

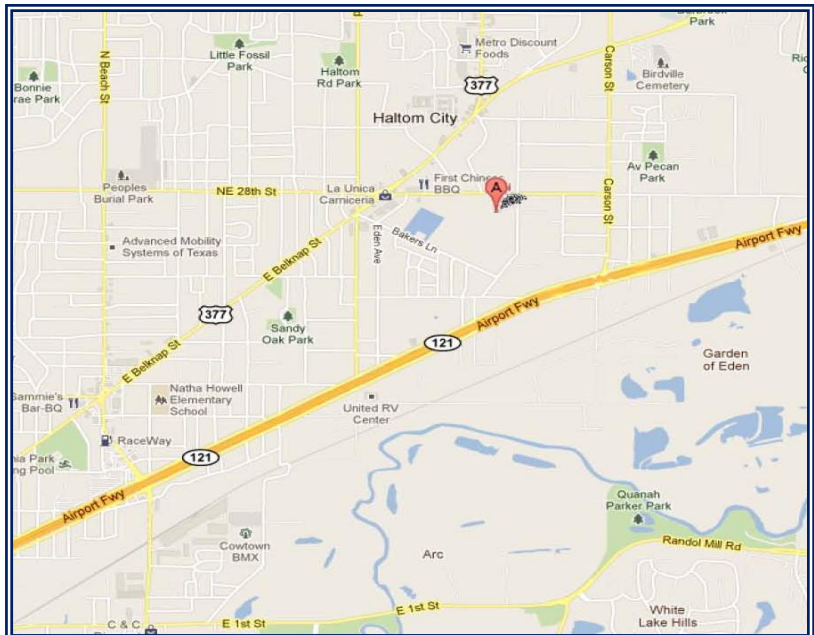
**For Lease / Sale**  
**5600 Midway Road**  
**Haltom City, TX 76117**

**Office / Warehouse Building**  
**+/- 6,000 Square Feet Available**



### Building & Land Information

<b>Building SF:</b>	<b>+/- 41,750 SF</b>
<b>Available:</b>	<b>+/- 6,000 SF</b>
<b>Min. Divisible:</b>	<b>+/- 6,000 SF</b>
<b>Office Space:</b>	<b>+/- 4,000 SF</b>
<b>Warehouse:</b>	<b>+/- 2,000 SF</b>
<b>Mezzanine Space:</b>	<b>+/- 12,500 SF</b>
<b>Land Acres:</b>	<b>+/- 4.10 AC</b>
<b>Lease Rate:</b>	<b>\$5.00 PSF Gross</b>
<b>Sale Price:</b>	<b>\$39.00 PSF</b>



### Highlights

- 5 Dock High & 2 Grade Level Doors
- Ample Parking
- 18' Clear Height
- 4.10 Acre Site
- Sprinklered
- Built in 1984
- Fenced lot
- Easy access to Airport Fwy (121), Loop 820 & I-35

### Exclusively Offered By

**Alliance Commercial Real Estate Group, Inc.**  
**(817) 663-9000 Ext. 218 Office**

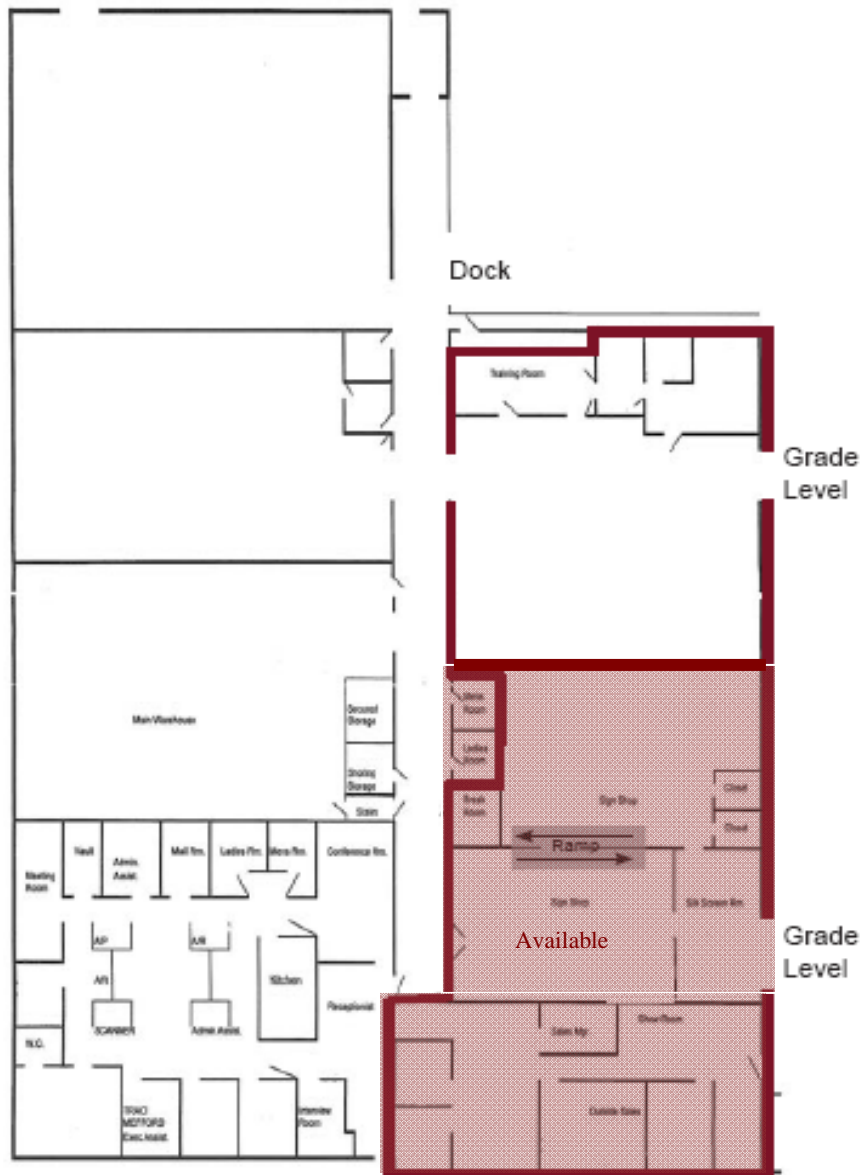
**Philip Samples**  
**214-586-8584 mobile**  
**p.samples@alliance-commercial.com**

## Haltom City, TX 76117

## Office / Warehouse Building

## **+/- 6,000 Square Feet Available**

# Floor Plan



# ALLIANCE COMMERCIAL

Corporate Real Estate Asset &  
Occupancy Solutions Worldwide

**www.alliance-commercial.com**

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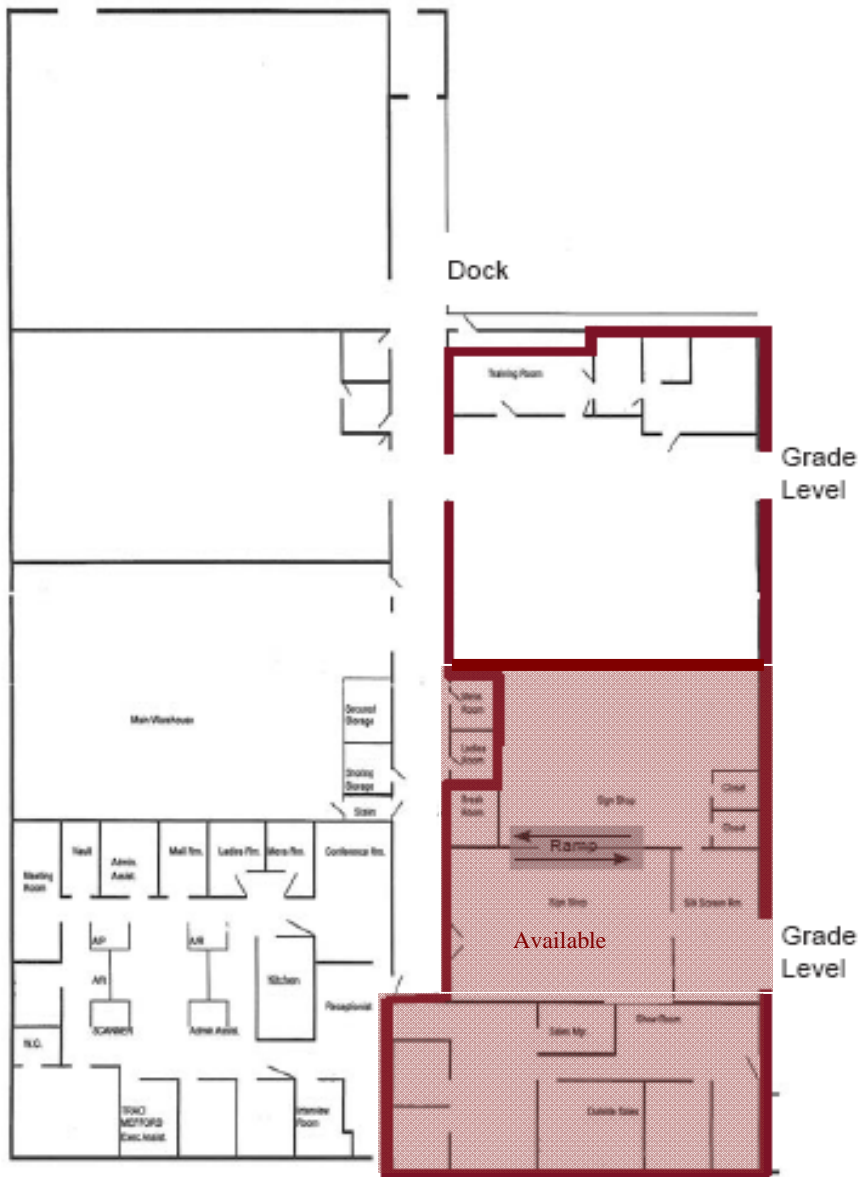
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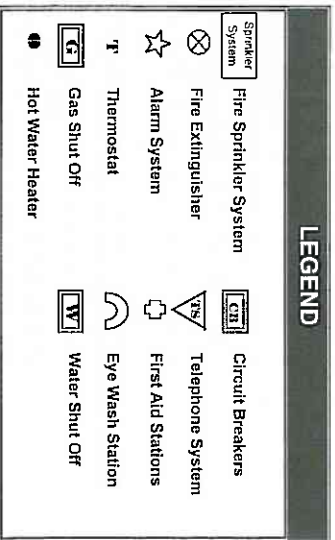
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**Leetric Lites Company**  
**5600 Midway Road**



**Grapevine Office**  
1450 Hughes Road, Ste. 100  
Grapevine, Texas 76051



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**Construction Characteristics:**

**Size:** **41,772 SF (+/-) GBA**

The interior includes about 10,953 square feet of office space, 3,446 square feet of A/C production area, and an approximate 11,154 square foot mezzanine storage area with a concrete deck.

**Foundation:** Reinforced concrete slab.

**Roof:** Flat, built-up type.

**Exterior Walls:** Concrete tilt-wall; plate glass storefronts along front office area.

**Windows/Entry Doors:** Tinted glass in aluminum frames.

**Interior Flooring:** Vinyl tile and carpet in the offices; exposed concrete in the warehouse.

**Interior Walls:** Vinyl and painted and textured sheet rock in the offices; exposed tilt-panel in the warehouse.

**Ceilings:** Acoustical tile in the offices; exposed metal deck in the warehouse.

**Lighting:** Fluorescent fixtures in the offices; halide fixtures in the warehouse.

**Restrooms:** The building has adequate rest room facilities.

**Heating and Air-Conditioning:** Central units for the entire building; separately metered electricity.

**Fire Protection:** The entire building is sprinklered.

**Additional Features:** The building is equipped with 440 amp, 3-phase power, a clear height of 18' to 22', and dock and grade level loading.

**Site Improvements:** Concrete paved parking and loading areas, fenced outside storage area, landscaping, exterior sign.

**Functional Design and Compatibility:** The functional design of the improvements is considered to be adequate and the



## Investment Information

5600 Midway Road, Haltom City, Texas

Building: +/- 41,750 SF

Sales Price Per SF: \$39.00

Rentable SF: +/- 6,000

Current CAP: 9%

Land Acres: +/- 4.10

Lease Price Per SF: \$5.00

Loan Amount: \$9,100/month

### Loan Description:

Current Monthly Property Payment made by owner is \$9,100.00.

Payment of \$9,100.00 includes 6.25% interest.

### Estimated Annualized Operating Data

### Current Monthly

### Pro Forma

Scheduled Income:	SF Used:		
Blaylock Industries	28,000	9,700.00	116,400.00
ISA	10,000	5,700.00	68,400.00
David Seafood	6,500	300.00	3,600.00
Electric Company	12,000	400.00	4,800.00
<b>Gross Operating Income</b>		<b>\$25,200.00</b>	<b>\$193,200.00</b>
Less Expenses		-4,246.66	-50,960.00
<b>Net Operating Income</b>		<b>\$20,953.34</b>	<b>\$142,240.00</b>
Less Loan Payment		-9,100.00	-109,200.00
<b>Pre-Tax Cash Flow</b>		<b>\$11,853.34</b>	<b>\$ 33,040.00</b>

### Estimated Annualized Expenses

### Highlights-

Expense:	Current Monthly	Pro Forma
Water	200.00	2,400.00
Electric-Security Lights	80.00	960.00
Insurance	1,000.00	12,000.00
Tax	2,666.66	32,000.00
CAM & Mowing	300.00	3,600.00
<b>Total</b>	<b>\$4,246.66</b>	<b>\$50,960.00</b>

- Blaylock Industries in a 5yr contract that Started Oct 2011 with a 5yr Renewal Options NNN Lease.
- ISA in 1yr since Feb 2012
- David Seafood started in Jan 2010 under a Gentlemen's Agreement
- Electric Company is in a 2yr contract on paper.

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# ALLIANCE COMMERCIAL

## NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

*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

**B**efore 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.

***This is not a contract.***

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

\_\_\_\_\_  
Alliance Commercial Real Estate Group, Inc.

Real Estate Broker Company

\_\_\_\_\_  
Buyer, Seller, Tenant or Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Real Estate Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer, Seller, Tenant or Landlord

\_\_\_\_\_  
Date

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