

1000 FOREST AVENUE



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

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PROPERTY HIGHLIGHTS

- Centralized Location
- Secured Industrial Campus
- Close Proximity to I-30, I-35E, I-45
- 9 buildings totaling ~ 300,000 SF
- ~ 30 total acres, 15 acres currently utilized
- Heavy Industrial Zoning

OFFERING OVERVIEW

Trinity Southwest has been exclusively retained to offer for sale 1000 Forest Avenue in Dallas, Texas.

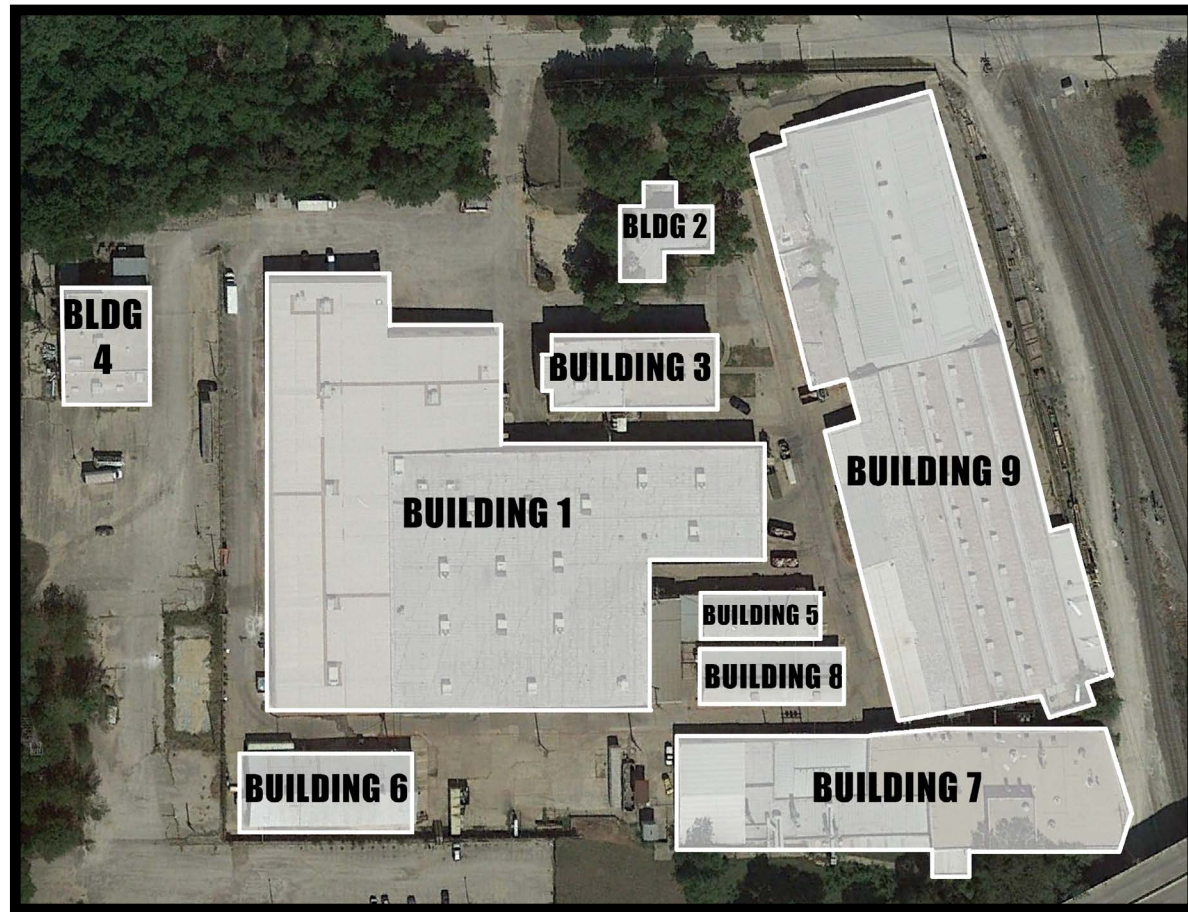
The property is located 1.5 miles from Downtown Dallas off of Lamar Street and is strategically positioned with prime ingress and egress to several nearby interstate highways.

As a result of its location, adjacent to the Trinity River and large-scale neighboring industrial uses, the property is a secluded Industrial Campus unto itself.

The owner/operator has been utilizing the property as an integrated manufacturing environment engaged in custom fixture manufacturing and architectural millwork for the last 30 years. Prior to that, oilfield services company Dresser Industries, Inc. occupied the property.

The coveted Heavy Industrial zoning at the site will enable almost any industrial operation to be located at the property.

Commercial building activity and large-scale transportation and infrastructure projects in immediate vicinity should boost growth in area and buoy demand conditions for a variety of industries.



PROPERTY DETAILS

ADDRESS

1000 Forest Avenue, Dallas, Texas

PROPERTY SIZE

+/- 29.45 Acres

ZONING

Industrial Manufacturing (IM)

UTILITIES

All public utilities are available to site; Heavy Power

USE

Formerly utilized as Single-Tenant manufacturing facility

TOTAL BUILDING SQUARE FOOTAGE

+/- 288,337 SF

BUILDING DETAILS

BUILDING 1

- 121,052 SF
- 20' Clear Height
- 4 Oversized Ground Level Doors
- 5 Dock High Doors
- Assembly and Distribution Shop
- Fire Suppression
- Offices and Restrooms

BUILDING 2

- 8,775 SF
- 10' Clear Height
- 2 Stories
- Former Office
- Fire Suppression

BUILDING 3

- 17,440 SF
- 10' Clear Height
- 2 Stories
- Corporate Office
- Fire Suppression
- Offices and Restrooms

BUILDING 4

- 6,840 SF
- 20' Clear Height
- 4 Oversized Ground Level Doors
- Fabrication Shop
- Fire Suppression
- 45' Steel Hoist

BUILDING 5

- 3,325 SF
- 13'6" Clear Height
- 1 Oversized Ground Level Door
- Metal Finishing Shop
- Fire Suppression

BUILDING 6

- 5,246 SF
- 12' Clear Height
- 2 Oversized Ground Level Doors
- Machine Shop
- Fire Suppression

BUILDING 7

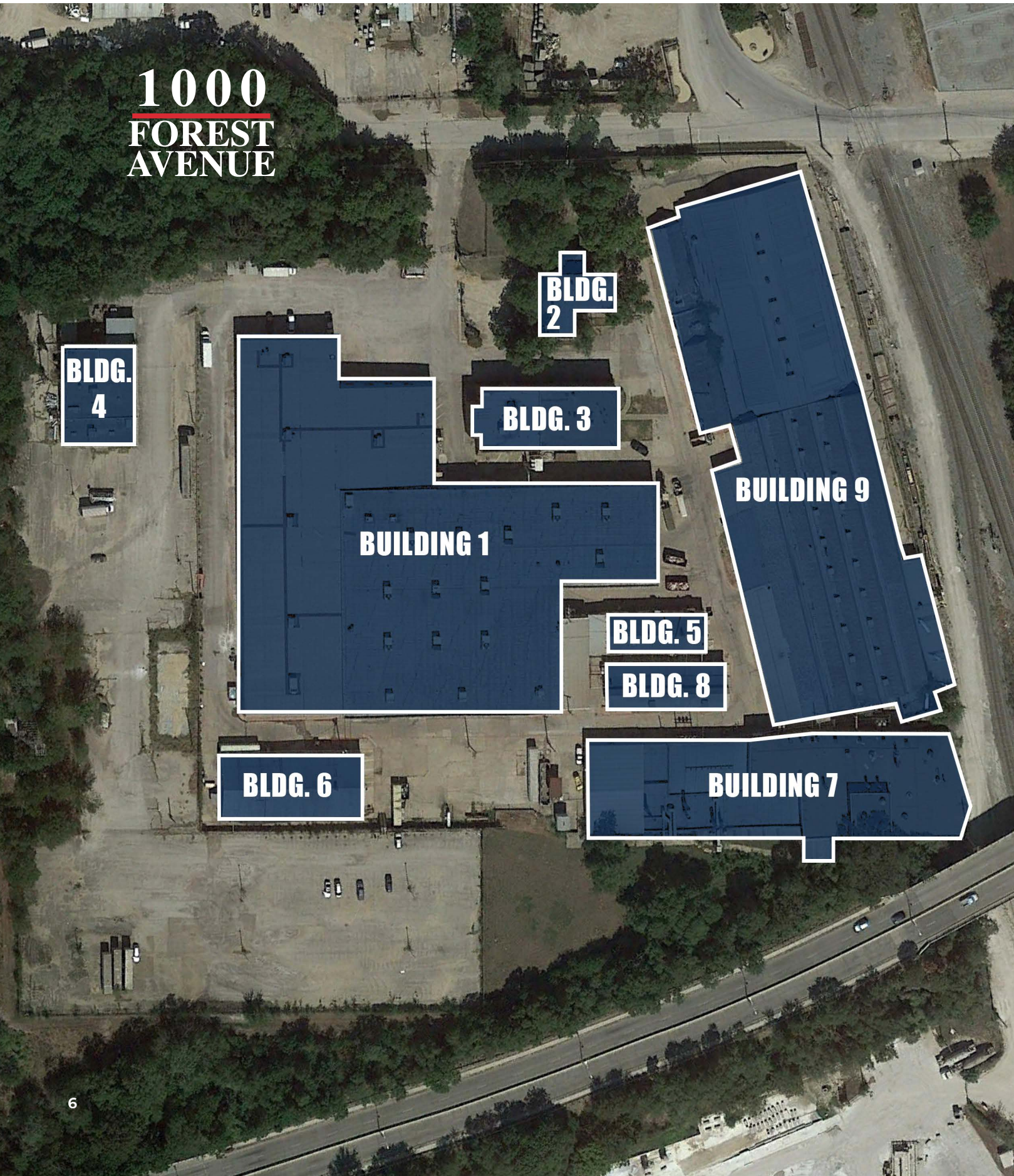
- 37,453 SF
- 18' Clear Height
- 6 Oversized Ground Level Doors
- Paint Shop
- Fire Suppression

BUILDING 8

- 5,246 SF
- 13' Clear Height
- 2 Oversized Ground Level Doors
- Welding Shop
- Fire Suppression

BUILDING 9

- 82,960 SF
- 12' Clear Height
- 6 Oversized Ground Level Doors
- Fire Suppression
- 4,000 lb Crane



BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 4



BUILDING 5



BUILDING 6



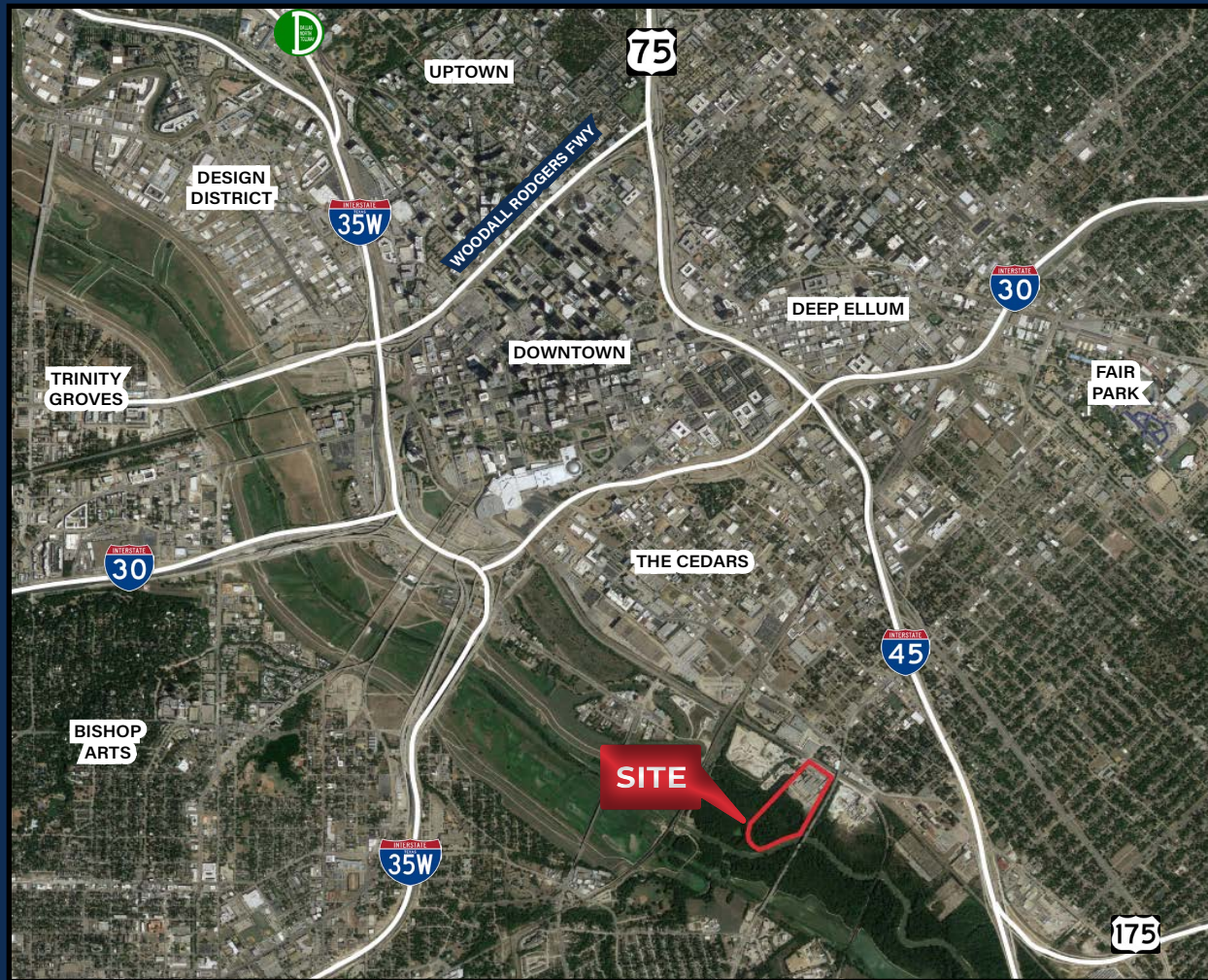
BUILDING 7



BUILDING 8



BUILDING 9



CENTRAL EAST DALLAS SUBMARKET OVERVIEW

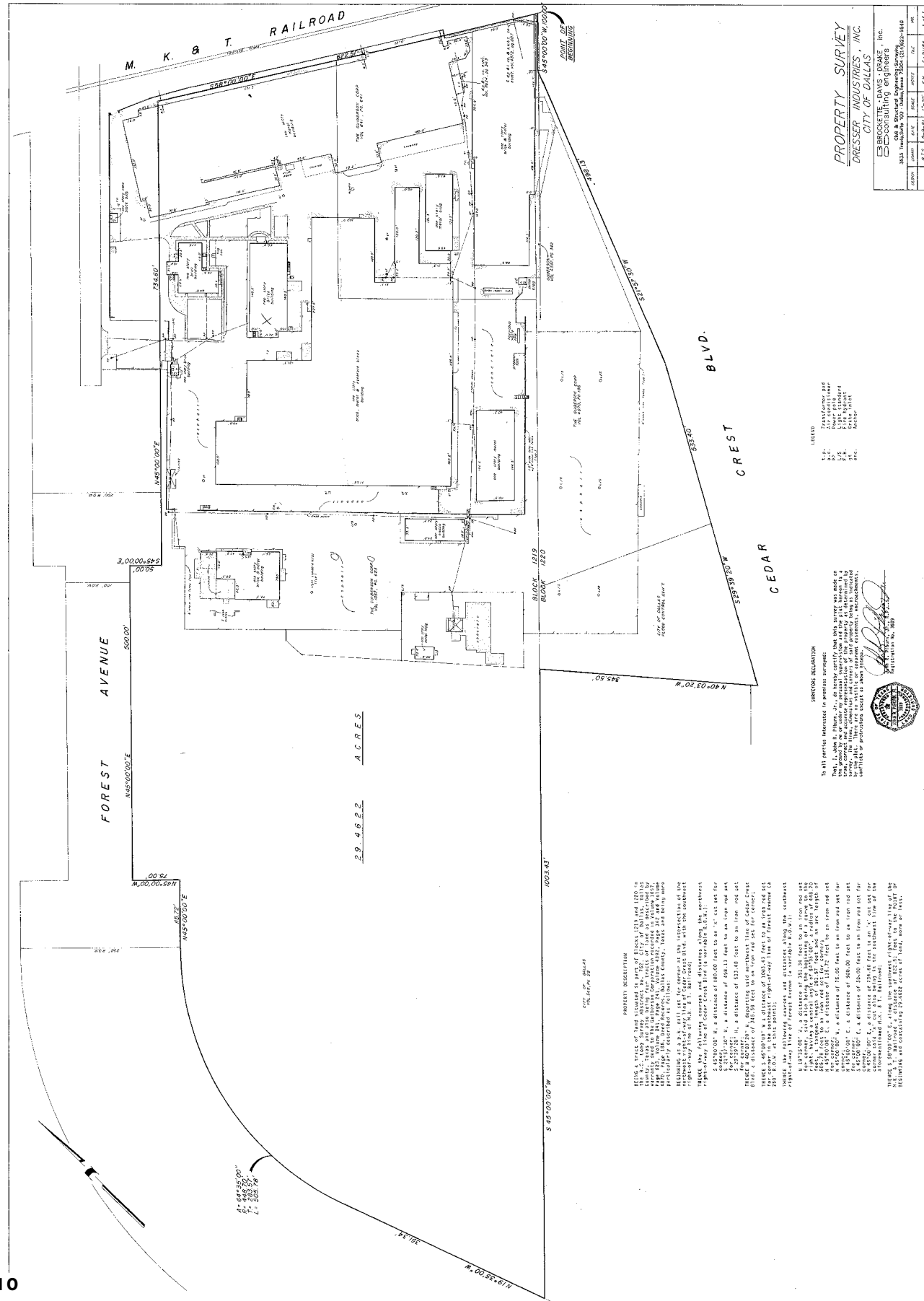
The Central East Dallas submarket encompasses the Dallas CBD, Uptown and Park Cities, and gentrifying neighborhoods in East Dallas, Deep Ellum, and The Cedars. Though the submarket holds 20 million SF of industrial space, most of the inventory consists of smaller, single-tenant assets owned and operated by local businesses. Vacancies are tight, and there is little tenant movement in or out of this submarket. Construction is rare and industrial inventory is likely to shrink as developers continue to eye older industrial facilities in the urban core for apartment and mixed-use redevelopments.

According to CoStar, vacancies in Central East Dallas are at 2.5%, which is about as low as they have ever been. Submarket vacancies typically run tighter than the DFW metroplex average, and that trend has continued over the last decade. Since supply-side pressure is unlikely, vacancies should remain low over the next few years.

DALLAS FORT-WORTH INDUSTRIAL OVERVIEW

The Dallas-Fort Worth industrial market performed remarkably well in 2020. The market continues to deliver an incredible amount of industrial supply, averaging more than 20 million SF of net new supply annually over the past few years. Over the past 12 months, the market has added 30.9 million SF of new product. However, vacancies have remained stable at 7.1% due to a combination of impressive demand for speculative projects and several significant build-to-suits that delivered. The market has been keeping up, absorbing 20.6 million SF over the past 12 months. The metroplex leads the nation in construction, with 32 million SF underway. For a sense of scale, that's more than Phoenix and Memphis combined.

At 3.1%, rent growth has remained positive and remains one of the leading large metros. This is especially impressive considering the metroplex has added 171 million SF of new space over the last decade.



Approved by the Texas Real Estate Commission for Voluntary Use.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each

party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRM	LICENSE	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.





1000
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