



# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

**10K-98K SF FOR LEASE**

**0.71-4.61 ACRES  
OUTSIDE STORAGE**

35E

45

**DALLAS CBD**

**DEEP ELLUM**

75

30

**FAIR PARK**



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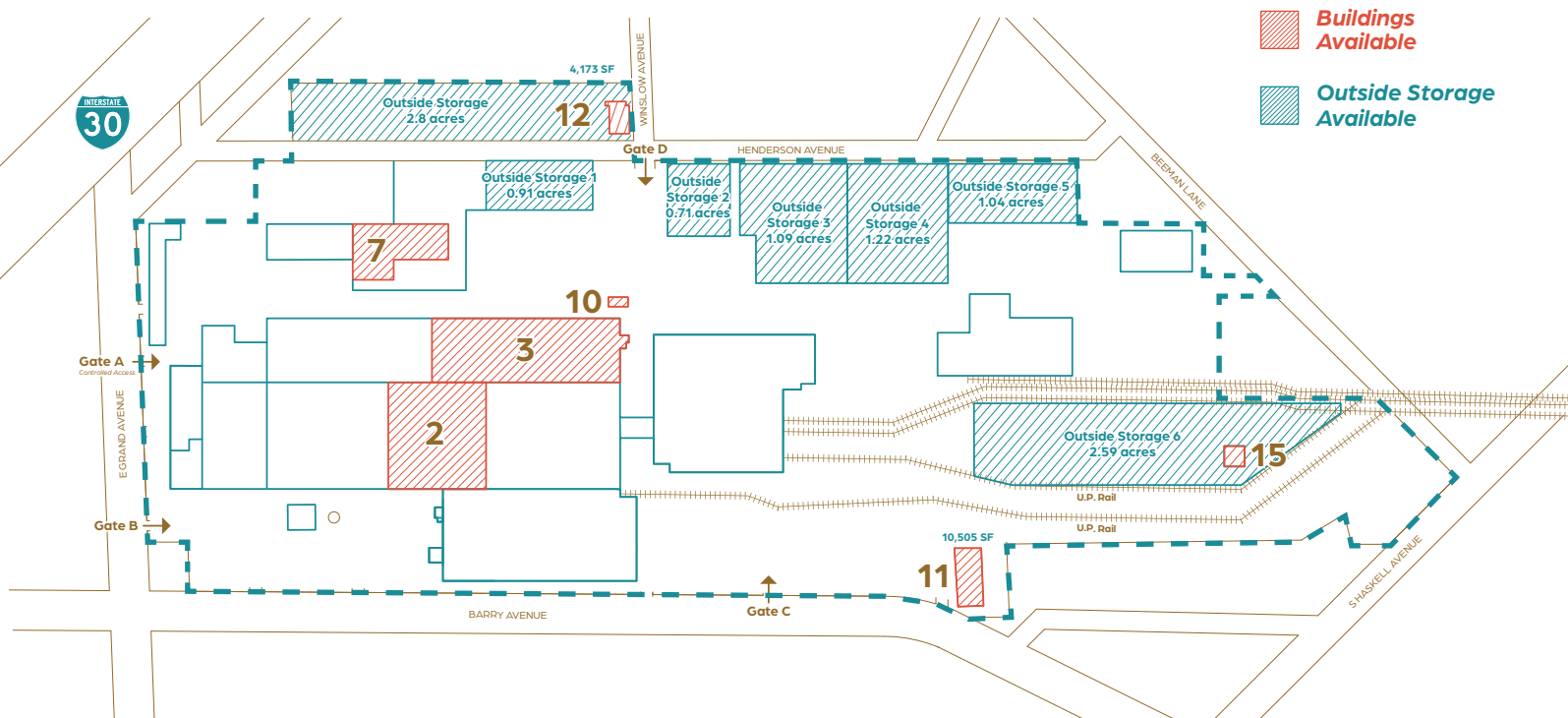
- Grade level and dock high loading
- Rail service to outside storage
- Heavy power: 3 phase 480 V
- Excellent accessibility to I-30, US-75, I-45 and I-35
- Three (3) miles to Dallas Central Business District
- Ample parking
- Fully sprinklered
- On-site property management

**OUTSIDE STORAGE WITH  
RAIL ACCESS AVAILABLE**

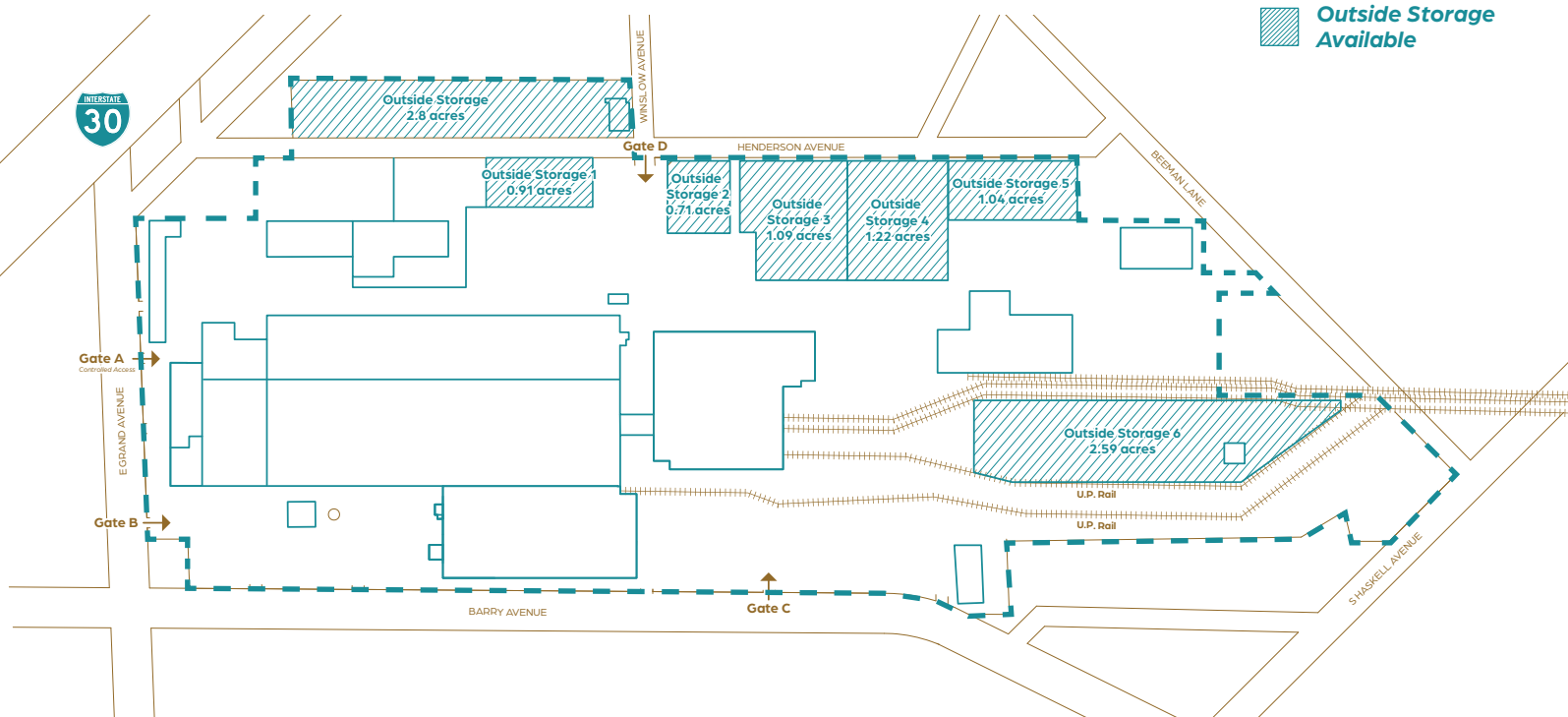


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## SITE MAP: SUITES AND OUTSIDE STORAGE AVAILABLE



## SITE MAP: OUTSIDE STORAGE AVAILABLE



### BUILDING 12 LAND

2.8 acres

Comes with 4,174 SF building

### OUTSIDE STORAGE 1

0.91 acres

### OUTSIDE STORAGE 2

0.71 acres

### OUTSIDE STORAGE 3

1.09 acres

### OUTSIDE STORAGE 4

1.22 acres

### OUTSIDE STORAGE 5

1.04 acres

### OUTSIDE STORAGE 6

2.59 acres

Comes with 3,000 SF building (building 15)





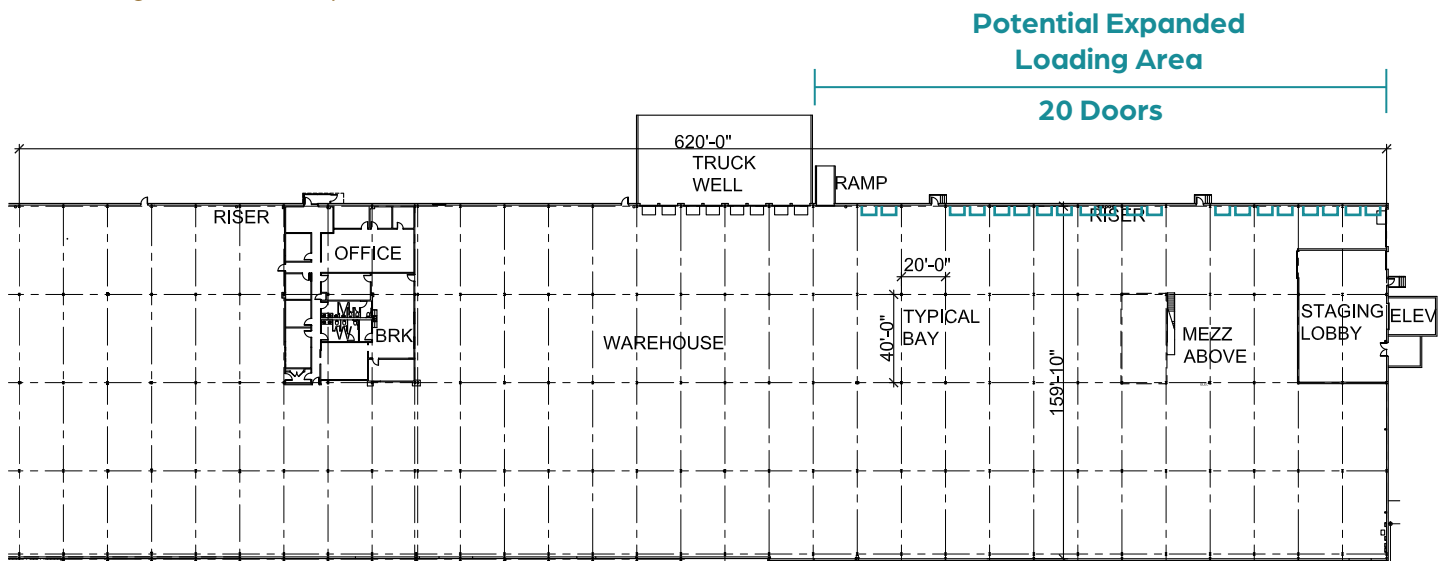
# CITY WAREHOUSE

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## BUILDING 3 98,259 SF

### Suite Highlights

- 98,259 SF building
- 4,785 SF office
- 16'9" clear height
- Fully sprinklered
- Rail service to outside storage
- 20' x 40' column spacing
- Power: 1200 AMP / 480-volt / 3 phase
- Eight (8) dock-high doors with levelers
  - Ability to add twenty (20) dock-high doors
- One (1) grade-level roll up door





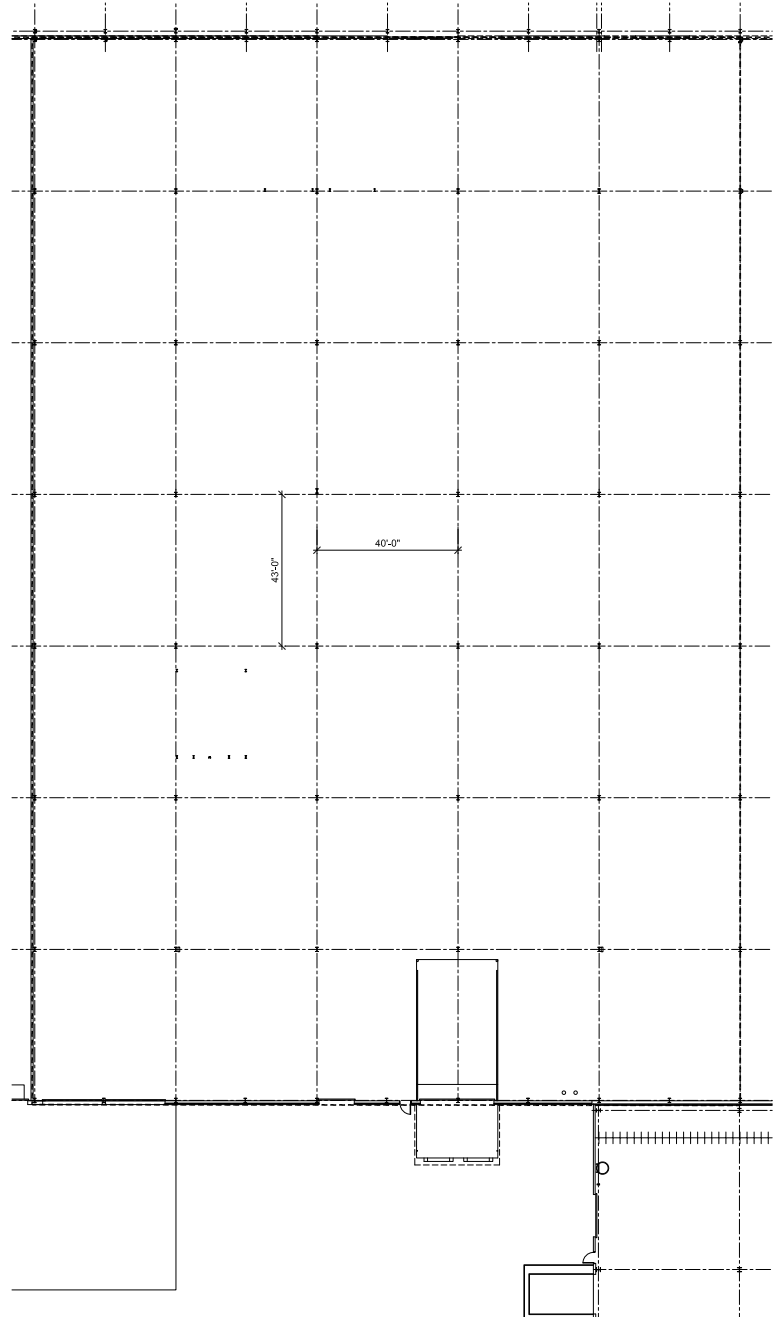
# CITY WAREHOUSE

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## **BUILDING 2** **SUITE 200** **60,538 SF**

### Suite Highlights

- 60,538 SF available
- 14' clear height
- Two (2) dock-well doors
- One (1) grade -level door
- Two (2) dock-high doors
- 480v, 1,000 amps
- 43' d x 40' w
- Easy access to I-30





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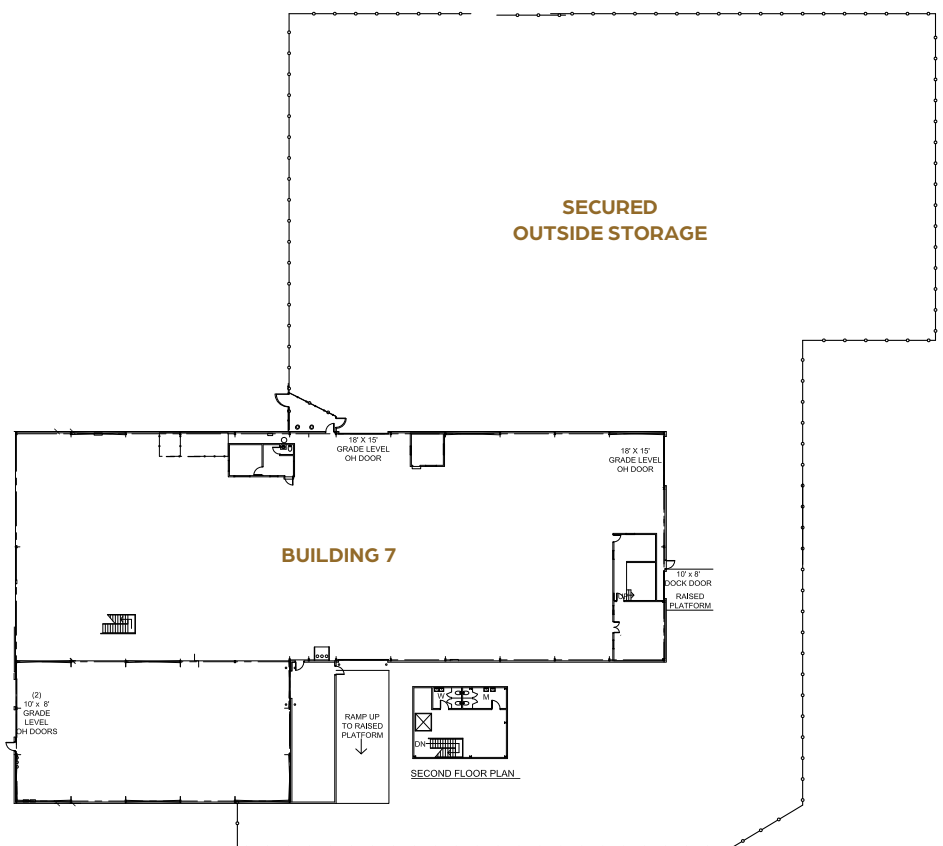
## BUILDING 7 SUITE 700

### Suite Highlights

- 26,203 SF total
- 1,058 SF office
- Clear height: 14'-15'
- One (1) 10' x 10' dock-high door with platform
- Two (2) 18' x 15' grade level doors
- Two (2) 10' x 8' grade-level doors
- Easy access to I-30

### Secured Outside Storage

- 1.27 acres
- 55,321 SF
- 1.462' perimeter





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## **BUILDING 11** **10,050 SF**

### **Suite Highlights**

- 10,050 SF building
- +/- 1,000 SF office
- Open warehouse area
- Grade-level loading
- Access to Barry Avenue
- +/- 8,000 SF of fenced outdoor area



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## **BUILDING 10** **1,188 SF**

### Suite Highlights

- 1,188 SF building
- Open warehouse area
- Grade-level loading



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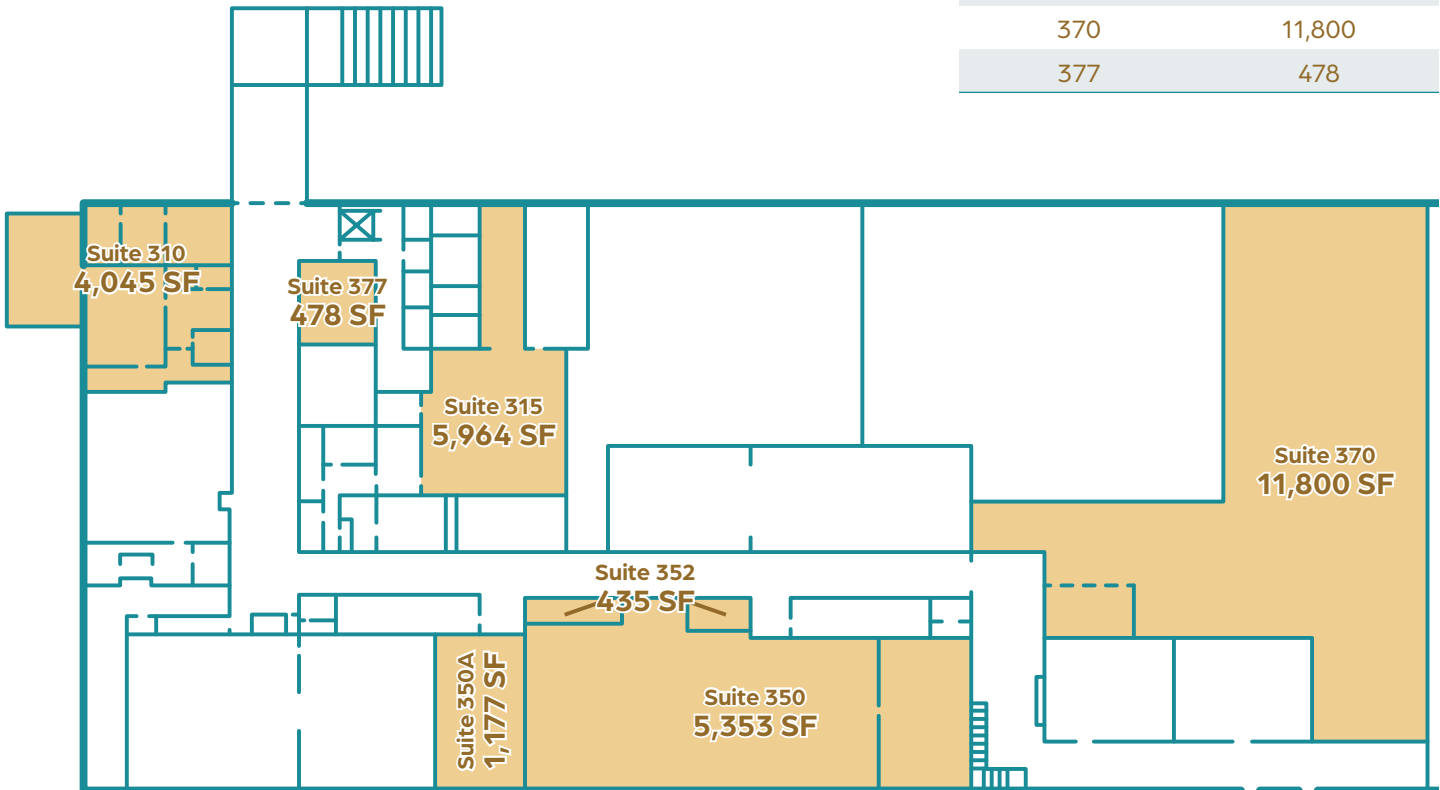
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**435 – 11,343 SF  
AVAILABLE**

## 2ND FLOOR VACANCIES

| Unit # | SF     |
|--------|--------|
| 310    | 4,045  |
| 315    | 5,964  |
| 350    | 5,353  |
| 350A   | 1,177  |
| 352    | 435    |
| 355    | 2,500  |
| 370    | 11,800 |
| 377    | 478    |





# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|                                                                       |               |                                   |                     |
|-----------------------------------------------------------------------|---------------|-----------------------------------|---------------------|
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| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email                             | Phone               |
| <u>Mario Zandstra</u>                                                 | <u>312827</u> | <u>mzandstra@holtlunsford.com</u> | <u>972.241.8300</u> |
| Designated Broker of Firm                                             | License No.   | Email                             | Phone               |
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| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email                             | Phone               |
| <u></u>                                                               | <u></u>       | <u></u>                           | <u></u>             |
| Sales Agent/Associate's Name                                          | License No.   | Email                             | Phone               |

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

\_\_\_\_\_  
Date