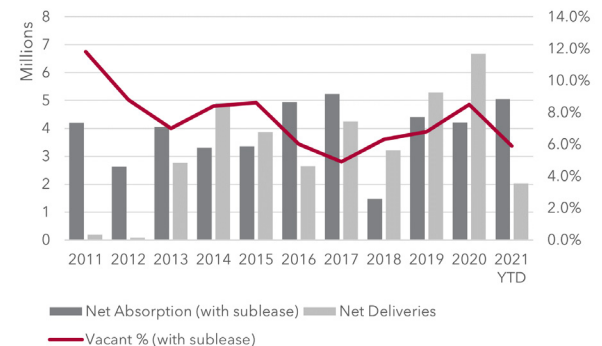
RENTAL RATE: \$4.50 NNN
Q2 2021

DFW AIRPORT

Dallas/Fort Worth International Airport is the primary driver of demand for this submarket. The airport is not only one of the busiest in the U.S. for passenger travel, but it ranks as one of the largest cargo airports in the country, and roughly one-third of the submarket's inventory is within its boundaries. The submarket's location also gives tenants access to major arteries, including LBJ Freeway, Highway 360, Highway 114, Highway 121, Highway 183, and I-820. Due to its central location, virtually anywhere in the metroplex can be reached within one hour, even in heavy traffic.

With a significant amount of total inventory added since 2010, the submarket has a high concentration of efficient product with clear heights and dock configurations suitable for modern distribution. Due to land constraints, virtually all current and future construction will take place on land owned by the Dallas/Fort Worth International Airport.

North of the airport, just over 9.6 million SF delivered from 2010-2020. A few recently signed leases include 490,000 SF (DHL) and 238,000 SF (Benjamin Moore) in 121 Lakepointe Crossing, and 306,000 SF (Ericsson) in Majestic Airport Center DFW.



A MODEL BUILDING OF
100,000 - 200,000 SF



RENTAL RATE: \$4.95 NNN
Q2 2021

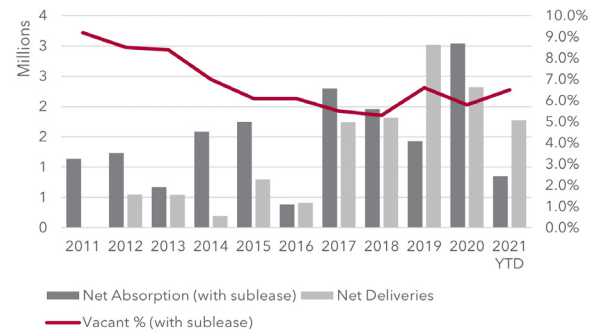
DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEW

EAST DALLAS

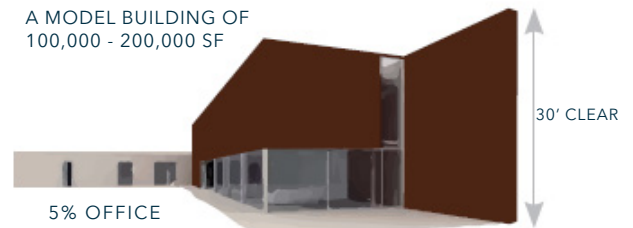
The East Dallas submarket boundaries cover as far west as the Dallas CBD and stretch as far east as Kaufman County. It is comprised of a diverse mix of product, ranging from multi-tenant buildings from the '80s- and '90s- to newer, more modern single-tenant buildings. The submarket centers on Union Pacific Railroad's intermodal hub in Mesquite, constructed in the early 2000s, making it a longstanding transportation center.

In terms of construction, many recent new builds were built-to-suit, including a 352,000-SF facility for FedEx Ground and an 877,000-SF facility for Ashley Furniture. Exeter Property Group broke ground and added a four-building industrial park just west of the intermodal, totaling more than 1 MSF.

More industrial product is available further east, along Highway 80 where ample land is ready for new development. The best example of this is Forney where there is strong population growth and supported increase in single-family homes and commercial development, spearheaded by Perot-Hunt's \$1 billion Gateway project. Amazon's 1.1 million SF distribution facility in Forney just delivered in June as well.



A MODEL BUILDING OF
100,000 - 200,000 SF



RENTAL RATE: \$4.00-\$4.50 NNN
Q2 2021

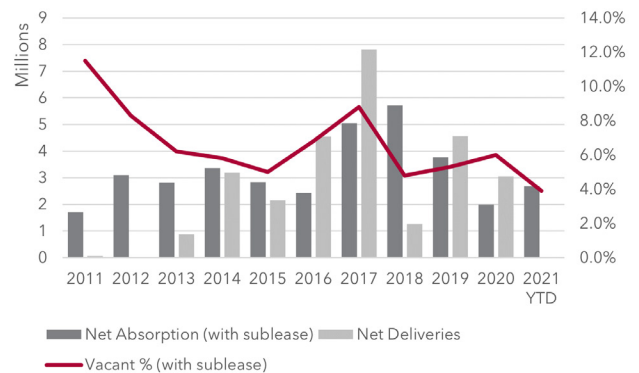
GSW/ARLINGTON

The Great Southwest (GSW) submarket, centrally located between Dallas and Fort Worth, consists of Arlington and Grand Prairie. Positioned south of the DFW Airport and north of Highway 30, GSW is one of the largest industrial submarkets in the metroplex and a hot spot for speculative projects.

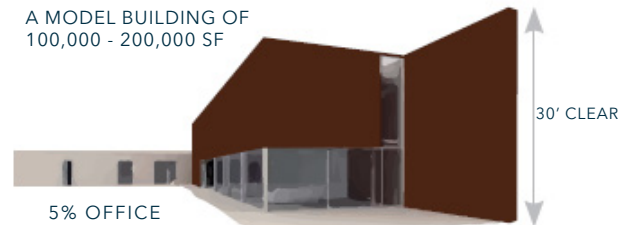
Occupancies have recovered from the most recent supply wave and are currently trending below the metro average. However, with more than 830,000 SF underway, much of which is speculative, the vacancy rate may increase in the short term.

The northern part of the submarket is attractive to national retailers and third-party logistic (3PL) companies, as well as companies focused on local distribution, and the easy access to the DFW Airport and to highways in all parts of the metroplex makes it ideal.

South of Highway 30 there is a concentration of higher-quality stock buildings, but east of Highway 360 is home to a high concentration of manufacturing tenants. Over 80% of the southern part of the submarket's total inventory was built before 1990, but that proximity to the manufacturing core is still very attractive to many tenants despite the older product. General Motors' Arlington assembly plant is also in the submarket and has recently completed a significant expansion, adding 1 million SF, while boosting demand from suppliers and supplemental parts manufacturers.



A MODEL BUILDING OF
100,000 - 200,000 SF



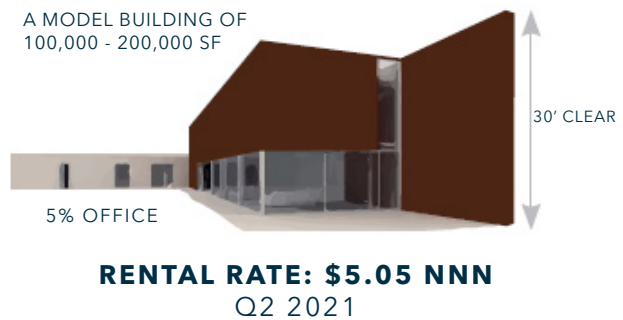
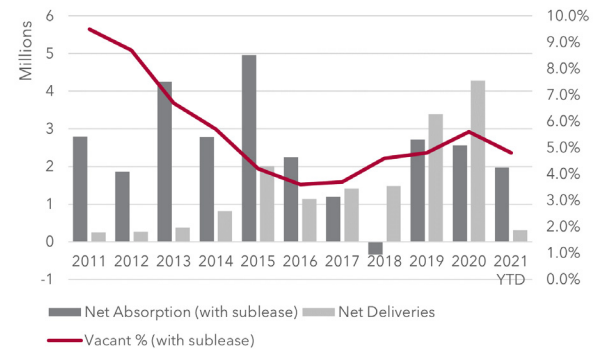
RENTAL RATE: \$4.55 NNN
Q2 2021

DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEW

I-35 CORRIDOR

The I-35 submarket boundary covers the I-35E corridor from Carrollton down to the Design District and includes the northwestern and western parts of Dallas. The motto for the area is generally “reuse and repurpose” since much of the industrial product in this submarket is infill development. Therefore, the submarket has not seen significant supply additions in decades, this is unlikely to change due to high land costs and a lack of large tracts suitable for industrial facilities. The lack of supply, coupled with a strong demand for space near the urban core, has contributed to tight vacancies. These vacancies trend below the metro average, like other close-in industrial submarkets. The existing supply tends to run under 100K SF and often are older buildings.

In the southern part of the submarket, proximity to the major population center of Dallas and major highway access provided by I-30 running east/west still makes the area quite desirable for small tenants and last-mile distribution operations. The area is also home to a brand-new, 2.3M SF Amazon facility developed by Hillwood that was delivered in the spring of 2020.

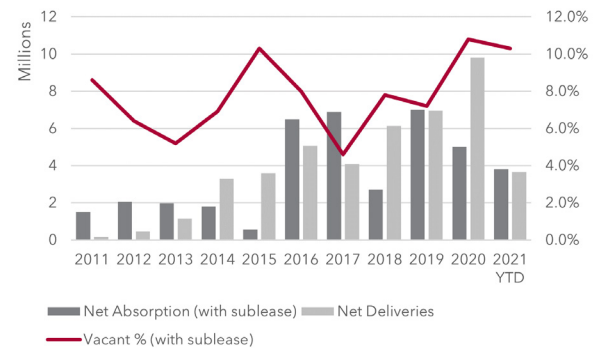


NORTH FORT WORTH/ALLIANCE

The North Fort Worth/Alliance Submarket is dominated by Hillwood's 26,000-acre master-planned AllianceTexas development. Alliance has emerged as one of Dallas-Fort Worth's primary industrial nodes, featuring some of North Texas's newest, most efficient warehouse product. The submarket is also home to Fort Worth Alliance Airport, which is dedicated exclusively to air cargo, as well as the Alliance Global Logistics Hub (built around the BNSF Alliance Intermodal Facility), which serves as one of the nation's premier inland ports.

This region is primarily comprised of big-box inventory, which makes the submarket attractive to institutional investors. Buildings often change hands as part of national or multi-market portfolio sales. Especially in the northern part of the submarket, developers have also added over 30 million SF of new space in the last decade, encompassing 50% of the market's industrial construction during this period. With over 9 million SF of development currently underway, the area is showing no signs of slowing down.

In the past 12 months, the submarket has experienced 4.4 million SF of net positive absorption. One key deal was Walmart taking 1 million SF of Westport 11, which Hillwood developed. Alliance Westport encompasses 7.4 million SF of developed industrial space with over 7 million SF planned for future build-out. Other tenants in the park include FedEx, Wabtec, and Kraft.



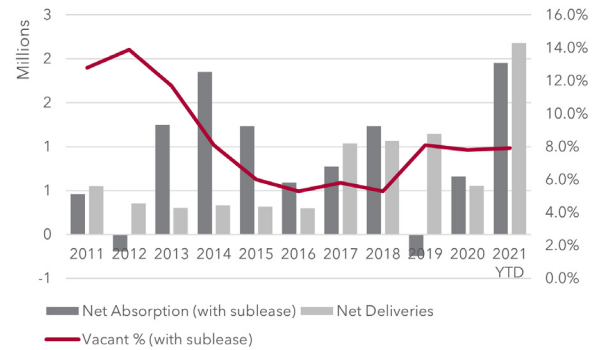
DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEW

NORTHEAST DALLAS

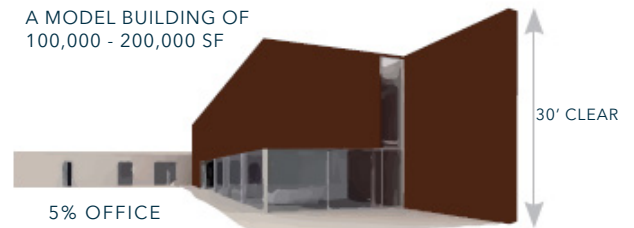
The Northeast Dallas submarket covers a significant portion of the Highway 75 corridor from Melissa down to the LBJ Freeway, as well as the areas surrounding Highway 121 and portions of Highway 380 and the northern most parts of the George Bush Turnpike. The submarket is an affluent, primarily residential area making it ideal for tenants seeking last-mile distribution space. However, the submarket has seen significant growth in the industrial sector in recent years, especially in Allen and McKinney.

Due to rising land costs all around the area and the high concentration of flex space in the southern part of the submarket, rents are some of the highest found in the metroplex and rent growth has performed well over the last decade.

In the north, most supply has come in either build-to-suits for companies like KONE, Dynacraft, and Encore. Developers continue to add more space as deliveries are set to rise in the coming quarters. In the south, data centers have accounted for virtually all new construction since 2010. Still, a few speculative non-data center projects have been completed in the last two years.



A MODEL BUILDING OF
100,000 - 200,000 SF



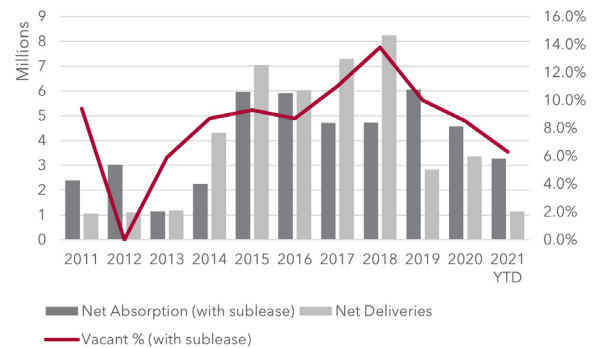
RENTAL RATE: \$4.75 NNN
Q2 2021

SOUTH DALLAS

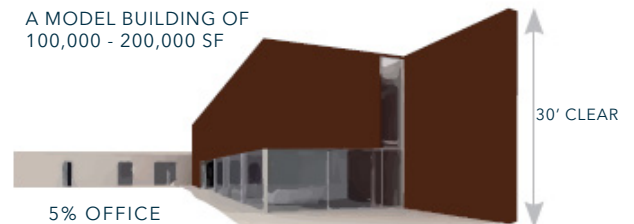
The South Dallas submarket has demonstrated impressive growth in the past few years and the area has emerged as a super-regional distribution hub. The area boasts excellent highway access, a major intermodal facility, and a seemingly unlimited amount of flat, buildable land. The major tenants in the submarket include household names like Amazon, J.M. Smucker's, Quaker Foods, Procter & Gamble, and Whirlpool, all of which boast facilities a million square feet or greater.

South Dallas is largely defined by the International Inland Port of Dallas. This "port" encompasses 7,500 acres and 5 municipalities. In addition to direct access to three major interstate highways (I-35, I-20, and I-45), the Union Pacific Intermodal Terminal provides intermodal access to the Ports of Los Angeles and Long Beach.

In the southwest, the most significant activity is that Google has just moved into a 250,000 SF data center. The two-story project is located on I-67 just west of Midlothian and was delivered earlier this year.



A MODEL BUILDING OF
100,000 - 200,000 SF



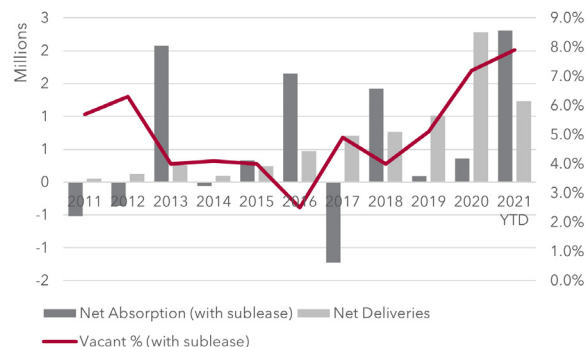
RENTAL RATE: \$4.15-\$4.55 NNN
Q2 2021

SOUTH FORT WORTH

The South Fort Worth submarket covers a fairly wide swath of land including the Fort Worth CBD and stretching up to North Richland Hills in the northeast, past Benbrook in the southwest, to Crowley in the south, and to Mansfield in the southeast. The product throughout most of the northern half of the submarket is older, smaller buildings and there is very little new supply. Additionally, the City of Fort Worth has been offering incentives to developers over the last few years to repurpose some of this older, industrial product into office or residential uses.

Much of the activity is in southern Tarrant County. Although this area has not seen the same level of growth as southern Dallas County, it shares some similarities. The submarket provides tenants excellent north/south and east/west highway access via I-35W and I-20, respectively, and it contains an abundance of flat, buildable land near those highways. Most of the submarket's inventory is in the Carter Industrial Park, located between Altamesa Boulevard and Everman Parkway. Significant tenants include MillerCoors, NFI Industries, and Alcon Laboratories.

Developers are focused on bringing more space to this section of Tarrant County with a number of projects on the way. There is 3.9 million SF of space currently under construction and two buildings in the South Fort Worth I-35 Logistics Center recently broke ground, which will add significant square footage to the submarket. Both buildings are expected to deliver in late 2021.



A MODEL BUILDING OF
100,000 - 200,000 SF



RENTAL RATE: \$4.50 NNN
Q2 2021



LEE & ASSOCIATES FEATURED LISTINGS



FOR LEASE | NORTHEAST DALLAS

1000 COIT ROAD | PLANO, TX 75075

451,672 SF Available | 16+ MW Data Center Facility | Suitable for Needs of Fortune 100 Institutions | Multi-tenant Data Center, Powered Shell, Lab or R&D Space | Redundant Chilled Water Plants | Secured Entry



FOR LEASE | SOUTH FORT WORTH

EVERMAN DISTRIBUTION CENTER

1101 EVERMAN PARKWAY | FORT WORTH, TX 76140
301,995 SF Available | Food Grade Warehouse Improvements | Active Rail with 6 Interior Spots (65' Centers) | Secured Site with Guard Shack



FOR LEASE | EAST DALLAS

5351 SAMUELL BOULEVARD | MESQUITE, TX 75149

260,600 SF Available | 28' Clear | 30 Overhead Dock Doors with Levelers
4 Ramped Doors | Easy Access to I-30, Hwy 80 I-35, I-20, I-45 and Hwy 75



FOR LEASE | NORTHWEST DALLAS

2075 MIDWAY ROAD, LEWISVILLE, TX 75056

249,1093 SF Available | 36' Clear | Build-to-Suit | Excellent Access to SH-121 with close proximity to I-35E and the North Dallas Tollway



FOR LEASE | SOUTH FORT WORTH

SOUTHWEST CROSSING LOGISTIC CENTER

5500 SOUTH FREEWAY | FORT WORTH, TX 76115
213,546 SF Available | 5,000 SF of Main Office & 1,400 SF of Shipping Office
Total of 25 Dock and 2 Drive-Ins | 55 Trailer Parks | Secured Site | Heavy Power



FOR LEASE | SOUTH FORT WORTH

SOUTHWEST CROSSING LOGISTIC CENTER

5200 SOUTH FREEWAY | FORT WORTH, TX 76115
212,175 SF Available | 32' Clear | Highway Visibility
Additional Paved Land for Parking or Outdoor Storage

LEE & ASSOCIATES **FEATURED LISTINGS**



FOR LEASE | NORTHEAST DALLAS

McKINNEY TRADE CENTER

310-330 WILMETH ROAD | MCKINNEY, TX 75056

Three Building, Class A Development | Up to 160,110 SF Available | 36' Clear
Immediate Access to Highway 5 | Close to McKinney National Airport



FOR LEASE | NORTHWEST DALLAS

JUBILEE LANE DEVELOPMENT

NWC JUBILEE LANE & STONEWALL | LEWISVILLE, TX 75056

Two Building, Class A Development | 128,019 SF & 46,628 SF | 32' Clear
Front Park/Rear-Load | Lowest BPP Tax Rate in DFW



FOR LEASE | GSW/ARLINGTON

2000-2030 E ARBROOK BOULEVARD ARLINGTON, TX 76014

Two Building 151,420 SF Development | 32' Clear Height
219 Car Parks | Available Immediately



FOR LEASE | NORTHEAST DALLAS

1714 14TH STREET | PLANO, TX 75074

143,771 SF Available (Divisible) | 15' - 29' Clear | 18 Dock Doors
5 Grade-Level Doors (Expandable) | Outside Storage or Parking Available



FOR LEASE | NORTHEAST DALLAS

MCKINNEY AIRPORT CENTER

2182 AIRPORT LANE | MCKINNEY, TX 75069

Two Building, Class A Development | 123,885 SF & 107,307 SF Available
28' - 30' Clear | Build-to-Suit | Flexible Design | Ample Truck Court Depths



FOR LEASE | SOUTH STEMMONS

119 REGAL ROW, SUITE C | DALLAS, TX 75041

57,606 SF Available | 3,500 SF Office
28' Clear Height | 7 Dock High Doors with Levelers

LEE & ASSOCIATES FEATURED LISTINGS



FOR LEASE | NORTHEAST DALLAS

2525 S SHILOH ROAD, SUITE 200 | GARLAND, TX 75041

52,845 SF | 22' Clear Height | 6 Dock High Doors
1 Oversized Ramped Door | Sprinklered



FOR LEASE | NORTHEAST DALLAS

901 JUPITER ROAD | PLANO, TX 75074

52,239 SF Available in 143,819 SF Building | 13,500 SF of Office
24' Clear Height | 8 Dock High Doors | HVAC Production Rooms
Additional 2.84 acres for Outside Storage or Parking



FOR LEASE | NORTHWEST DALLAS

1206 N STEMMONS FREEWAY | LEWISVILLE, TX 75067

37,783 SF Available | 32' Clear | 4 Dock Doors | 1 Ramped Door
Office Build to Suit | 135' Truck Court | Highway Frontage



FOR LEASE | NORTHEAST DALLAS

1501 N PLANO ROAD | RICHARDSON, TX 75081

33,943 SF Available in Suite 250 | 14' - 18.5' Clear | White Box Condition | Fully Customizable & Build-to-Suit | Outstanding Visibility



FOR SALE | NORTHEAST DALLAS

1001 S SHERMAN STREET | RICHARDSON, TX 75081

28,000 SF Available on 2.46 Acres | 1 Oversized Grade-Level Door
144 Parking Spaces | Heavy Power | Easy Access to I-75 and 635



FOR LEASE | NORTHEAST DALLAS

4000 E PLANO PARKWAY | PLANO, TX 75074

27,495 SF Available | Build-to-Suit Office
28' Clear Height | 2 Dock High Doors with Levelers

LEE & ASSOCIATES FEATURED LISTINGS



FOR LEASE | I-35

CORNERSTONE CROSSING

9761 CLIFFORD DRIVE | DALLAS, TX 75220

21,947 SF Available | 3,856 SF of Office | 25' Clear | Easy Access to I-35, Loop 12, Hwy 110, 183 and I-635 | Rear Load Distribution | Large Commercial Kitchen



FOR LEASE OR SALE | EAST DALLAS

4501 ROWLETT ROAD | ROWLETT, TX 75088

18,892 SF Available on 1.34 Acres | +/- 65 Parking Spaces | Sprinklered Rowlett Road Frontage | Marquee Sign | Close to George Bush Tpke & I-30



FOR LEASE | EAST DALLAS

2601 LAWING LANE | ROWLETT, TX 75088

15,000 SF Available | 1,946 SF of Office including 1,000 Mezzanine | 20' Clear | 2 Dock High Doors | 1 Grade-level Door | End Cap Space



FOR LEASE | NORTHEAST DALLAS

200 CHISHOLM PLACE | PLANO, TX 75075

Suites Available from 2,202 – 13,299 SF | Easy Access to US-75 & DART Rail Lines | Contemporary Design with High-end Finishes | New, Upgraded Lobby | Covered Parking



FOR LEASE | NORTHEAST DALLAS

CAMPBELL CREATIVE CENTER

1217 DIGITAL DRIVE | RICHARDSON, TX 75081

13,162 SF Available (Divisible) | Grade-level loading | Build-to-Suit Finish Out



FOR LEASE | NORTHEAST DALLAS

CAMPBELL CREATIVE CENTER

1210 E CAMPBELL RD | RICHARDSON, TX 75081

4,660 SF Available | Grade-level loading | Build-to-Suit Finish Out | White Box Condition | First-Class Make Ready Suites

Q1-Q2 LEE & ASSOCIATES **SIGNIFICANT COMPLETED TRANSACTIONS**

LEASED | 707,940 SF



WOODS DISTRIBUTION SOLUTIONS

11301 NORTH FREEWAY, BLDG 300
FORT WORTH, TX
North Fort Worth

LEASED | 630,000 SF



NIAGARA BOTTLING

7343 GRADY NIBLO ROAD
DALLAS, TX
South Dallas

LEASED | 576,123 SF



COMPTREE

1113 W OAKDALE ROAD
GRAND PRAIRIE, TX
Great Southwest

LEASED | 403,465 SF



COMMUNICATIONS TEST DESIGN

15716 WOLFF CROSSING
JUSTIN, TX
North Fort Worth

LEASED | 308,777 SF



MARCO COMPANY

1000 TERMINAL ROAD
FORT WORTH, TX
North Fort Worth

LEASED | 160,120 SF



SMART WAREHOUSING

4000 DALE EARNHARDT WAY
NORTHLAKE, TX
North Fort Worth

LEASED | 160,120 SF



ALPHA FURNITURE

1701 TIMBERLAKE DRIVE
ARLINGTON, TX
Great Southwest

LEASED | 157,300 SF



MALLORY INTERNATIONAL LOGISTICS

602 FOUNTAIN PARKWAY
GRAND PRAIRIE, TX
Great Southwest

LEASED | 113,000 SF



WOMACK MACHINE SUPPLY

13835 SENLAC DRIVE
FARMERS BRANCH, TX
I-35

SOLD | 97,530 SF



HALF PRICE BOOKS

1835 FORMS DRIVE
CARROLLTON, TX
I-35

SOLD | 68,962 SF



HEXACOMB CORPORATION

500-508 113TH STREET
ARLINGTON, TX
Great Southwest

SOLD | 65,200 SF



CHELO SEBA DEVELOPMENT

2908 NATIONAL DRIVE
GARLAND, TX
East Dallas

LEASED | 60,558 SF



DENALI ADVANCED INTEGRATION

1100 KLEIN ROAD, SUITE 200
PLANO, TX
Northeast Dallas

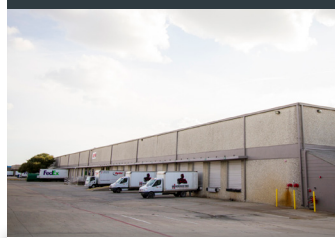
LEASED | 58,800 SF



EARL OWEN COMPANY

1215 CROWLEY DRIVE
CARROLLTON, TX
I-35

LEASED | 57,462 SF



FULLRICH INDUSTRIES

1701 VANTAGE DRIVE, SUITE 206
CARROLLTON, TX
I-35

LEASED | 57,361 SF



MDHC

2101 HUTTON DRIVE
CARROLLTON, TX
I-35

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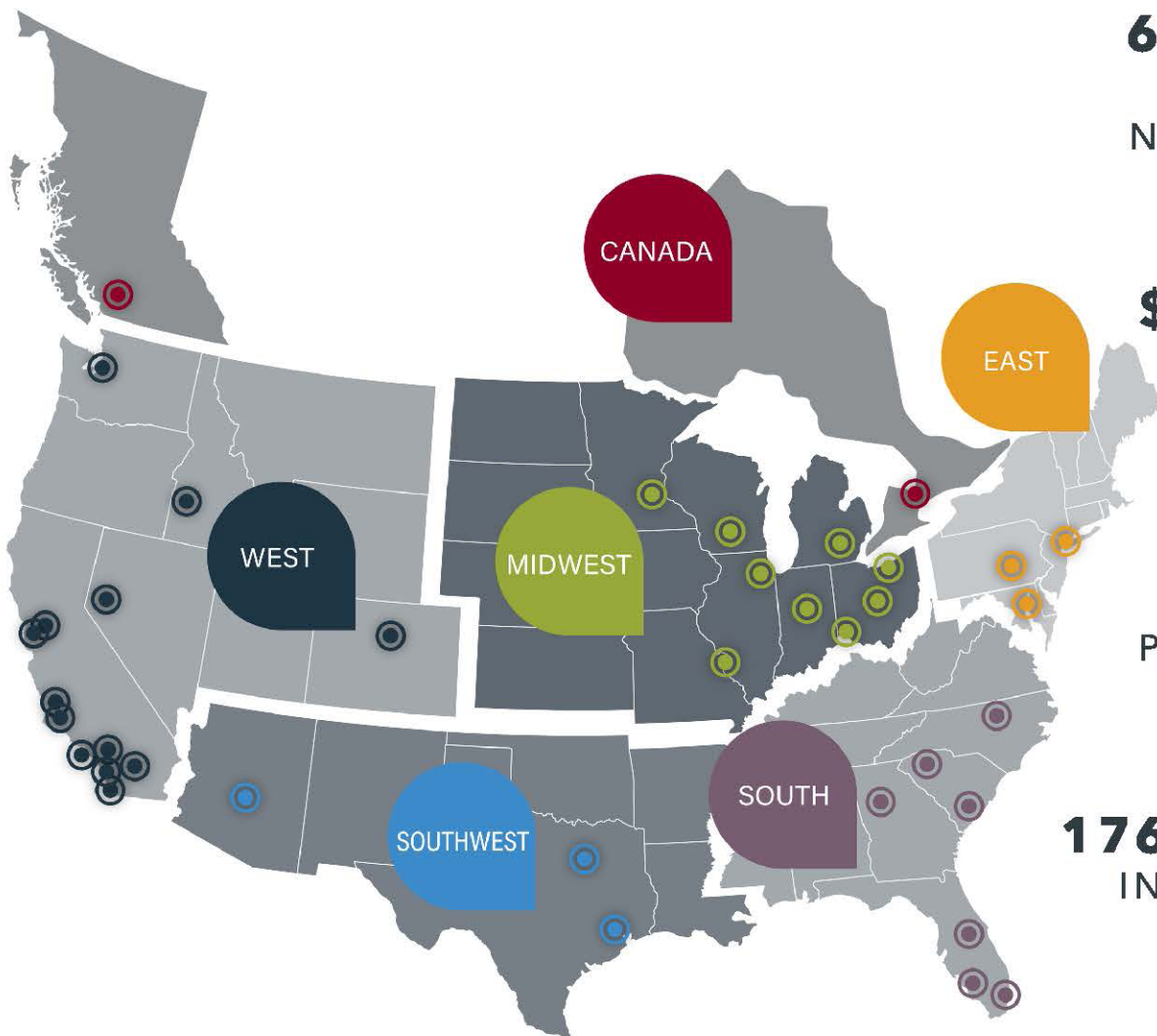
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Engaging the services of a qualified real estate professional is critical to the completion of a successful transaction, whether it involves the acquisition, disposition, or leasing of commercial property. Your representative should be a product specialist and local market expert with a comprehensive understanding of current market conditions and trend lines. You can count on your Lee & Associates professional to have the experience, knowledge, and resources needed to meet the unique challenges of your transaction, and ensure that you make the most informed decision possible.

about **LEE & ASSOCIATES**



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THROUGHOUT
NORTH AMERICA

\$15 BILLION
TRANSACTION
VOLUME

1300+
PROFESSIONALS

176% GROWTH
IN TRANSACTION
VOLUME OVER
FIVE YEARS