



**LOCATION**  
**Loop 820 / I-20**  
**SOUTH CENTRAL INDUSTRIAL**



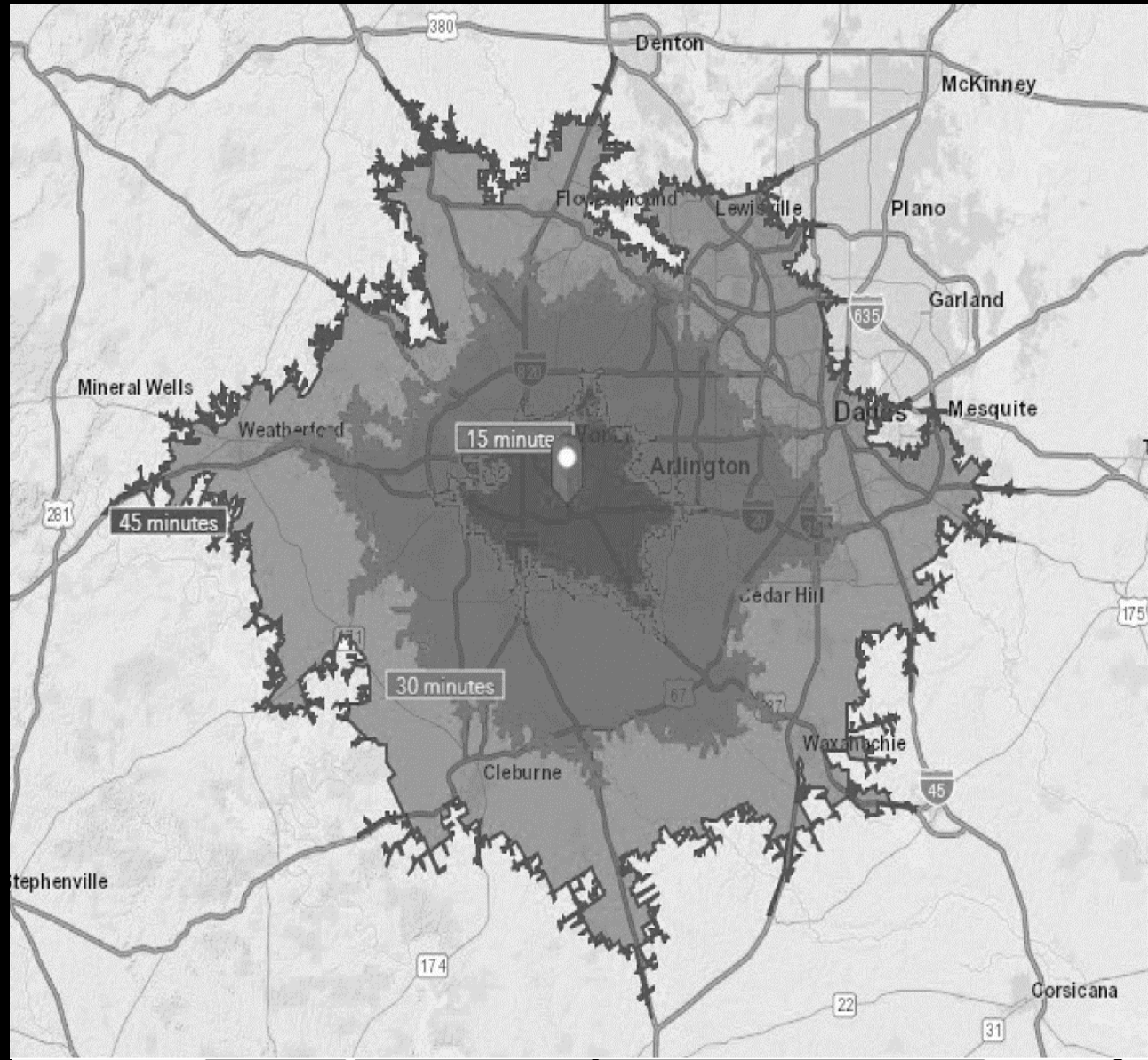
*8 Minutes to Fort Worth CBD*  
*28 Minutes to Dallas CBD*



*19 Minutes to Meacham International Airport*  
*24 minutes to DFW International Airport*



*1 Minute to Loop 820*  
*3 Minutes to Loop I-20 E/W*  
*7 Minutes to I-35 W*





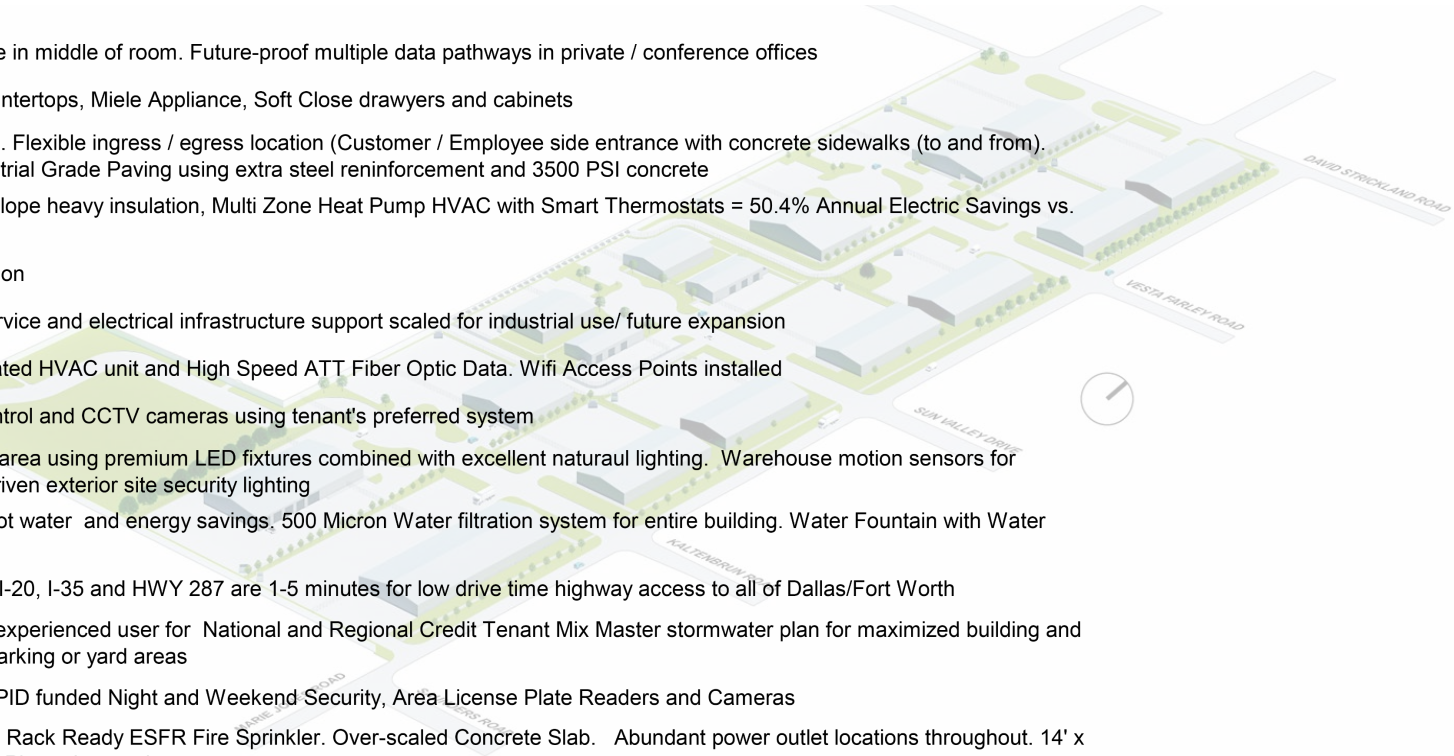
# NEIGHBORING INDUSTRIAL/ENGINEERING TENANTS

UPS  
Central Freight Lines  
Honeywell  
Sunbelt Rentals  
United Rentals  
Service Experts  
O'Neal Industries  
Stanley Steemer  
Taylor Equipment  
Fore Aerospace  
Gas and Supply  
ReCept Pharmacy  
Dish Network  
Morsco Supply  
Survwest Engineering  
Axxis Engineering  
Maxim Crane  
United Rentals  
Cali Raised LED



## Park Features:

- > Office Windows center look out on professionally designed 100% drought resistant Native Landscaping with drip irrigation for low maintenance and water usage
- > Architectural metals and finishes used throughout buildings for elevated sense of material and tenant finish out
- > Beautiful Office with solid stained wood doors, high traffic floors, private offices and Natural light throughout via Cardinal 366 Low E Glass. R-42 Sound Masking between walls and above ceiling grid. Tall, exposed ceilings throughout office. Modern, flexible "open office" configuration
- > Natural lighting is abundant throughout the buildings. Ample use of glazing to allow for optimal natural light and views to the exterior centered on the landscape elements
- > Flexible Furniture Layout Capability-Floor Course in middle of room. Future-proof multiple data pathways in private / conference offices
- > Premium Breakroom Stainless Sink, Quartz Countertops, Miele Appliance, Soft Close drawers and cabinets
- > Private parking lot for customers and employees. Flexible ingress / egress location (Customer / Employee side entrance with concrete sidewalks (to and from). Power Gate with Smart Phone Integration. Industrial Grade Paving using extra steel reinforcement and 3500 PSI concrete
- > High energy efficiency with 100% LED, full envelope heavy insulation, Multi Zone Heat Pump HVAC with Smart Thermostats = 50.4% Annual Electric Savings vs. 2009 Construction
- > 50.4% Electric Utility Savings vs 2009 Construction
- > 3 Phase Electric and 3 Phase HVAC Electric Service and electrical infrastructure support scaled for industrial use/ future expansion
- > Server room with connections for a future dedicated HVAC unit and High Speed ATT Fiber Optic Data. Wifi Access Points installed
- > Building pre-wired for electronic door access control and CCTV cameras using tenant's preferred system
- > Premium dimmable light package in main office area using premium LED fixtures combined with excellent natural lighting. Warehouse motion sensors for premium LED High bay lighting. Architecturally driven exterior site security lighting
- > Water heater with recirculating loop for instant hot water and energy savings. 500 Micron Water filtration system for entire building. Water Fountain with Water Bottle Filler
- > Excellent highway metroplex access: Loop 820, I-20, I-35 and HWY 287 are 1-5 minutes for low drive time highway access to all of Dallas/Fort Worth
- > Master planned flex industrial park designed by experienced user for National and Regional Credit Tenant Mix Master stormwater plan for maximized building and usable yard size and no stormwater storage in parking or yard areas
- > Secure Site 100% Fenced and Well Lit Yards. PID funded Night and Weekend Security, Area License Plate Readers and Cameras
- > 16-23' Clear height and with no interior columns. Rack Ready ESFR Fire Sprinkler. Over-scaled Concrete Slab. Abundant power outlet locations throughout. 14' x 14' Power Insulated Overhead Doors with Smart Phone Integration
- > HVAC Ready Fully Insulated-R30 Insulation and Insulated Overhead Doors with zero roof penetrations. Low profile in wall warehouse heaters. Clearstory windows in the warehouse and advanced automated high bay lighting system. Dedicated Conditioned Warehouse Restroom
- > Landlord provided Maintenance- Backflow, Pest, Fire, Sprinkler, Alarms, HVAC, and Landscaping.





# MASTER PLAN



# FOR LEASE

4800 DAVID STRICKLAND ROAD





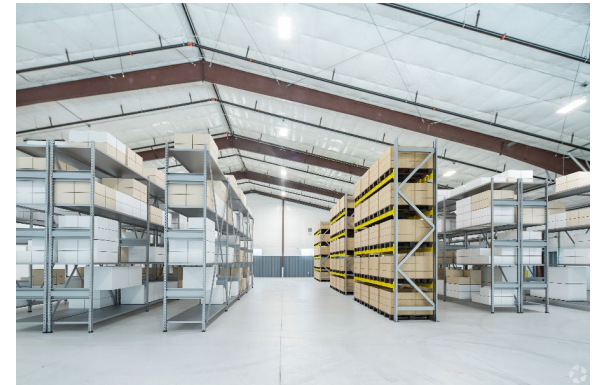
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## FOR LEASE

4800 DAVID STRICKLAND ROAD

- *New Industrial Flex Buildings available 1/1/2023.*
- *Includes Rack Ready Fire Sprinkler System, 14' Power Roll Up Doors and high end finished office. 16-23' Clear height and no column warehouse floor.*
- *Excellent metroplex access: Loop 820, I-20, I-35 and HWY 287 are 2-5 minutes away to put you on the highway to downtown Fort Worth, Mid-cities, Dallas and DFW Airport*
- *Lease new and save on utilities: Professional HVAC and landscaping maintenance. High energy efficiency with full envelope heavy insulation, 3 Phase Electric and 3 Phase HVAC.*



# FOR LEASE

4800 DAVID STRICKLAND ROAD

- *Native landscaping with high efficiency irrigation/drip system.*
- *Clearstory windows in the warehouse and advanced automated lighting system.*
- *Build-to-Suit Office, Large Multipurpose areas suitable for 8+ cubicles, conference room, lobby, data room, break room, and separate office and warehouse bathrooms*
- *High Security- 100% fenced with power gates and access control ready. Night and Weekend Private Security*





# FOR LEASE

4800 DAVID STRICKLAND ROAD

- *Building: 16,050 SF*
- *Office: Build to Suit*
- *± 16' – 23' Clear Height*
- *4 Grade Level Doors*
- *Fenced Outside Storage*
- *Sprinklered*
- *Truck Access*



4900 & 4940 DAVID STRICKLAND