



REDUCED RATE
Industrial Sublease

+/-104,691 SF Freezer Warehouse Available

14310 Gillis Road

Farmers Branch, TX 75244

Contact

Natalie Snyder Bode, CCIM
Vice President
214.215.9231
nbode@cresa.com

Scott Maxwell
Managing Principal
602.999.7400
smaxwell@cresa.com





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Sublease Terms

Premises +/-104,691 SF Freezer Warehouse Includes +/-15,000 SF of Mezzanine Office

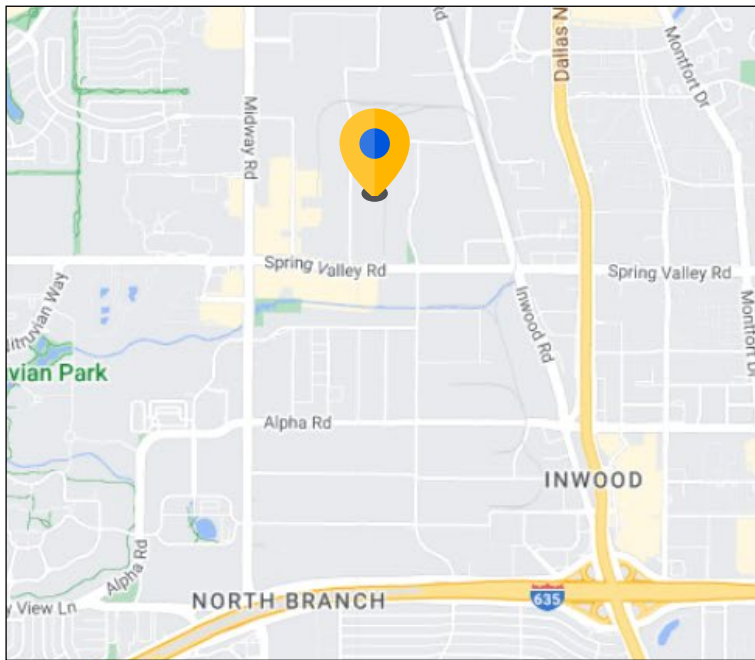
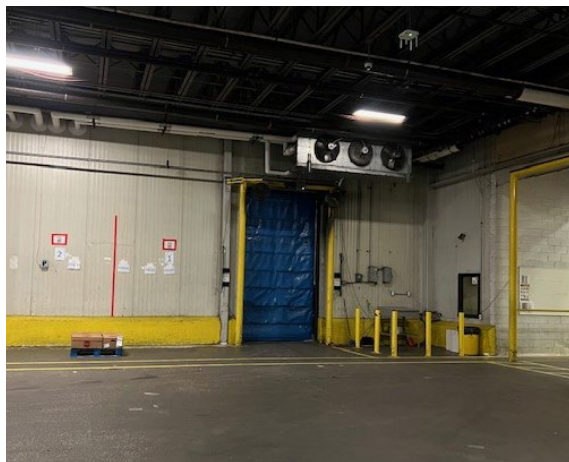
Availability Immediate

Reduced Rent \$11.50/SF + NNN*
**Rental rate assumes term through 7/31/2032*

Term Through 7/31/2032

Property Highlights

- Secured Truck Court
- +/- 55 Total Parking Spaces



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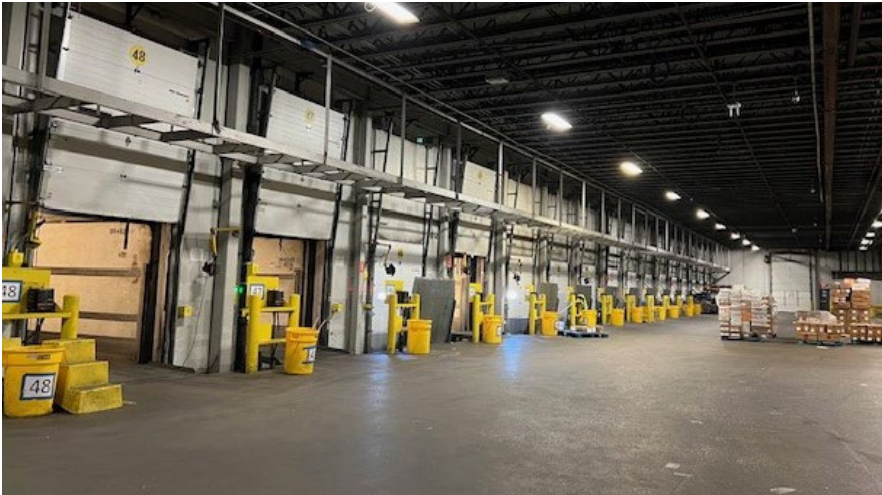
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Building Specifications

- Front Load
- Dock Doors: 18
- Dock Packages:
 - Levelers
 - Lights
 - Seals
- Forklift Charging Stations
- Mezzanine Office (+/- 15,000 SF)
 - 20 cubicles (approx. 6' x 8')
 - 5 offices
 - 1 conference room
 - 1 training room
 - 1 break room
 - 2 sets of restrooms (with 2 fixtures for each gender)
- Wet Sprinkler System on Docks and in Office on 2nd Floor
- Power: 480 Volts

Freezer Specifications

- Freezer Dimensions: 273' x 259' (70,612 SF)
- Cold Dock Dimensions: 225' x 52' (11,656 SF)
- Ammonia Refrigeration System
- Refrigeration: Zero to -10° Fahrenheit
 - Holds single temperature throughout entire warehouse
 - Cannot accommodate cooler-type temps
 - No multi-temp capability
- Sprinklers
 - Dry-pipe system in ceiling
 - Dry-pipe system in racks
- Capacity: 7,849 Pallet Positions (Total)
 - 1,621 ground floor pallet positions
 - 6,228 storage positions
- Freezer Clear Height: 35' to structure and 37' to ceiling
- Cold Dock
 - Clear Height: 17' to ceiling
 - 50' Speed Bay
- High Speed Roll-Up Doors: 4

FF&E Available for Purchase

- 5 Levels of Racking
- Security Camera System (Cloud-Based)
- Office Furniture
- 9 Fork Lift Chargers, Power for 12

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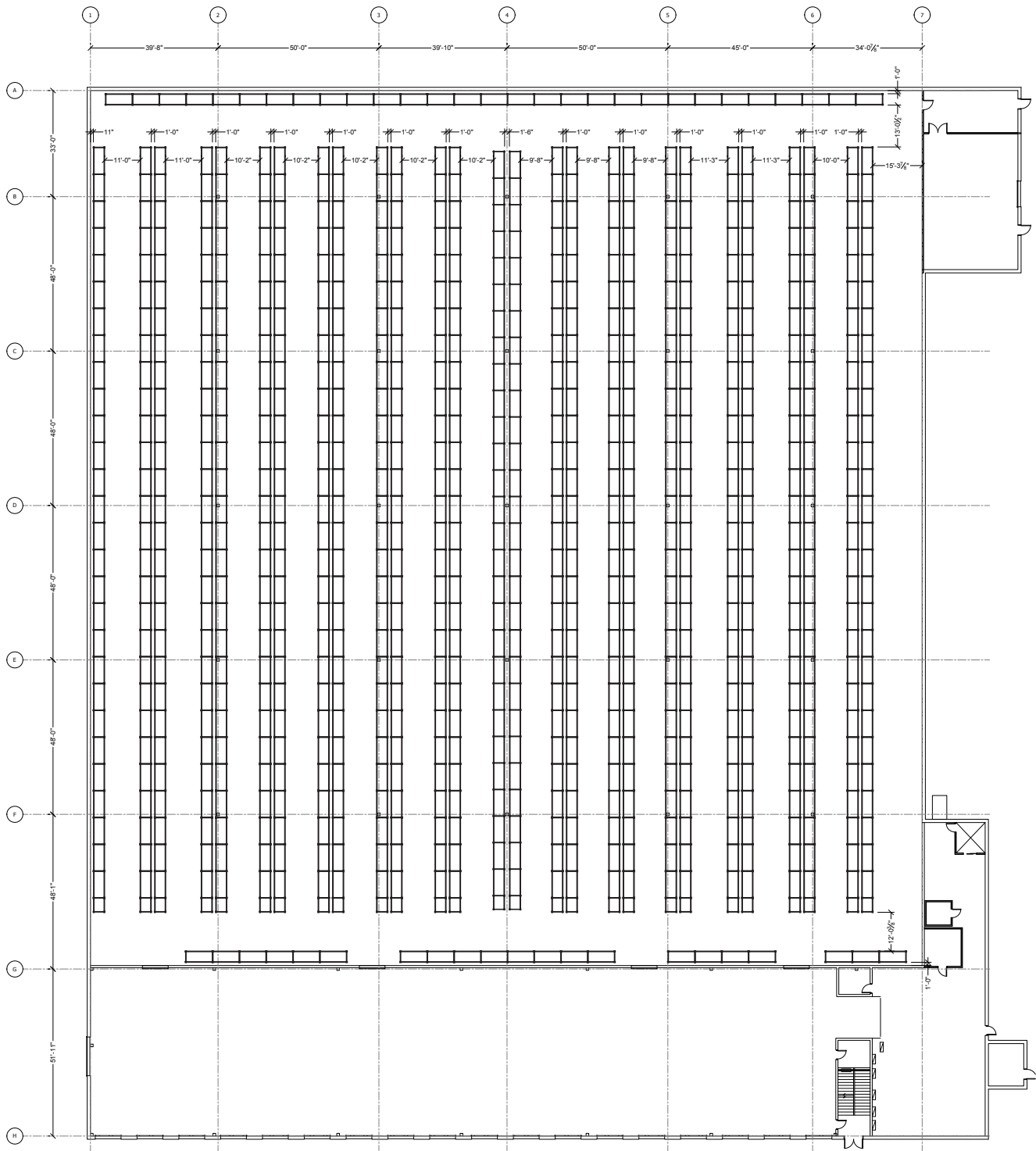
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Layout Showing Racking



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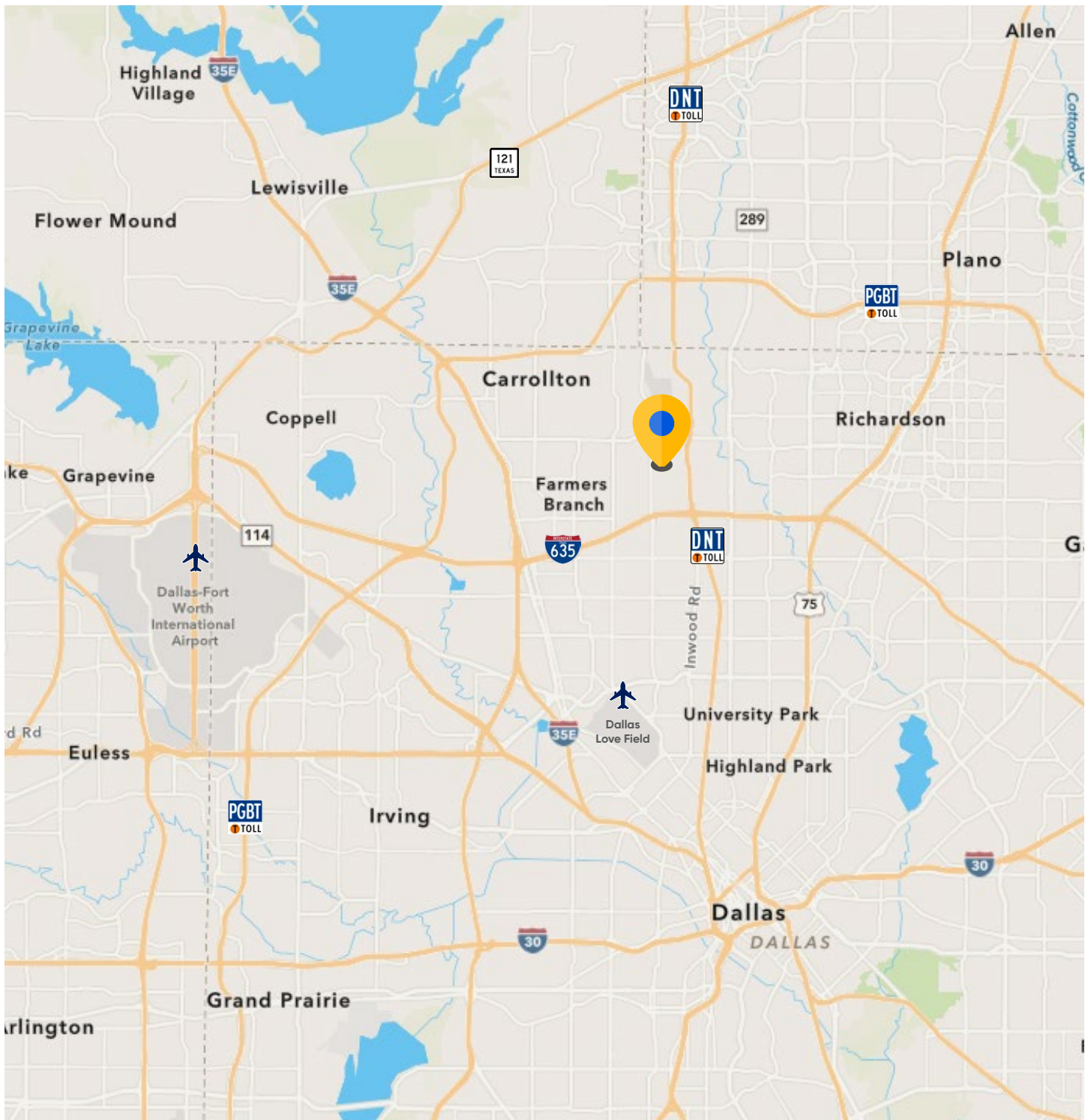


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Area Map



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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.

11-2-2015



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.

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.

Cresa Global, Inc.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

9007724
License No.

gburns@cresa.com
Email

214-446-3738
Phone

Robert Gregory Burns
Designated Broker of Firm

291394
License No.

www@cresa.com
Email

214-446-3738
Phone

Buyer/Tenant/Seller/Landlord Initials

Date