13,500 SF Industrial on ±17 Acres

1403 E HWY 82, GAINESVILLE, TX 76240

FOR LEASE

A PROJECT BY D29

FORMATION REAL ESTATE

CONTACT BROKERS:

JOHN JINKS
JJINKS@FORMATIONTX.COM
512.791.7329

ROBERT SAWYER
RSAWYER@FORMATIONTX.COM
817.368.6050

SIOR CCIM

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

INDUSTRIAL FOR LEASE

1403 E HWY 82, Gainesville, TX 76240

FOR LEASE

Now available for lease, this ±17-acre improved industrial site features a ±13,500 SF dock high warehouse building.

The warehouse has (4) dock level doors, office, and 3-phase power – and features substantial rocked areas ideal for large equipment storage or truck parking.

The site is along US Hwy 82, with two access points from N. Clements Road, and is ideally located near established retail and new development activity.

Contact Brokers for additional details.

John Jinks, CCIM
Cell: (512) 791-7329
jjinks@formationtx.com

Robert Sawyer, CCIM, SIOR
Cell: (817) 368-6050
rsawyer@formationtx.com

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PROPERTY SUMMARY

Total Building Size:
±13,500 SQFT

Area:
17 Acres

Lot:
Improved

Rate:
$16,300/month

Zoning:
Industrial

Rate Type:
NNN

DETAILS

1403 E HWY 82, Gainesville, TX 76240

FOR LEASE

FEATURES

- ±13,500 SF Warehouse/Office
- Situated on ±17 acres
- Four (4) Dock High Doors
- Improved with new Gravel/Rock Surface
- Two (2) Access Points from N Clements Road
- Close to FM 372, I-35, and a Growing Corridor of Major Retailers and Redevelopment
- Ideal for fleet, Fabrication, Equipment Storage, Service Operations, or IOS

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AERIAL

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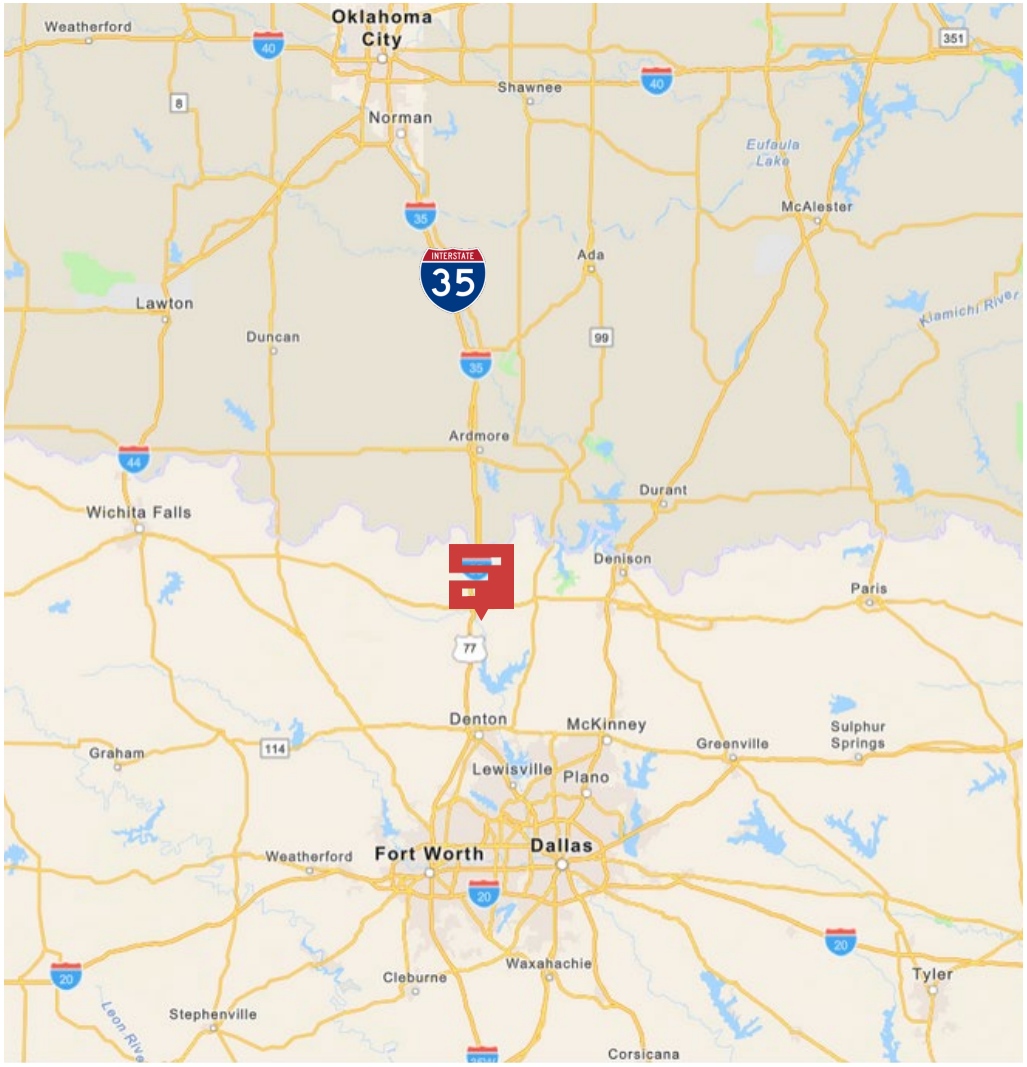
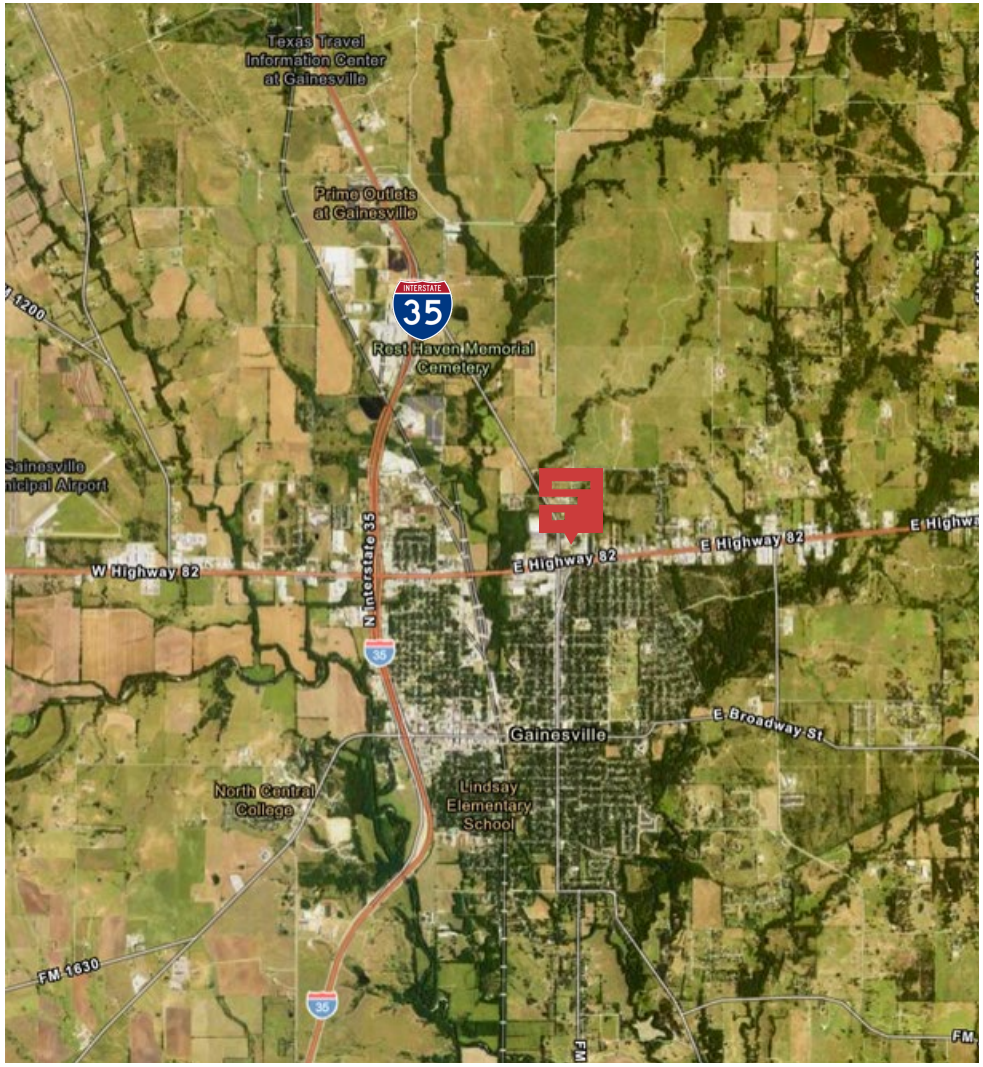
MAP

1403 E HWY 82, Gainesville, TX 76240

FOR LEASE





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ROBERT SAWYER, CCIM , SIOR
RSAWYER@FORMATIONTX.COM
817.368.6050

FORMATION REAL ESTATE , LLC
2906 SE LOOP 820 , SUITE G
FORT WORTH , TX 76140

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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.

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 BR OKER REPRESENTS): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC	**9004385**	**(817) 368-6050**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License#	Phone
rsawyer@formationtx.com		
Email		
Robert Sawyer	**578726**	**(817) 368-6050**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License#	Phone
rsawyer@formationtx.com		
Email		
John Jinks	**603059**	**(512) 791-7329**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License#	Phone
jjinks@formationtx.com		
Email		
David Barber	**457259**	**(817) 366-7386**
Sales Agent/Associate's Name	License#	Phone
dbarber@formationtx.com		
Email		
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-0