

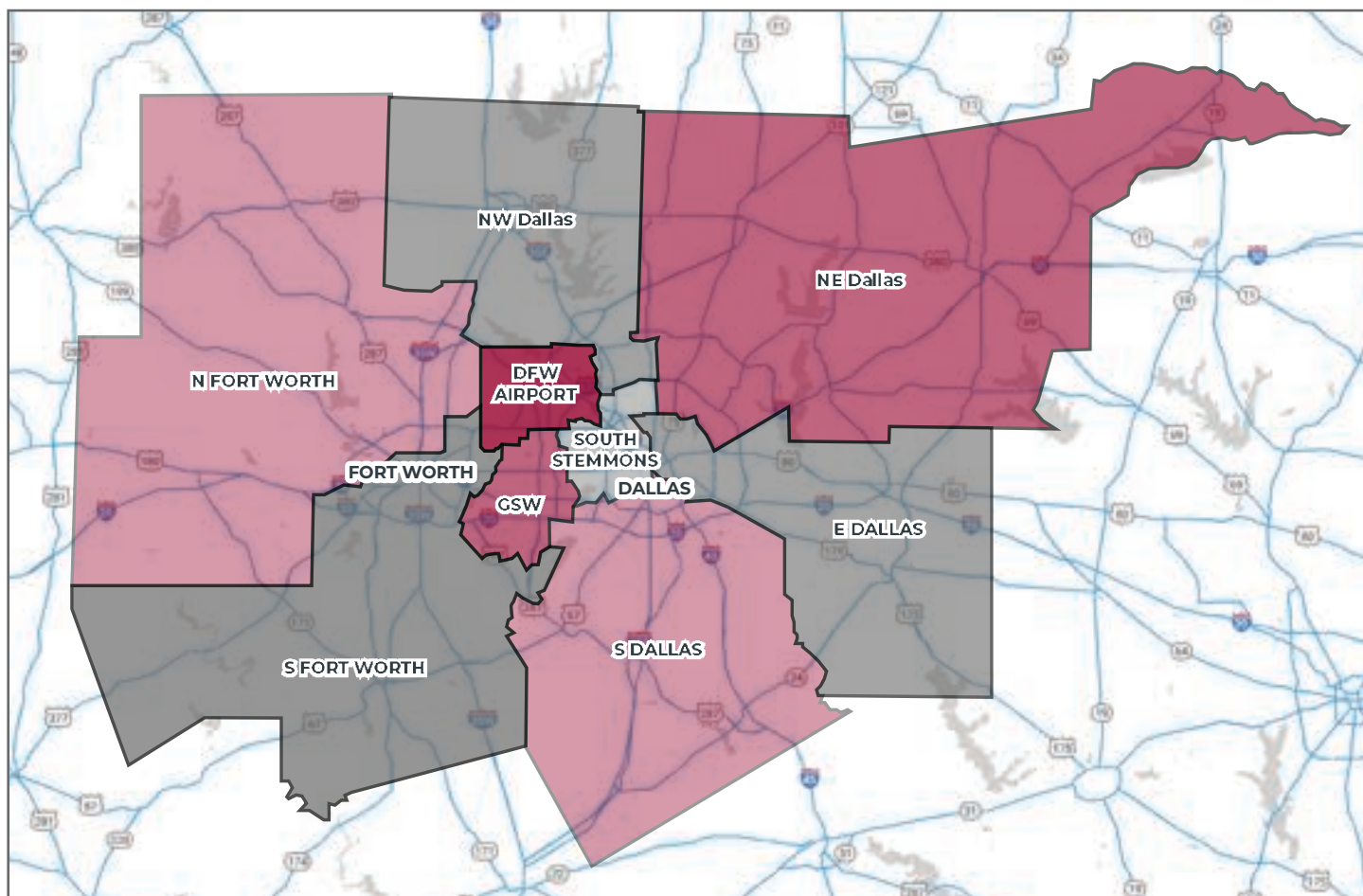
2023 BI-ANNUAL REPORT DALLAS-FORT WORTH INDUSTRIAL BRIEF

2022 Q3 – Q4

in this issue

DFW INDUSTRIAL OVERVIEW
SUBMARKET OVERVIEWS
NOTABLE TRANSACTIONS
FEATURED LISTINGS
DALLAS-FORT WORTH TEAM OF EXPERTS

SUBMARKET MAP



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Q3 & Q4 SIGNIFICANT WAREHOUSE & DISTRIBUTION TRANSACTIONS

BUYER/TENANT	SF	SUBMARKET	TYPE	BUYER/TENANT	SF	SUBMARKET	TYPE
Dollar General	1,008,416 SF	Northwest Dallas Outlying	Lease	Blumenthal Distributing, Inc. (Office Star Products)	134,924 SF	DFW Airport	Lease
Property Reserve	1,008,140 SF	South Dallas	Sale	Hilti North America	131,301 SF	Northwest Dallas	Lease
Ryder System, Inc.	826,620 SF	South Dallas	Lease	BZMG LLC	128,877 SF	South Stemmons	Sale
Hayes Retail Services	712,900 SF	East Dallas	Lease	ELM FieldSight	126,480 SF	Northwest Dallas	Lease
Crate and Barrel	698,880 SF	South Dallas	Lease	Leon Capital Group	121,550 SF	East Dallas	Sale
Samsung Electronics Co. Ltd	670,941 SF	South Fort Worth	Lease	APL Logistics Ltd	121,400 SF	DFW Airport	Lease
Libbey Glass	605,489 SF	South Fort Worth	Lease	American Standard Brands Inc.	120,244 SF	South Dallas	Lease
Conn's, Inc.	602,335 SF	South Stemmons	Lease	Broadridge Financial Solutions, Inc.	117,260 SF	DFW Airport	Lease
Scout Cold Logistics	549,017 SF	South Dallas	Sale	Shorr Packaging	115,500 SF	South Dallas	Lease
Forum CRE	507,984 SF	Greater SW/Arlington	Lease	Spec's Wine	114,400 SF	North Fort Worth	Lease
Kenco Group, Inc.	489,310 SF	South Dallas	Lease	GXO	113,216 SF	Northeast Dallas	Lease
Tipp Distributors, Inc.	457,076 SF	East Dallas	Lease	Dien	109,200 SF	South Stemmons	Lease
W.W. Grainger, Inc.	441,720 SF	North Fort Worth	Lease	Gulf Stream	108,548 SF	North Fort Worth	Lease
Lippert Components Inc.	424,473 SF		Lease	Corporate Storage	107,960 SF	North Fort Worth	Lease
Spearpoint Logistics, LLC	417,873 SF		Lease	Sage Plastics, Inc.	106,053 SF	South Fort Worth	Lease
Coaster Fine Furniture	405,636 SF	Greater SW/Arlington	Lease	Transgroup Worldwide Logistics - US Corporate Office	102,212 SF	DFW Airport	Lease
Cotton On	394,477 SF	Greater SW/Arlington	Lease	Green Light Distribution	100,808 SF	DFW Airport	Lease
Coleman Powersports	379,620 SF	East Dallas	Lease	Infinite Electronics International Inc	100,103 SF	Northwest Dallas	Lease
MEI Rigging & Crating	378,000 SF	DFW Airport	Lease	Korber Supply Chain	100,000 SF	DFW Airport	Lease
GC Packaging	349,440 SF	East Dallas	Lease	Economy Tire Inc	99,750 SF	Northeast Dallas	Lease
MoxieBridge	340,482 SF	Northwest Dallas	Sale	Faropoint	99,750 SF	Northeast Dallas	Sale
TTI, Inc.	334,750 SF	North Fort Worth	Lease	Madem-Moorecraft	99,000 SF	Northwest Dallas	Lease
GC Packaging	294,320 SF	East Dallas	Lease	Arrowhead Stairs	96,617 SF	Northwest Dallas	Lease
Gulf Relay	291,515 SF	North Fort Worth	Lease	Kuehne + Nagel International AG und Co.	94,702 SF	Northwest Dallas	Lease
ShipMonk	250,965 SF	North Fort Worth	Lease	Packaging Corporation of America	92,828 SF	Greater SW/Arlington	Lease
Suddath	249,741 SF	DFW Airport	Lease	Mid-West Wholesale Hardware Co.	91,350 SF	Greater SW/Arlington	Lease
Victaulic	213,581 SF	Northwest Dallas Outlying	Sale	Choice Packaging Group	91,125 SF	South Stemmons	Lease
Natural Polymer International	210,560 SF	Northeast Dallas	Lease	Re-Teck USA	90,880 SF	Greater SW/Arlington	Lease
Samsung Electronics Co. Ltd	210,550 SF	DFW Airport	Lease	Star Pipe Products	90,274 SF	Northwest Dallas	Lease
NEHP	193,490 SF	Northeast Dallas	Lease	The Crosby Group LLC	86,240 SF	Greater SW/Arlington	Lease
Modular Power Solutions	189,954 SF	Northwest Dallas	Lease	Omni Logistics LLC	84,000 SF	DFW Airport	Lease
PFSweb, Inc.	186,900 SF	DFW Airport	Lease	AQS	80,780 SF	Northwest Dallas	Lease
Realterm	186,344 SF	Greater SW/Arlington	Sale				
Communications Test Design Inc.	185,344 SF	Northwest Dallas	Lease				
H&K International	169,924 SF	Northeast Dallas	Lease				
Quality Logistics Systems	167,384 SF	South Stemmons	Lease				
Nuveen Real Estate	164,196 SF	DFW Airport	Sale				
Western -BRW	157,979 SF	Northwest Dallas	Lease				
Imperial Supplies	154,440 SF	Greater SW/Arlington	Lease				
Steelcase Inc	147,447 SF	South Dallas	Lease				
The Coca-Cola Company	143,950 SF	DFW Airport	Lease				
Lebco Industries, L.P.	139,971 SF	South Dallas	Lease				
Kuehne + Nagel International AG und Co.	139,225 SF	DFW Airport	Lease				
ASSA ABLOY Global Solutions	138,402 SF	Northeast Dallas	Lease				
ASSA ABLOY Global Solutions	138,402 SF	Northeast Dallas	Lease				
Siemens	137,500 SF	DFW Airport	Lease				

 Denotes a Lee & Associates transaction completed.



The Dallas-Fort Worth industrial market continues to see rapid expansion through the end of 2022 and into 2023. When tracking all properties, the industrial market is over 1 billion square feet! 2022 finished with a record 41.5 MSF in new product deliveries, far exceeding the recent annual average of 27.5 MSF.

Vacancies trended downward to a healthy 4.0% due to strong demand and an annualized 37.1 MSF net absorption, of which 23.5 MSF was in Q3 and Q4. This new supply pipeline is only gaining momentum, with the market finishing the year with an astounding 86.4 MSF under construction.

Rent growth continues to rise, with year-over-year growth averaging 12.3% for Q3 and Q4. Depending on demand for the new supply set to deliver in the coming quarters and inflationary pressure adjustments, this rate could soften, yet will likely remain strong heading into 2023.

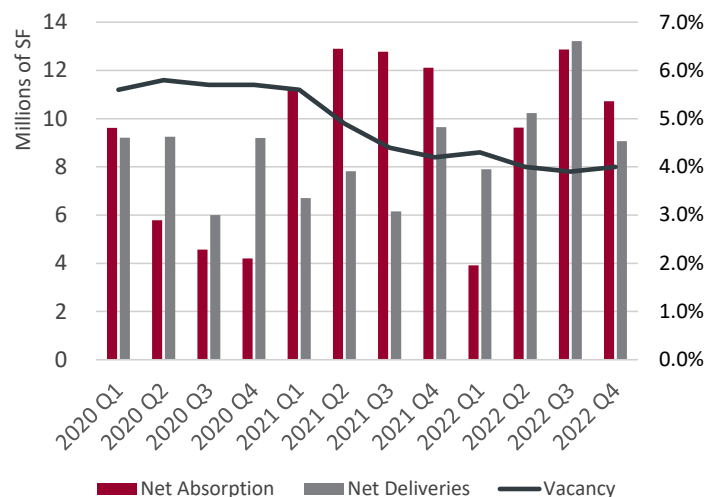
All of this activity and demand has made Dallas-Fort Worth industrial product an investor darling. Q3 and Q4 saw a combined \$3.1B in industrial property transactions. This interest, along with external economic pressures, resulted in market sales prices per SF rising 8% year over year. These rising prices and rising interest rates should soften pricing in the near term.

E-commerce, 3PL, and manufacturing will continue to be key drivers for the market's demand. Within demand, large occupiers have pushed most of

the activity recently, with 2022 seeing 19.4 MSF of leasing activity coming from leases over 500,000 SF or larger. We still see strong demand across all size spaces with no lack of demand in any particular size range. This will couple with Dallas-Fort Worth's centralized location, booming population, land availability, and expansive logistical network to position the market well for the near future.

With Amazon and other large bulk occupiers slowing, it is expected that several of the 1 MSF available buildings will look more closely at dividing into a two-tenant scenario.

ABSORPTION, VACANCY & DELIVERIES



*Lee & Associates Parameters: Existing & Under Construction | Vacant Available | Industrial & Flex

DFW INDUSTRIAL MARKET OVERVIEW

PERIOD	TOTAL INVENTORY SF	VACANCY RATE AVG	NET ABSORPTION SF (INCLUDES SUBLEASE)	TOTAL UNDER CONSTRUCTION SF
2022 Q4	1,071,271,247	4.0%	10,721,832	86,377,221
2022 Q2	1,048,369,387	4.0%	12,863,978	81,446,050
2021 Q4	1,029,734,262	4.2%	12,113,736	54,158,221
2021 Q2	1,013,584,562	4.9%	12,895,437	38,009,005
2020 Q4	998,653,848	5.7%	4,198,356	29,990,087

Q4 INDUSTRIAL CORE SUBMARKETS OVERVIEW

MARKET YTD	TOTAL INVENTORY SF	VACANCY RATE AVG	12 MO. NET ABSORPTION SF (INCLUDES SUBLEASE)	12 MO. DELIVERIES SF
NORTHWEST DALLAS	125,549,358	2.6%	3,624,177	4,183,345
DFW AIRPORT	94,265,347	3.0%	1,671,558	2,657,227
EAST DALLAS	64,491,963	6.6%	2,185,562	4,175,737
GREAT SOUTHWEST (GSW)	127,921,214	2.8%	1,077,308	1,957,484
SOUTH STEMMONS	137,873,784	4.4%	28,333	2,208,865
N FORT WORTH/ALLIANCE	132,506,091	4.5%	8,383,607	5,021,431
NE DALLAS	139,421,231	3.4%	3,099,940	2,319,593
SOUTH DALLAS	133,475,944	4.9%	10,829,103	13,558,123
SOUTH FORT WORTH	111,563,788	4.7%	6,171,519	5,380,826

Q4 INDUSTRIAL CORE SUBMARKETS CONSTRUCTION ACTIVITY

MARKET YTD	UNDER CONSTRUCTION BUILDINGS	TOTAL UNDER CONSTRUCTION SF	PRE-LEASED SF	PRE-LEASED %
NORTHWEST DALLAS	40	8,186,092	998,703	12.2%
DFW AIRPORT/LEWISVILLE	22	6,221,544	939,453	15.1%
EAST DALLAS	27	10,904,826	54,524	0.5%
GREAT SOUTHWEST (GSW)	21	3,557,011	668,718	18.8%
SOUTH STEMMONS	8	1,606,901	813,092	50.6%
N FORT WORTH/ALLIANCE	46	20,382,869	5,136,483	25.2%
NE DALLAS	32	3,693,196	819,890	22.2%
SOUTH DALLAS	53	25,728,911	5,814,734	22.6%
SOUTH FORT WORTH	20	5,432,449	1,499,356	27.6%

*Parameters: Existing & Under Construction | Vacant Available | Industrial & Flex

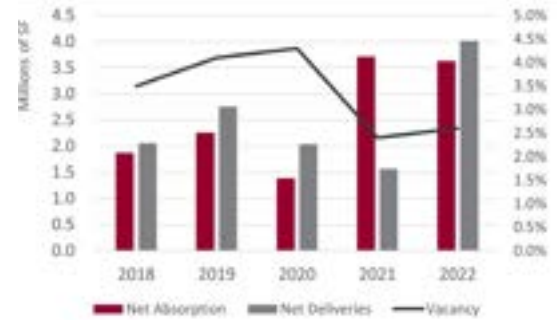
DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEWS

NORTHWEST DALLAS

The Northwest Dallas submarket has become one of the most sought-after industrial areas in DFW by both users and ownerships due to the centralized location and accessibility to multiple major highways including I-35, I-635, Hwy 121, Hwy 380, and Hwy 190. Predominantly located along I-35, the submarket has become a true infill location as population growth continues further north.

At 2.6% vacancy, the submarket is incredibly tight with rental rates continuing to increase. The Valwood/Addison area of the submarket has fully matured with virtually no developable land left and very few functionally obsolete that could be redeveloped, thus concentrating the vast majority of development activity to the Lewisville/Denton area.

The average tenant size of roughly 50,000 SF in the Northwest is very much in demand across all DFW submarkets. Again with such a limited supply of space, the difference in rate between new Class A space and older Class C space is very small. Rents have now reached double-digit net rates and are expected to steadily increase for the foreseeable future.



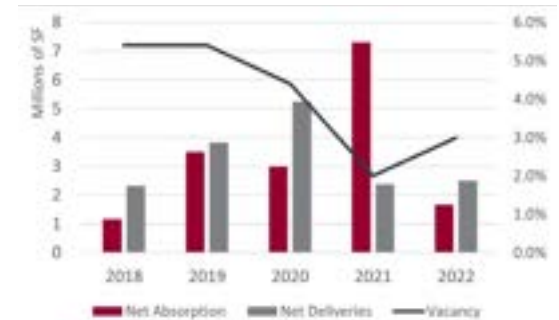
RENTAL RATE: \$8.83 NNN
Q4 2022

DFW AIRPORT

Dallas/Fort Worth International Airport is the primary driver of demand for this submarket, making this one of the premier submarket clusters in the metroplex. This submarket consists of regional, national and international space occupiers. 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 94 MSF inventory is within its boundaries.

With over 60% of total inventory added in the last ten years, the submarket has a high concentration of efficient, new product with clear heights and dock configurations suitable for modern distribution. While the bulk of supply and activity is on the eastern side of the submarket cluster, the western portion has seen a surge in recent construction, with 2.6 MSF added since 2019.

Rents have continually risen, with Q4 seeing the trend explode to a year-over-year growth rate of 14.1%, bringing the submarket cluster's average direct NNN rental rate to \$9.65/sf. Construction starts have maintained their same momentum through recent years, with leasing activity consistently absorbing new supply, thus keeping vacancy rates low. While those vacancies have risen slightly in the second half of 2022, they remain at near 10-year lows.



RENTAL RATE: \$9.65 NNN
Q4 2022

Data & Research obtained from CoStar Group & Lee Source

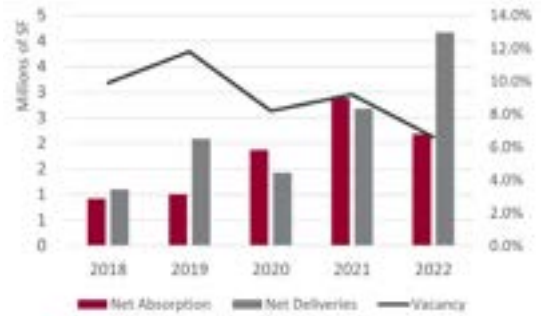
DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEWS

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 a diverse submarket, centered around Union Pacific Railroad's intermodal hub in Mesquite. Several arteries service the area, including Highways 80 and 175, and Interstates 30 and 635.

The submarket 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 second half of 2022 saw 2.5 MSF of new product delivering, mostly in Mesquite and Forney. Q3 saw a robust 2.4 MSF in construction starts, so new supply should continue to come online well through 2023.

East Dallas vacancies have held higher than broader Dallas-Fort Worth market averages, with Q4 finishing at a 6.6% vacancy rate. However, this slightly higher vacancy rate hasn't slowed pricing increases with East Dallas following the rest of the market in recent quarters, ending the year with a 13.6% year-over-year rental rate increase



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



RENTAL RATE: \$6.07 NNN
Q4 2022

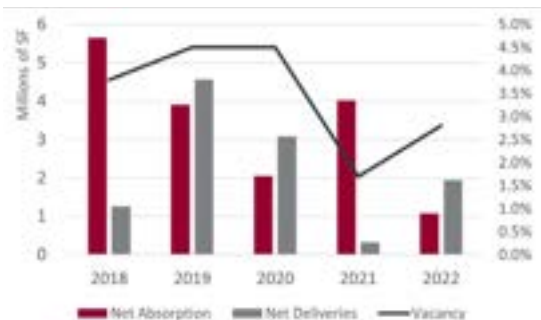
GSW/ARLINGTON

The Great Southwest Industrial (GSW) market is the fourth-largest submarket in Dallas/Fort Worth with 119 Million SF of existing inventory. The submarket is located halfway between Dallas & Fort Worth which makes it very attractive to local and national companies distributing to both Dallas & Fort Worth. It is also located just south of DFW Airport which gives national distributors easy access to DFW's airport cargo carriers.

The current vacancy rate for GSW is 2.8% which is up from an all-time low of 3.1% in Q4 2021. Rental Rates have steadily increased over the last 3 years to an all-time high of \$7.93/SF NNN.

Strong demand and low inventory have fueled the 2022 annual rent growth of 13.8%. We expect demand to stay strong throughout the first half of 2023 but anticipate a slowdown in late 2023 and early 2024. This will help stabilize the rental rates and slow down the rent growth we have seen over the past 3 years.

New construction starts of 3.5 Million SF; significantly lower than the high in 2016 of 7 million SF. This is due to the lack of developable industrial land in the GSW submarket. The increase in rental rates have made a few land sites that cost more to develop feasible for developers to build on.



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



RENTAL RATE: \$7.93 NNN
Q4 2022

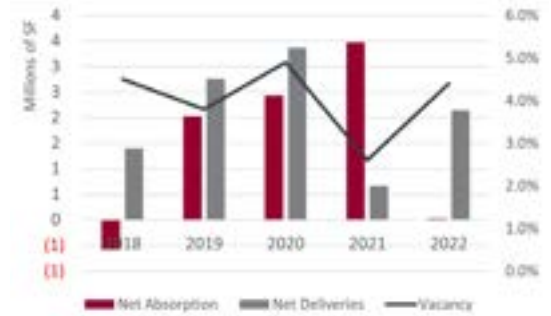
DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEWS

SOUTH STEMMONS

The days of South Stemmons being the nitty gritty are now over. The submarket itself has become one of the most desirable submarkets in the Dallas-Fort Worth Metroplex. Due to its infill location, it has become more and more of a destination for Tenants and Owners alike. Link Logistics just completed a new 109,000 SF building that was leased almost immediately after delivery. This was one of the newer developments in the submarket with the newest development being a 168,598 SF cross-dock from Johnson Development.

Due to the tightness of the market and the high demand, building prices and lease rates have risen dramatically. The average asking lease rate has moved into the double digits while building prices are in the \$130-\$160 per square foot range. We forecast rent growth to only continue its steady increase.

The submarket hasn't changed in terms of redevelopment or a wave of new development, its core location and economic factors make it a terrific pocket from the local mom-and-pop HVAC company to a high-end furniture distributor. We only anticipate this trend to continue upward due to the low vacancy of 4.4% and the abundant demand for logistics and warehouse space needed in this corridor.



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



RENTAL RATE: \$6.75 NNN
Q4 2022

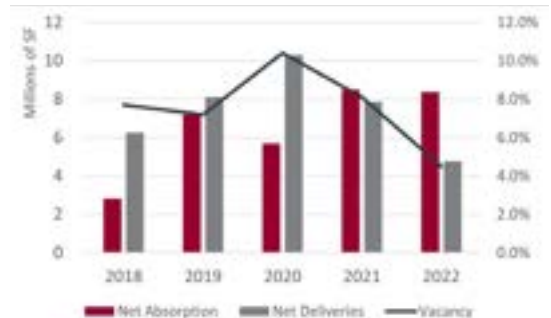
NORTH FORT WORTH/ALLIANCE

The North Fort Worth/Alliance Submarket is largely developed by Hillwood's 26,000-acre master-planned Alliance Texas development. Alliance has emerged as one of Dallas-Fort Worth's primary industrial submarkets, 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 occupied by both local and future 500 companies, which makes the submarket attractive to institutional investors. With over 20 million SF of development currently underway, the area is showing no signs of slowing down.

In the past 12 months, the submarket has experienced 8.4 million SF of net positive absorption. Notable recent deals include Target leasing 1.2M SF, ITS Logistics leasing 1M SF and Spearpoint Logistics leasing 417K SF, all of which were preleased speculative buildings.



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



RENTAL RATE: \$6.16 NNN
Q4 2022

Data & Research obtained from CoStar Group & Lee Source

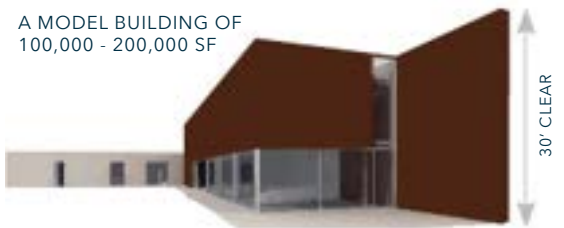
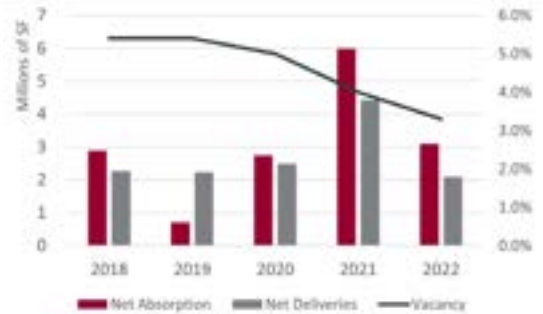
DALLAS-FORT WORTH INDUSTRIAL SUBMARKET OVERVIEWS

NORTHEAST DALLAS

The Northeast Dallas submarket covers a significant portion of the metroplex, with boundaries spanning much of the Dallas North Tollway, the Highway 75 corridor from Melissa down to the LBJ Freeway, as well as the areas surrounding Highway 121, portions of Highway 380, the northeastern parts of the George Bush Turnpike, and exurbs such as Greenville and Cooper. Within this, most product is located around Highway 75, Interstate 635, and George Bush Turnpike. The submarket is an affluent, primarily residential area making it ideal for tenants seeking last-mile distribution space.

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. Q4 saw an impressive 11.8% year-over-year rental rate growth.

The second half of 2022 saw a robust 2.7 MSF of construction starts and 1.5 MSF of deliveries. Of those 1.5 MSF delivered, 98.5% has been absorbed. Even with this new product, vacancy rates remain low at 3.4% for the submarket.



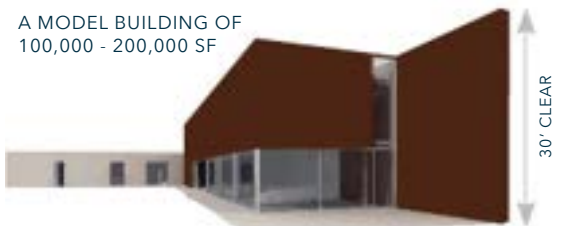
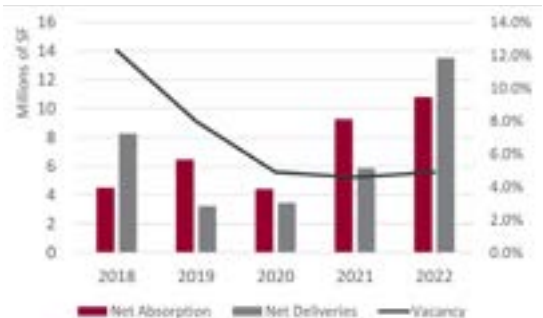
RENTAL RATE: \$6.75 NNN
Q4 2022

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.

South Dallas is largely defined by the International Inland Port of Dallas. This "port" encompasses 7,500 acres and 5 municipalities. It has 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.

This submarket now consists of over 133 Million SF, which represents a 19% increase from the prior year. The current vacancy rate is 4.9%. In addition, there is 25.7 Million SF of new construction underway. The average building size being built is 425,000 SF and there are 11 buildings existing or under construction which are 750,000 SF or larger. Despite strong historical absorption, this submarket is considered a "hold" and one many institutions and developers are



RENTAL RATE: \$5.69 NNN
Q4 2022

SOUTH FORT WORTH

South Fort Worth has delivered! A total of 5.2 million sf of warehouse came online in 2022. The vast majority of that new space was in the south central Fort Worth submarket where I-20 and I-35W cross paths. That's where 2.2 million sf of Class A warehouse space was delivered. The number is down by 62% from the previous year - but that's primarily because of the difficulty in finding more raw land on which to build.

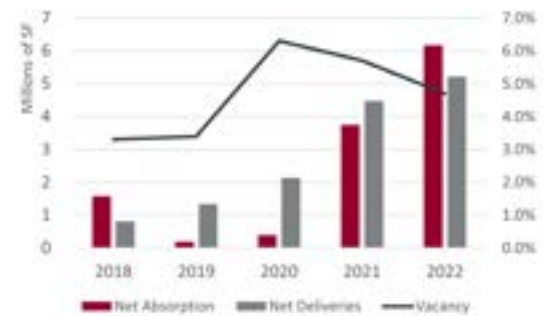
More large tenants have found south Fort Worth to be an ideal location for their new distribution centers. Libbey Glass and Samsung are two companies that joined the list of legacy corporations like Alcon, and Molson Coors that have had large facilities in the area for years.

The largest leases in 2022 were:

Samsung Electronics / 670,941sf ~ GXO Logistics / 644,318sf ~ Libbey Glass / 605,489sf

The amount of vacant warehouse space in the south Fort Worth I-35 corridor dropped by 50% in 2022 causing rental rates to increase by 12%. The average base rental rate in the south I-35 corridor is now \$7.69 PSF and across the greater south Fort Worth area its \$7.26 PSF.

Developers like the rates and tenants like the location which bodes well for the 5.4 million sf of warehouse space now under construction across south Fort Worth region.



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



RENTAL RATE: \$6.25 NNN
Q4 2022



LEE & ASSOCIATES FEATURED LISTINGS

FOR LEASE | SOUTH FORT WORTH



350 GARDEN ACRES

350 GARDEN ACRES DR | FORT WORTH, TX 76140
78,760 SF Available | New Roof | [New Freon Cooler System \(to 32 degrees\)](#)
1 block from I-35 W | 6,020 Main Office Area

FOR LEASE | SOUTH STEMMONS



5145 NORWOOD

5145 NORWOOD ROAD A | DALLAS, TX 75247
19,791 SF Available | Gated Facility | 22' Clear Height | Fully Sprinklered |
7 Dock Height Doors | 2019 TPO Roof

FOR LEASE | SOUTH DALLAS



585 S INTERSTATE 35 E

585 S INTERSTATE 35 E | DESOTO, TX 75115
50,200 SF Available | 14' - 22' Clear Height | 12 Month Leaseback |
Grade Level Loading with 1 Dock Well

FOR LEASE | NORTHEAST DALLAS



COUNTERPOINT BUSINESS CENTER

700 & 750 INTERNATIONAL PKWY 101 | RICHARDSON, TX 75081
11,174 SF Available | 12' - 14' Clear Height | 6.10/1,000 SF Parking

FOR LEASE | GREATER SW/ARLINGTON



2000 E ARBROOK BLVD - BUILDING 1

2001 DESIGN RD | ARLINGTON, TX 76014
37,630 SF Available | 98 Car Parks | 21 Dock Doors | Trailer Parking |
32' Clear Height | 190 Truck Courts

FOR LEASE | GREATER SW/ARLINGTON



4100 NEW YORK

4100 NEW YORK AVE | ARLINGTON, TX 76018
41,830 SF Available | 32' Clear Height | 128 Parking Spaces |
16 DH Doors | 1 Grade Level Door

LEE & ASSOCIATES FEATURED LISTINGS

FOR LEASE | DFW AIRPORT



THE PLAZA AT SOLANA - BUILDING 2

1301 SOLANA | WESTLAKE, TX 76262
34,188 SF Available | Sublease Expires 03.31.26 | Exterior, Bathrooms, and Lobby Recently Renovated | 38,000 SF Full Service Gym Onsite

FOR LEASE | GREATER SW/ARLINGTON



360 COMMERCE PARK - PHASE 2

3001 E ARKANSAS LN | ARLINGTON, TX 76010
45,000 SF Available | Available Q2 2023 |
Immediate Access to DFW Airport | 30' Clear Height | 132' Truck Courts

FOR LEASE | NORTHEAST DALLAS



4000 E PLANO

4000 E PLANO PKWY | PLANO, TX 75074
27,495 Available | Office Built to Suit | 28' Clear Height |
39 Car Parks (Expandable)

FOR LEASE | NORTHWEST DALLAS



1401-1407 DUNN

1401-1407 DUNN DR | CARROLLTON, TX 75006
29,800 - 65,800 SF Available | 22' Clear Height |
Light Industrial Zoning | Front Park / Front Load Building

FOR LEASE | NORTH FORT WORTH



CHAMPIONS CIRCLE BUSINESS PARK - BUILDING 3

15860 CHAMPIONSHIP PARKWAY | FORT WORTH, TX 76177
196,560 SF Available | 32' Clear Height | 4 Dock High Doors |
160' Building Depth | 190' Truck Court

FOR LEASE | SOUTH STEMMONS



2406 WALNUT RIDGE

2401-2419 WALNUT RIDGE ST | DALLAS, TX 75229
14,610 SF Available | 18' Clear Height |
Prime Location Off of I-35E & I-635 | 2 (10x10) Docks | 1 (6x10) Dock

LEE & ASSOCIATES FEATURED LISTINGS

FOR LEASE | GREATER SW/ARLINGTON



ENTERPRISE PLACE BUSINESS PARK

1115 ENTERPRISE PLACE | ARLINGTON, TX 76001
69,455 SF Available | Two Building Development | 32' Clear Height |
Front Park/Front Load | Divisible to 34,727 SF

FOR LEASE | NORTH FORT WORTH



805 AVENUE H E

805 AVENUE H E 501 | ARLINGTON, TX 76011
12,679 SF Available | 16' Clear Height | 2 Dock High & 1 Drive In

FOR SALE | NORTHEAST DALLAS



EXECUTIVE SERVICE CENTER

1161 EXECUTIVE DR W | RICHARDSON, TX 75081
15,525 SF Available on 1.167 Acres | 14' Clear Height | 9,400 SF Office |
Single Tenant Free Standing Building | 43 Parking Spaces

FOR LEASE | NORTHEAST DALLAS



MCKINNEY 121 - BUILDING 1

4400-4500 S HARDIN BLVD BLDG 1 | MCKINNEY, TX 75070
76,433 SF Available | Office Built to Suit | 28' Clear Height |
23 Dock Doors | 96 Car Parks | 185' Building Depth

FOR LEASE OR SALE | NORTHEAST DALLAS



MCKINNEY 121- BUILDING 2

4400-4500 S HARDIN BLVD BLDG 2 | MCKINNEY, TX 75070
95,179 SF Available | Office Built to Suit | 28' Clear Height |
26 Dock Doors | 129 Car Parks | 205' Building Depth

FOR LEASE | SOUTH DALLAS



BELTLINE LOGISTICS CENTER

2101 E. BELTLINE | LANCASTER, TX 75146
873,600 SF Available on 49.92 Acres | 40' Clear Height |
Triple Freeport Tax Exemptions |
Immediate Access to UP Intermodal

Q3-Q4 2022 LEE & ASSOCIATES SIGNIFICANT COMPLETED TRANSACTIONS

LEASED | 506,410 SF



4500 NORTHPORT

4500 NORTHPORT DR
NORTHLAKE, TX 76262
North Fort Worth

LEASED | 405,636 SF



14901 GRAND RIVER

14901 GRAND RIVER RD |
FORT WORTH, TX 76155
Greater SW/Arlington

LEASED | 186,344 SF



SALCOMP MANUFACTURING

2400 CENTENNIAL DR |
ARLINGTON, TX 76011
Greater SW/Arlington

LEASED | 157,979 SF



1800 - 1810 KELLY

1800 - 1810 KELLY BLVD
CARROLLTON, TX 75006
Northwest Dallas

LEASED | 121,550 SF



8330 ENDICOTT

8330 ENDICOTT LN
DALLAS, TX 75227
East Dallas

LEASED | 109,200 SF



COLONY CROSSING - BLDG 3

9749 CLIFFORD DR
DALLAS, TX 75220
South Stemmons

LEASED | 106,053 SF



SOUTHWEST CROSSING

5200 SOUTH FWY
FORT WORTH, TX 76115
South Fort Worth

LEASED | 86,240 SF



2101 EXCHANGE

2101 EXCHANGE DR
ARLINGTON, TX 76011
Greater SW/Arlington

LEASED | 82,420 SF



CHAMPIONS CIRCLE BLDG 2

3450 HIGHWAY 114
FORT WORTH, TX 76155
North Fort Worth

LEASED | 69,455 SF



1019 ENTERPRISE PLACE

1019 ENTERPRISE PLACE
ARLINGTON, TX 76001
Greater SW/Arlington

LEASED | 59,000 SF



10405 SHADY

10405 SHADY TRL
DALLAS, TX 75220
South Stemmons

LEASED | 57,463 SF



MCKINNEY 121

4400 - 4500 S HARDIN BLVD
MCKINNEY, TX 75070
Northeast Dallas

LEASED | 54,600 SF



1330 S JUPITER

1330 S JUPITER RD
GARLAND, TX 75042
Northeast Dallas

LEASED | 54,096 SF



3000 W COMMERCE

3000 W COMMERCE ST
DALLAS, TX 75212
South Stemmons

LEASED | 50,575 SF



1602-1654 TERRE COLONY

1602 - 1654 TERRE COLONY CT
DALLAS, TX 75070
South Stemmons

LEASED | 46,628 SF



JUBILEE LANE - BLDG 2

550 JUBILEE LN
LEWISVILLE, TX 75056
Northwest Dallas

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ABOUT LEE & ASSOCIATES

NATIONAL PRESENCE. LOCAL EXPERTISE.

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.

65+ OFFICES
THROUGHOUT NORTH
AMERICA

\$15 BILLION
TRANSACTION
VOLUME

1300+
PROFESSIONALS

176% GROWTH
IN TRANSACTION
VOLUME OVER